



Columbia County Planning Commission
April 16th, 2026 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

Chairman Mark Moody
Vice-Chairman Emory Holloway
Commissioner Jamie Lester
Commissioner Russell Wilder
Commissioner Ryan Cato

Scott Sterling, Division Director
Will Butler, Planning Manager
Nayna Mistry, Community Planner
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Mixon, Executive Assistant
Members of the Public

A. CALL TO ORDER

Chairman Moody called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Wilder gave the invocation.

C. PLEDGE OF ALLEGIANCE

Commissioner Lester led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Moody declared a quorum with 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) March 19th, 2026

Commissioner Cato made a motion to approve the March 19th, 2026 meeting minutes. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the April 16th, 2026 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Preliminary Plat

- 1. (H1a1) Tillery Park Area 4A**, Off Baker Place Rd, 72 lots, Tax Map 051 portion of Parcels 048 & 049A & 049D, 28 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the preliminary plat for Tillery Park Area 4A, Off Baker

Place Rd, 72 lots, Tax Map 051 portion of Parcels 048 & 049A & 049D, 28 +/- acres, and currently zoned PRD (Planned Residential Development). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

b. Architectural Review

1. **(H1b1) Condition of Rezoning - Lewiston Plaza**, 426 Lewiston Road, Tax Map 068 Parcel 095A, 1.64 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Commissioner Wilder made a motion to approve the architectural review for Lewiston Plaza, 426 Lewiston Road, Tax Map 068 Parcel 095A, 1.64 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) Temporary Use Authorization**, 7175 Bill Dorn Road, Tax Map 009 Parcel 003A, 5.63 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Moody opened the public hearing at 6:06PM.

Applicant, Jearmie Robertson, stated that they are only there on the weekends. They are not connected to septic. He also noted that there has been a complaint about his brick mailboxes and was told by code enforcement he needs to move them. He is opposed to moving them.

Members of the public were present but provided no comments or concerns.

Chairman Moody closed the public hearing at 6:09PM.

Commissioner Cato made a motion to approve the Temporary Use Authorization at 7175 Bill Dorn Road, Tax Map 009 Parcel 003A, 5.63 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

2. **(H1c2) Temporary Use Authorization**, 668 Peri Leigh Road, Tax Map 042 Parcel 204, 4.69 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:10PM.

Applicant, Kristi Turner, 668 Peri Leigh Road, stated that she is going through a divorce and has a contract with a builder for her new home. The permits should be submitted soon.

Members of the public were present but provided no comments or concerns.

Chairman Moody closed the public hearing at 6:11PM.

Commissioner Cato made a motion to approve the Temporary Use Authorization at 668 Peri Leigh Road, Tax Map 042 Parcel 204, 4.69 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

3. **(H1c3) Temporary Use Authorization**, 7725 Winfield Hills Road, Tax Map 001A Parcel 240C, 2.18

+/- acres, and currently zoned R-4 (Recreational Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:12PM.

Applicant, William Mosley, 7725 Winfield Hills Road, stated that he has lived there for 18 years and has a contract for a new house to be built.

Members of the public were present but provided no comments or concerns.

Chairman Moody closed the public hearing at 6:13PM.

Vice-Chairman Holloway made a motion to approve the Temporary Use Authorization at 7725 Winfield Hills Road, Tax Map 001A Parcel 240C, 2.18 +/- acres, and currently zoned R-4 (Recreational Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

4. **(H1c4) MW26-04-01**, Minor Waiver, 1835 Appling Harlem Road, Tax Map 028 Parcel 066, 1.1 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:14PM.

Owner, Billy Walden, 1835 Appling Harlem Road, stated that he needs this to reduce the front building setback.

Members of the public were present but provided no comments or concerns.

Chairman Moody closed the public hearing at 6:15PM.

Commissioner Cato made a motion to approve MW26-04-01, Minor Waiver, 1835 Appling Harlem Road, Tax Map 028 Parcel 066, 1.1 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

5. **(H1c5) VA26-04-01**, Variance to Section 90-135 *Signs*, 212 Bobby Jones Expressway, Tax Map 078D Parcel 024, 0.598 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Moody opened the public hearing at 6:19PM.

Representative Michael Downing, 3615 Walton Way Ext, stated that the applicant is willing to comply with all conditions. The side elevation signage provides additional identification for the restaurant since there is a lot of traffic that comes from Rose Lane.

Members of the public were present but provided no comments or concerns.

Chairman Moody closed the public hearing at 6:20PM.

Commissioner Lester made a motion to recommend approval with conditions of VA26-04-01, Variance to Section 90-135 *Signs*, 212 Bobby Jones Expressway, Tax Map 078D Parcel 024, 0.598 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Wilder seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The signs facing Rose Lane and the parking lot must be permitted within 30 days of the Board of Commissioners approval or be removed.
 2. Each tenant is limited to two total signs as per the addendum. Each tenant is allowed up to the total square footage by adding together the principal wall sign and miscellaneous sign allowances per code.
 3. All window signs require permitting or removal within 30 days of the Board of Commissioners approval.
6. **(H1c6) VA26-04-02**, Variance to Section 90-53 *List of lot and structure requirements*, 710 Whitetail Trail, Tax Map 017 Parcel 068, 3.09 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:24PM.

Applicant or their representative were not present.

Members of the public were present but provided no comments or concerns.

Chairman Moody closed the public hearing at 6:24PM.

Commissioner Cato made a motion to recommend approval of VA26-04-02, Variance to Section 90-53 *List of lot and structure requirements*, 710 Whitetail Trail, Tax Map 017 Parcel 068, 3.09 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Cato made the motion to adjourn the meeting at 6:25 p.m. Vice-Chairman Holloway seconded the motion. Motion carried unanimously.

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Signature on File
Mark Moody, Chairman

Signature on File
Scott Sterling, Planning Services Director