



Columbia County Planning Commission
May 7th, 2026 at 6:00 PM
Evans Government Center Auditorium
Evans, Georgia

Present at the meeting included:

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

Scott Sterling, Division Director
Will Butler, Planning Manager
Danielle Montgomery, Planner II
Dylan Douglas, Planner I
Lindsay Mixon, Executive Assistant
Members of the Media
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 Wilder led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Moody declared a quorum with 4 Commissioners present (80% Quorum).
Commissioner Lester was absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 16th, 2026

Commissioner Cato made a motion to approve the April 16th, 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 May 7th, 2026 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. New Business

a. Massage Operator's License

- 1. (H1a1) Massage Operator's License for Balanced Body Massage LLC**, 4408 Columbia Road Suite 106, Tax Map 073 Parcel 356. Massage at premise address and mobile massage services. Staff Member Will Bulter presented the staff recommendation.

Commissioner Wilder made a motion to approve the massage operator's license for Balanced Body

Massage LLC, 4408 Columbia Road Suite 106, Tax Map 073 Parcel 356. Massage at premise address and mobile massage services. Commissioner Cato seconded the motion. The motion carried unanimously.

b. Final Plat

1. **(H1b1) Greenpoint Phase 4**, Off Appling Harlem Road, 62 lots, Tax Map 030 portions of Parcels 083M & 471, 40.74 +/- acres, and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Greenpoint Phase 4, Off Appling Harlem Road, 62 lots, Tax Map 030 portions of Parcels 083M & 471, 40.74 +/- acres, and currently zoned PRD (Planned Residential Development). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

2. **(H1b2) Neptune Trail**, Off Gales Road, 8 lots, Tax Map 015 Parcels 108, 109, 110, 111, 112, 041B, 041E, and 042, currently zoned R-A (Residential Agricultural).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for Neptune Trail, Off Gales Road, 8 lots, Tax Map 015 Parcels 108, 109, 110, 111, 112, 041B, 041E, and 042, currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

c. Public Hearing

1. **(H1c1) VA26-05-01**, Variance to Section 90-53 *List of lot and structure requirements*, 417 Hastings Place, Tax Map 082I Parcel 422, 0.47 +/- acres, and currently zoned R-3 (Single Family Residential).

Staff Member Danielle Montgomery presented the staff recommendation.

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

Applicant, Tami Pye, 417 Hastings Place, stated that she watches her 2 year old grandson 5 times a week. Most of the time they're outside playing. Her grandson kept riding his bike out into rain and she thought extending the existing cover would be a solution to that issue. Has a gutter system that drains to her driveway. When the code enforcement officer came by, she advised Mrs. Pye to follow up on if she needed a permit. The next day Mrs. Pye went and applied for her permit and was then told she would need a variance. She did get a letter from her HOA in support of the extended cover.

Joe Mitchell, 418 Hastings Place, has lived in this neighborhood since 2005. Mrs. Pye's house is in excellent condition, and he has no issues with the extended cover. He supports the variance request.

Lee Prim, 460 Cambridge Way, previous HOA president. He has no problem with this addition. This home is the most attractive house in the neighborhood. This cover serves a useful purpose and keeps the child safe.

Michael Mills, 230 Dublin Loop, stated why not come to a compromise and allow the cover to remain as is until her grandson is 5 and then remove it.

David Wurtinger, 415 Hastings Place, stated that he is recording the proceedings and is the adjacent property owner. Stated that the cover was constructed without approval and is against county code. The work began on February 7th, 2026 and the permit was denied on February 12th,

2026. A variance was applied for because the applicant got caught not because of a hardship. This project has destroyed his fence. The HOA letter that was in support of this variance was based on a fence that didn't even exist. He asks that this request be denied and the new structure be removed.

Chairman Moody closed the public hearing at 6:23PM.

Commissioner Wilder made a motion to recommend approval with conditions of VA26-05-01, Variance to Section 90-53 *List of lot and structure requirements*, 417 Hastings Place, Tax Map 0821 Parcel 422, 0.47 +/- acres, and currently zoned R-3 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

The side setback is reduced only for the original awning, constructed in 1995 per the submittal. The more recent addition must be removed within 60 days of approval by the Board of Commissioners.

Stormwater:

An easement encroachment agreement is required.

2. **(H1c2) VA26-05-02**, Variance to Section 90-144 *Placement of building and structures*, 4044 Mullikin Road, Tax Map 0771 Parcel 367, 0.24 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:25PM.

Applicant was present but provided no comments or concerns.

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

Chairman Moody closed the public hearing at 6:26PM.

Commissioner Wilder made a motion to recommend approval of VA26-05-02, Variance to Section 90-144 *Placement of building and structures*, 4044 Mullikin Road, Tax Map 0771 Parcel 367, 0.24 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H1c3) RZ26-05-01**, Rezoning from R-A (Residential Agricultural) to PRD (Planned Residential Development), 5703 Wrightsboro Road and off Wrightsboro Road, Tax Map 052 Parcel 002N and Tax Map 051 Parcel 068, 76.02 +/- total acres, and currently zoned R-A (Residential Agricultural), and a Major PRD (Planned Residential Development) Revision, off Baker Place Road, Tax Map 051 Parcels 048, 049, 049A, and 049C a combined 150.55 +/- acres and currently zoned PRD (Planned Residential Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:30PM.

Applicant, Jason Whinghter, 672 Industrial Park Dr, stated that he is available to answer any questions. This project will add a great deal of connectivity and will have a seamless transition and similar standards.

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

Chairman Moody closed the public hearing at 6:32PM.

Commissioner Cato made a motion to recommend approval of RZ26-05-01, Rezoning from R-A (Residential Agricultural) to PRD (Planned Residential Development), 5703 Wrightsboro Road and off Wrightsboro Road, Tax Map 052 Parcel 002N and Tax Map 051 Parcel 068, 76.02 +/- total acres, and currently zoned R-A (Residential Agricultural), and a Major PRD (Planned Residential Development) Revision, off Baker Place Road, Tax Map 051 Parcels 048, 049, 049A, and 049C a combined 150.55 +/- acres and currently zoned PRD (Planned Residential Development). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

4. **(H1c4) RZ26-05-02**, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:36PM.

Applicant was present but provided no comments or concerns.

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

Chairman Moody closed the public hearing at 6:36PM.

Commissioner Cato made a motion to recommend approval with conditions of RZ26-05-02, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Conditions:

Fire Department:

Any future building additions will require the addition of a fire hydrant.

Health Department:

If there is an existing septic system onsite, they must have it pumped and provide the health department with a letter stating that the septic tank is intact. They cannot park or drive over the existing septic tank and drain lines which may change their parking/gravel plan.

Planning:

A 10-foot structural buffer must be installed along the eastern property line prior to renewal of the business license for 2027.

5. **(H1c5) VA26-05-03**, Variances to Sections 90-98 *List of lot and structure requirements*, 90-133 *Parking*, and 90-144 *Placement of buildings and structures*, 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:41PM.

Applicant was present but provided no comments or concerns.

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

Chairman Moody closed the public hearing at 6:41PM.

Commissioner Cato made a motion to recommend approval with conditions of VA26-05-03, Variances to Sections 90-98 *List of lot and structure requirements*, 90-133 *Parking*, and 90-144 *Placement of buildings and structures*, 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

Conditions:

Fire Department:

Any future building additions will require the addition of a fire hydrant.

Planning:

1. 1.The customer parking in front of the building must be paved and the associated internal parking lot landscaping and landscape strip along Gordon Highway installed prior to the end of the calendar year. The landscape plan shall additionally include evergreen shrubs in front of the storage area fence to provide additional screening for the storage area.
2. 2.The existing 10-foot tall fence may remain, however no additional barbed wire or other security measures can be added to the top of the fence. If the fence is damaged or replaced, it must be replaced with a fence complying with Section 90-144.

Stormwater Management:

If the gravel parking is allowed to remain, a stormwater analysis will be required.

6. **(H1c6) RZ26-05-03**, Conditional Use for Indoor Recreation, 3001 McCrary Court, Tax Map 072 Parcel 231G, 1.95 +/- acres, and currently zoned M-1 (Light Industrial).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:44PM.

Applicant, Gary Cressend, 1149 Sumter Landing Circle, stated that he provides 1 on 1 coaching with high level golf players and that this is more of a school than recreation. This suite also comes with 2 parking spaces .

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

Chairman Moody closed the public hearing at 6:45PM.

Commissioner Wilder made a motion to recommend approval with condition of RZ26-05-03, Conditional Use for Indoor Recreation, 3001 McCrary Court, Tax Map 072 Parcel 231G, 1.95 +/- acres, and currently zoned M-1 (Light Industrial).Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Planning:

Indoor recreation shall only be permitted in one suite on the subject property.

7. **(H1c7) RZ26-05-04**, Rezoning from R-A (Residential Agricultural) & PUD (Planned Unit Development) to PRD (Planned Residential Development), off Baker Place Road, Tax Map 051 Parcel 008H, 54.8 +/- acres, and currently zoned R-A (Residential Agricultural) & PUD (Planned Unit Development).

Staff Member Will Bulter presented the staff recommendation.

Chairman Moody opened the public hearing at 6:49PM.

Owner, Bert Pollard, 5863 Washington Road, stated that this was supposed to be the last section of Kelarie, but the developer backed out and decided not to develop it. It will be very similar to the homes that are in Kelarie. The lot sizes are larger than those in Kelarie.

Following members of the public spoke:

Ashley Keller, 3641 Kearsley St
Amanda Canfield, 209 Dublin Loop
David Norwood, 207 Dublin Loop
William Hess, 236 Dublin Loop
Heather Armstrong, 535 Mullingar Ct
Gail Laserna, 211 Dublin Loop
Edward Williams, 1827 Mallow St
Mike Mills, 230 Dublin Loop
Robert Lanconis, 739 Bancroft Dr

Members of the public expressed concerns with this potential development. Over 200 of the residents signed a petition in hopes of stopping this rezoning from going forward. This is going to be a separate neighborhood, and it should be treated separately from Kelarie. This will increase traffic and become a safety issue. Dublin Loop is narrow with many blind spots. They do not agree with there only being one way in and one way out. Most of the residents bought homes here because they were told it would not get developed out any further. The construction will cause an increase in noise too for the neighborhood. School buses are already struggling getting down the streets. Baker Place is already congested with the traffic.

Chairman Moody closed the public hearing at 7:19PM.

Vice-Chairman Holloway made a motion to recommend approval of RZ26-05-04, Rezoning from R-A (Residential Agricultural) & PUD (Planned Unit Development) to PRD (Planned Residential Development), off Baker Place Road, Tax Map 051 Parcel 008H, 54.8 +/- acres, and currently zoned R-A (Residential Agricultural) & PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried 3-1. Chairman Mark Moody opposed.

8. **(H1c8) RZ26-05-05**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), off Anderson Road, Tax Map 050 Parcel 039F, 319.36 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Bulter presented the staff recommendation.

Chairman Moody opened the public hearing at 7:25PM.

Lolita Jackson, 300 Colonial Center Pkwy, Roswell, GA stated that she is the community relations manager for Vulcan Materials. Vulcan started in 1907 in Birmingham, Alabama and is a national provider of granite. Vulcan has been heavily involved within the community. They donated materials to Evans and Lakeside High School, helped during hurricane Helene recovery, as well as donated \$30,000 to different nonprofit organizations.

Chad Bell, 5868 Columbia Rd, stated that he is the Vice President at Vulcan Materials. This rezoning is for a long term plan and believes that it will reduce traffic. They are intensely regulated by the state for air and water quality. Provides well paying jobs, are regularly inspected and have a strong record of safety and compliance.

The following members of the public spoke:

Gail Laserna, 211 Dublin Loop
Airus Trivett, 3095 Marshall Loop

Nicole Demchak, 4082 Highfield Dr
Daniel Lanning, 825 Rolling Rock Lane
Lisa Flecha, 5987 Anderson Rd
Gregory Schleyer, 4053 Highfield Dr
Dewey Galeas, 6126 Columbia Rd
Robert Laconis, 739 Bancroft Dr

Members of the public spoke mainly in favor of this rezoning. They were very impressed with how transparent Vulcan has been with the surrounding residents. Their submittal was very detailed. Some are a little concerned about the noise that this will bring due to the loss of trees and how it will affect the wildlife. Vulcan has been very good neighbors and sends out emails to remind those when a blast is scheduled to happen. The decrease in traffic to this site with this project will help the area tremendously.

Chairman Moody closed the public hearing at 8:01PM.

Commissioner Cato made a motion to recommend approval with condition of RZ26-05-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special), off Anderson Road, Tax Map 050 Parcel 039F, 319.36 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried 3-1. Chairman Mark Moody opposed.

Condition:

Planning:

No access to the site is permitted from Anderson Road or Highfield Drive.

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 8:01 p.m. Vice-Chairman Holloway seconded the motion. Motion carried unanimously.

Signature on File

Mark Moody, Chairman

Signature on File

Scott Sterling, Planning Services Director