



**Columbia County Planning Commission
June 18th, 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
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 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) June 4th, 2026

Vice-Chairman Holloway made a motion to approve the June 4th, 2026 meeting minutes. Commissioner Cato seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the June 18th, 2026 Agenda. Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

G. PRESENTATION

H. DEBATE AGENDA

1. Unfinished Business

(H1a1) Temporary Use Authorization, 1003 Robert Moore Rd, Tax Map 031A Parcel 019, 1.13 +/- acres, and currently zoned R-A (Residential Agricultural). **Postponed from June 4, 2026.**

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:04PM.

Applicant, Fortino Gutierrez, 1003 Robert Moore Rd, stated that he has the house plans and has submitted the LDP and is waiting on Bluewater for the site plan.

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

Chairman Moody closed the public hearing at 6:05PM.

Commissioner Cato made a motion to approve the Temporary Use Authorization, 1003 Robert Moore Rd, Tax Map 031A Parcel 019, 1.13 +/- acres, and currently zoned R-A (Residential Agricultural). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

2. New Business

a. Public Hearing

1. **(H2b1) VA26-06-01**, Variance to Section 90-135 *Signs*, 4015 Gateway Blvd, Tax Map 068 Parcel 1667, 1.71 +/- acres, and currently zoned C-2 (General Commercial).

Staff Member Nayna Mistry presented the staff recommendation.

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

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 6:10PM.

Commissioner Wilder made a motion to recommend approval with conditions of VA26-06-01, Variance to Section 90-135 *Signs*, 4015 Gateway Blvd, Tax Map 068 Parcel 1667, 1.71 +/- acres, and currently zoned C-2 (General Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. Awning signs are allowed for a maximum of 89 square feet per elevation.
 2. The additional wall sign on the west elevation is allowed at a maximum of 140 square feet.
 3. The additional wall sign on the east elevation is allowed at a maximum of 27.25 square feet.
2. **(H2b2) RZ26-06-01**, Major PUD (Planned Unit Development) Revision, 1868 Champions Circle, Tax Map 065 Parcel 251, 0.83 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

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

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 6:13PM.

Vice-Chairman Holloway made a motion to recommend approval of RZ26-06-01, Major PUD (Planned Unit Development) Revision, 1868 Champions Circle, Tax Map 065 Parcel 251, 0.83 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

3. **(H2b3) RZ26-06-02**, Major PUD (Planned Unit Development) Revision, 3982 Hammonds Ferry Court, Tax Map 077H Parcel 369, 0.399 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant was not present.

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

Chairman Moody closed the public hearing at 6:16PM.

Commissioner Wilder made a motion to recommend approval with condition of RZ26-06-02, Major PUD (Planned Unit Development) Revision, 3982 Hammonds Ferry Court, Tax Map 077H Parcel 369, 0.399 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

An easement encroachment agreement will be required.

4. **(H2b4) RZ26-06-03**, Major S-1 (Special) Revision, 460 Furrys Ferry Road, Tax Map 082 Parcel 076A, 2.27 +/- acres, and currently zoned S-1 (Special).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:18PM.

Applicant, Jim Trotter, 3615 Walton Way Ext, stated that Able Kids already has 4 locations in Columbia County and this use will have a lower impact than a daycare.

Commissioner Wilder asked how did a daycare go out of business?

Jim Trotter stated that the owner was dealing with some medical issues and sold the daycare because of it.

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

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

Commissioner Wilder made a motion to recommend approval of RZ26-06-03, Major S-1 (Special) Revision, 460 Furrys Ferry Road, Tax Map 082 Parcel 076A, 2.27 +/- acres, and currently zoned S-1 (Special). Commissioner Cato seconded the motion. The motion carried unanimously.

5. **(H2b5) RZ26-06-04**, Major PUD (Planned Unit Development) Revision, 401 Bartram Trail Club Drive, Tax Map 060 Parcel 1695, 20.57 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Dylan Douglas presented the staff recommendation.

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

Owner/Applicant, Eric Beddingfield, 2159 Fothergill Dr, stated that he is the owner and developer of

this property. He is also a Bartram Trail resident. He believes that by developing this to residential it will be better for the entire neighborhood. If a commercial development was built that would cause more traffic.

The Commissioners asked if the 25ft buffer would include a berm? Also, asked if he has met with the HOA and is okay to do double silt fences along the property line.

Bo Slaughter, 1428 White Rock Rd, stated that a berm is not designed as it is just natural and structural buffer. They will work with the county to add landscaping or a berm if needed.

Eric Beddingfield stated that he wants this to be apart of the HOA and has met with the board about this. He doesn't believe it will be an issue, just waiting for HOA to make a vote on it.

Jason Page, 1058 Bartram Ridge, stated that he is the owner of the Bartram Trail Golf Club and also a resident of Bartrum Trail. There has been ongoing problems with the detention pond. He uses his pond for irrigation, but had to drill a well during the drought. The construction that's going on at the corner of William Few and Coumbia Road and previous project has caused runoff of sediment into his pond. He is okay with the additional houses, but is worried that his current issues with pond will continue to get worse.

Paige Rivera, 2102 Fothergirl Dr, stated that she has lived in Bartram Trail for 16 years and is trying to protect its integrity. She is generally okay with the residential development if it's a part of the HOA. She doesn't believe that the HOA has had enough time to review this. This entrance is already more congested than the William Few entrance. Is concerned about the additional traffic that 38 new homes will bring. She would also prefer for them homes to be estate homes and not patio homes.

Chairman Moody closed the public hearing at 6:51PM.

Vice-Chairman Holloway made a motion to recommend approval of RZ26-06-04, Major PUD (Planned Unit Development) Revision, 401 Bartram Trail Club Drive, Tax Map 060 Parcel 1695, 20.57 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

6. **(H2b6) RZ26-06-05**, Major PUD (Planned Unit Development) Revision, 785 Jones Creek, Tax Map 078 Parcel 057U, 0.78 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:56PM.

Applicant, Tripp Nanney, 4113 Heritage Ridge, stated he is the HOA President. They are not changing the use or the pool. The existing building is outdated and needs improvements. The current bathrooms are not ADA accessible and just overall the functionality of this building does not meet their standards. By fixing all the issues, the entire neighborhood will benefit from this. Their goal is to start after Labor Day and open in April.

Larry Carter, 4165 Tindall Drive, stated that his main concern is clarification on the buffer. As of right now, they are currently still using his privacy fence that's between his house and the pool. Also, they have not replaced the trees they removed 2 years ago.

Judy Brown, 4166 Tindall Dr, wants affirmation that the building material and equipment isn't stored on Tindall Dr.

Kari Winn, 3962 Hammonds Ferry, is the pool superintendent and they will have an 8ft privacy fence

along the property line with additional landscaping.

Chairman Moody closed the public hearing at 7:04PM.

Commissioner Wilder made a motion to recommend approval of RZ26-06-05, Major PUD (Planned Unit Development) Revision, 785 Jones Creek, Tax Map 078 Parcel 057U, 0.78 +/- acres, and currently zoned PUD (Planned Unit Development). Commissioner Cato seconded the motion. The motion carried unanimously.

7. **(H2b7) RZ26-06-06**, Change of Conditions, 4434 Columbia Road, Tax Map 073G Parcel 082, 0.86 +/- acres, and currently zoned P-1 (Professional).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 7:06PM.

Applicant, Krystina Carrino, 716 Cumberland Falls, stated that she has been licensed in Columbia County for 12 years. She has 6 employees all who are licensed cosmetologists and massage therapists and here tonight to support her. She is looking to relocate to a smaller space and a safer location. This location is close to her home as well.

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

Chairman Moody closed the public hearing at 7:08PM.

Commissioner Wilder made a motion to recommend approval of RZ26-06-06, Change of Conditions, 4434 Columbia Road, Tax Map 073G Parcel 082, 0.86 +/- acres, and currently zoned P-1 (Professional). Commissioner Cato 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 7:09 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