



Columbia County Planning Commission
July 2nd, 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
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 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) June 18th, 2026

Commissioner Cato made a motion to approve the June 18th, 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 July 2nd, 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 Katherine Brooks Walker dba Katie Walker Massage,**
1105 Furys Lane Suite A, Tax Map 082A Parcel 059D. Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Lester made a motion to approve the Massage Operator's License for Katherine Brooks Walker dba Katie Walker Massage, 1105 Furys Lane Suite A, Tax Map 082A Parcel 059D. Massage at premise address only. Commissioner Wilder seconded the motion. The motion carried

unanimously.

2. **(H1a2) Massage Operator's License for Laura Beth Herren dba Tucked Away Massage**, 4408 Columbia Road Suite 106, Tax Map 073 Parcel 356. Massage at premise address only.

Staff Member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the Massage Operator's License for Laura Beth Herren dba Tucked Away Massage, 4408 Columbia Road Suite 106, Tax Map 073 Parcel 356. Massage at premise address only. Commissioner Cato seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) VA26-07-01, Variance to Section 90-53 List of lot and Structure Requirements**, 618 Millstone Drive, Tax Map 077 Parcel 599, 0.70 +/- acres, and currently zoned R-2 (Single Family Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:07PM.

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 6:07PM.

Commissioner Lester made a motion to recommend approval of VA26-07-01, Variance to Section 90-53 List of lot and Structure Requirements, 618 Millstone Drive, Tax Map 077 Parcel 599, 0.70 +/- acres, and currently zoned R-2 (Single Family Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ26-07-01, Major PUD (Planned Unit Development) Revision**, 500 Furys Ferry Road, Tax Map 078 Parcel 178, 11.16 +/- acres, and currently zoned PUD (Planned Unit Development).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Manpreet Singh, 110 Harlem Grovetown Road, stated that they have updated their plan and added additional parking. They no longer wish to withdraw and want to move forward with this application. They have a buffer already in place and are willing to add a fence if needed.

Commissioner Wilder asked if the loading dock on the back of the shopping center is in use and if his tenants are okay with the proposed gas station.

Manpreet Singh stated that he has spoken with the owner of Furys Ferry Hardware, and he stated that they only use the loading dock once a day. They mainly get their deliveries through the front of the store. Some of his tenants are staying neutral and some are in favor of this. They will increase traffic to the area, which could help bring new customers to the shopping center.

The following members of the public were opposed:

Dr. Troy Akers, 1024 Peninsula Crossing

Ron Jackson, 4187 Rivermont Dr

Dan Bowers, 2086 Egret Cir

Jennifer Louthan, 451 Ashridge Way

Members of the public expressed their concerns with this proposed gas station. There is already limited parking, and this would increase safety issues as well. They don't believe another gas station is necessary when there are some gas stations close by. This could increase the amount of traffic to the area, and the pass is already a dangerous road due to the curve and blind spots.

The following members of the public were in favor:

Gagan Batra, 315 Ash Court
Bharat Datta, 644 Emerald Crossing
Brianna Wong, 7108 Carrington Court
Jesse Wood, 1416 Andover Court
James Tochtermann, 3931 High Chaparral Dr
Bhupinder Farmaha, 404 Bakers Ferry Trail
Jaspreet Farmaha, 404 Bakers Ferry Trail
Scott Green, 228 Full Circle Drive
Simrat Singh, 903 Cranbrook Way
Mr. Patel, 3507 Lost Tree Lane
Suchreet Mander, 514 Seminole Place
Jennifer Grubbs

Members of the public are in favor of the proposed gas station. It will increase the traffic to the area, which could help the business that are in this shopping center. Mr. Singh has helped the community out tremendously and they believe he will continue to do so. This location will be very convenient for those who live close by. They don't believe that parking will be a big issue either.

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

Commissioner Lester made a motion to recommend disapproval of RZ26-07-01, Major PUD (Planned Unit Development) Revision, 500 Furrys Ferry Road, Tax Map 078 Parcel 178, 11.16 +/- acres, and currently zoned PUD (Planned Unit Development). Vice-Chairman Holloway seconded the motion. The motion carried 4-1. Commissioner Cato opposed.

3. **(H1b3) RZ26-07-02**, Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial).

Staff Member Will Butler presented the staff recommendation.

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

Representative, Bill Corder, 4210 Columbia Rd, stated that the site is prepared for this expansion. They will need additional parking, but they are asking for a restaurant at this location, and it will not have a drive-thru.

Vice-Chairman Holloway and Commissioner Wilder asked if they had a tenant lined up and if this restaurant would be adjoining with the gas station.

Bill Corder stated that they do not have a tenant lined up. They are currently waiting for the approval first and it will be separated from the gas station.

Ingrid Jenkins, 4717 Brookwood Dr, stated that this area is already super congested and by adding a restaurant will just increase the amount of traffic in the area.

Chairman Moody closed the public hearing at 7:16PM.

Commissioner Wilder made a motion to recommend approval with conditions of RZ26-07-02, Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion. The motion carried unanimously.

Conditions:

Planning:

1. The use may include a convenience store with gas and a restaurant, with a plan agreed to by the owner, developer, and staff.
2. The developer must keep all trees 10" caliper or greater that are within good health within their required landscape strip along Columbia Road and South Old Belair Road.

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 7:17 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