



**Columbia County Planning Commission
Final Agenda for August 6, 2026 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chair Emory Holloway – District 3

Jamie Lester – District 1
Russell Wilder – District 2

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Moody
- B. INVOCATION Chairman Moody
- C. PLEDGE OF ALLEGIANCE Chairman Moody
- D. ROLL CALL / QUORUM Chairman Moody
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (E1) July 16th, 2026
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. Massage Operator's License
 - 1. (H1a1) **Massage Operator's License for The Margie Method LLC**, 4408 Columbia Rd Suite 106, Tax Map 073 Parcel 356. Massage at premise address and mobile massage services. Commission District 2. Staff Assignment Will Butler.
 - b. Final Plat
 - 1. (H1b1) **Hamilton Grove Phase 1**, Off Hamilton Road, 10 lots, portion of tax map 052 parcel 037, 27.57 acres, and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H1c1) **RZ26-08-01**, Conditional Use for Therapeutic Massage, 4490 Washington Road, Tax Map 072 Parcel 060N, 2.82 +/- acres, and currently zoned C-2 (General Commercial). Commission District 3. Staff Assignment Nayna Mistry.
 - 2. (H1c2) **VA26-08-01**, Variance to Section 90-53 *List of Lot and Structure Requirements*, 113 Glenora Drive, Tax Map 073C Parcel 163, 0.30 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
 - 3. (H1c3) **VA26-08-02**, Variance to Section 90-55 *RCO Residential Cluster Overlay District*, 509 Ernestine Falls, Tax Map 061 Parcel 1434, 0.3 +/- acres, and currently zoned R-2 (Single Family Residential)/RCO (Residential Cluster Overlay). Commission District 3. Staff Assignment Danielle Montgomery.

4. (H1c4) **VA26-08-03**, Variance to Section 90-53 *List of Lot and Structure Requirements*, 711 Campana Drive, Tax Map 071 Parcel 082, 0.29 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 1 Staff Assignment Dylan Douglas.
5. (H1c5) **VA26-08-04**, Variance to Sections 90-139 *Buffers & Screening* and 90-98 *List of Lot and Structure Requirements*, 4546 Washington Road, Tax Map 072 Parcel 073Q, 0.84 +/- acres, and currently zoned C-2 (General Commercial). Commission District 3. Staff Assignment Will Butler.
6. (H1c6) **RZ26-08-02**, Rezoning from R-2 (Single Family Residential) to S-1 (Special), 250 Legion Drive, Tax Map 079 Parcel 122A, 2.5 +/- acres, and currently zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
7. (H1c7) **RZ26-08-03**, Rezoning from R-3 (Single Family Residential) to P-1 (Professional) 106 Bellewood Drive, Tax Map 082A Parcel 100, 0.45 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Will Butler.
8. (H1c8) **VA26-08-05**, Variance to Section 90-139 *Buffers & Screening*, 106 Bellewood Drive, Tax Map 082A Parcel 100, 0.45 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Will Butler.
9. (H1c9) **RZ26-08-04**, Rezoning from R-3 (Single Family Residential) to PRD (Planned Residential Development), 325 McCormick Road, Tax Map 077B Parcel 114, 14.1 +/- acres, and currently zoned R-3 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.
10. (H1c10) **RZ26-08-05**, Rezoning from M-1 (Light Industrial) to M-2 (Heavy Industrial), off Gordon Hwy, Tax Map 043 Parcel 017B, 30.97 +/- acres, and currently zoned M-1 (Light Industrial). Commission District 4. Staff Assignment Nayna Mistry.
11. (H1c11) **VA26-08-06**, Variance to Section 90-147 (h)(2)(b)(2) Use *Provisions*, off Gordon Hwy, Tax Map 043 Parcel 017B, 30.97 +/- acres, and currently zoned M-1 (Light Industrial). Commission District 4. Staff Assignment Nayna Mistry.

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| I. LEGAL MATTERS | County Attorney Driver |
| J. STAFF AND COMMISSIONER COMMENTS | Chairman Moody |
| K. PUBLIC COMMENTS AND PARTICIPATION | Chairman Moody |

The next scheduled Planning Commission meeting is Thursday, August 20th, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.