



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

Present at the meeting included:

Chairman Mark Moody
Commissioner Jamie Lester
Commissioner Russell Wilder

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 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 3 Commissioners present (60% Quorum).
Vice-Chairman Holloway and Commissioner Cato were absent.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 2nd, 2026

Commissioner Wilder made a motion to approve the July 2nd, 2026 meeting minutes. Commissioner Lester seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Commissioner Wilder made a motion to approve the July 16th, 2026 Agenda. Commissioner Lester 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 Krystina Anne Carrino dba Le'Salon Day Spa & Wellness**, 4434 Columbia Rd Suite 101, Tax Map 073G Parcel 082. Massage at premise address and mobile massage services.

Staff Member Will Butler presented the staff recommendation.

Commissioner Wilder made a motion to approve the Massage Operator's License for Krystina Anne Carrino dba Le'Salon Day Spa & Wellness, 4434 Columbia Rd Suite 101, Tax Map 073G Parcel 082. Massage at premise address and mobile massage services. Commissioner Lester seconded the motion. The motion carried unanimously.

b. Public Hearing

1. **(H1b1) Temporary Use Authorization**, 6913 Cottonwood Dr, Tax Map 017 Parcel 043, 4.7 +/- acres and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

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

Applicant Kelley Jonske, 6913 Cottonwood Dr, stated that they closed on the construction loan on July 8th.

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

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

Commissioner Lester made a motion to approve the Temporary Use Authorization, 6913 Cottonwood Dr, Tax Map 017 Parcel 043, 4.7 +/- acres and currently zoned R-A (Residential Agricultural). Commissioner Wilder seconded the motion. The motion carried unanimously.

2. **(H1b2) RZ26-07-03**, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5594 Harlem Grovetown Road, Tax Map 062 Parcel 090A, 2.54 +/- acres, and currently zoned R-A (Residential Agricultural).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Daniel Frazee II, 5594 Harlem Grovetown Rd, stated that they already have the facilities and renovations done to hold up to 20 dogs. They have limited the noise, dust and any disruption issues. There aren't any waste or drainage issues either.

Commissioner Wilder asked how the waste is disposed of and if he was aware of any covenants on his property.

Daniel Frazee stated that they have a specific waste removal service for their business. There is no HOA, so it is not really enforced. He discussed this with Mr. Prather, and he was unaware of any covenants. Prior to him purchasing the property the previous owners ran a business from this location as well.

The following members of the public spoke:
Binh Blevins, 5590 Harlem Grovetown Rd
Puala Beaulieu, 5568 Harlem Grovetown Rd
David Eastman, 5576 Harlem Grovetown Rd

The members of the public spoke against this rezoning. They stated that there have been covenants for 25 years and they renew every 10 years. The covenant requirements stated that only residential use is allowed and prohibits noxious activities. Even if the county approves the rezoning the covenants would restrict this business from operating. You can hear the dogs barking in the morning and the evening. There has never been another business operating at this location before. The applicant has

a license to allow 5 dogs but already has 15-20 dogs at this facility.

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

Commissioner Wilder made a motion to postpone to the August 20th, 2026 Planning Commission Meeting for RZ26-07-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5594 Harlem Grovetown Road, Tax Map 062 Parcel 090A, 2.54 +/- acres, and currently zoned R-A (Residential Agricultural). Commissioner Lester seconded the motion. The motion carried unanimously.

3. **(H1b3) VA26-07-02**, Variance to Section 90-53 *List of lot and Structure Requirements*, 228 Applecross Drive, Tax Map 083 Parcel 046, 0.7 +/- acres, and currently zoned A-R (Apartment Residential).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:27PM.

Applicant, Connor Poole, 217 Thread Needle Rd, stated that he measured the adjacent home to get his current plans. He tried to obtain blueprints from the county, but they no longer had them.

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

Chairman Moody closed the public hearing at 6:28PM.

Commissioner Lester made a motion to recommend approval with condition of VA26-07-02, Variance to Section 90-53 *List of lot and Structure Requirements*, 228 Applecross Drive, Tax Map 083 Parcel 046, 0.7 +/- acres, and currently zoned A-R (Apartment Residential). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Stormwater Management:

An Easement Encroachment Agreement is required.

I. LEGAL MATTERS

J. STAFF AND COMMISSIONER COMMENTS

K. PUBLIC COMMENTS AND PARTICIPATION

There was no further business to discuss; therefore Commissioner Wilder made the motion to adjourn the meeting at 6:28 p.m. Commissioner Lester seconded the motion. Motion carried unanimously.

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Signature on File

Mark Moody, Chairman

Signature on File

Scott Sterling, Planning Services Director