



Columbia County Planning Commission
August 6th, 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
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 5 Commissioners present (100% Quorum).

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 16th, 2026

Commissioner Lester made a motion to approve the July 16th, 2026 meeting minutes. Commissioner Wilder seconded the motion. The motion carried 4-0. Commissioner Cato abstained.

F. APPROVAL OF THE AGENDA

Commissioner Cato made a motion to approve the August 6th, 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 The Margie Method LLC**, 4408 Columbia Rd Suite 106, Tax Map 073 Parcel 356. 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 The Margie

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

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).

Staff Member Danielle Montgomery presented the staff recommendation.

Commissioner Cato made a motion to approve the final plat for 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). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

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).

Staff Member Nayna Mistry presented the staff recommendation.

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

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 6:06PM.

Vice-Chairman Holloway made a motion to recommend approval of 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). Commissioner Cato seconded the motion. The motion carried unanimously.

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).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:09PM.

Owner, Hyperion Liam Sirra, 113 Glenora Drive, stated that he was here to answer any questions.

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 condition of 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). Commissioner Lester seconded the motion. The motion carried unanimously.

Condition:

Stormwater Management:

An Easement Encroachment Agreement will be required.

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).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:13PM.

Applicant, Randolph Gonzalez, 509 Ernestine Falls, stated that he was here to answer any questions.

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 with condition of 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). Commissioner Cato seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

An easement encroachment agreement is required.

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).

Staff Member Dylan Douglas presented the staff recommendation.

Chairman Moody opened the public hearing at 6:17PM.

Applicant, David Jacobs, 711 Campana Drive, stated he was here to answer any questions.

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

Chairman Moody closed the public hearing at 6:17PM.

Commissioner Lester made a motion to recommend approval with condition of 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). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Stormwater:

An easement encroachment agreement will be required.

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).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:20PM.

Applicant was present and stated they were here to answer any questions.

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

Chairman Moody closed the public hearing at 6:21PM.

Vice-Chairman Holloway made a motion to recommend approval with conditions of 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). Commissioner Cato seconded the motion. The motion carried unanimously.

Conditions:

Fire Department:

The proposed building shall be a minimum of 10' from the existing retaining wall due to collapse concerns.

Planning:

1. The building setbacks are reduced per the fire department condition.
 2. The setback for the retaining wall is reduced to 9 feet for the existing retaining wall only.
 3. The structural buffer is reduced to 10 feet.
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).

Staff Member Dylan Douglas presented the staff recommendation.

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

Representative Robert Titus, 4424 Columbia Rd, stated that they have spent significant time working with staff and the fire department on this project. The owner of the property has found the area to be therapeutic, and he wants to share that with the community. The goal is for the property to remain as natural as possible so that people can enjoy nature. Aware of the floodplain and floodway.

Commissioner Wilder asked how much wider does the road need to be?

Robert Titus stated from berm to berm the width is already 20ft. They will likely go with the lighting option but will work close with the fire department.

Janice Hanley, 242 Legion Dr, stated that she has been a resident here for 30 years. The area floods badly. There is a lot of wildlife present. She sees deer every day. This would be dangerous to the area and would disrupt the wildlife and remove the beauty from the forest. She is worried that this could cause fires.

Commissioner Wilder asked about the buffers and if they would allow campfires at the glamping sites.

Robert Titus stated that they will have a 20ft buffer around the property and no campfires will be allowed.

Owner, Frank Harris, 270 Legion Drive, stated that he has been a resident for 16 years. The only trees that are down will be removed. He is overcoming health challenges and by the enjoyment of nature has helped him recover. The idea of this glamping site is to give people a place to come clear

their minds.

Chairman Moody closed the public hearing at 6:39PM.

Commissioner Wilder made a motion to recommend approval with condition of 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). Commissioner Lester seconded the motion. The motion carried unanimously.

Condition:

Fire Department:

Either lighting or guardrails to prevent emergency vehicles from getting too close to the edge of the dam shall be required.

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).

Staff Member Will Butler presented the staff recommendation.

Chairman Moody opened the public hearing at 6:42PM.

Applicant, Clyde Knox Jr, 104 Bellewood Dr, stated that he was here to answer any questions.

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

Chairman Moody closed the public hearing at 6:42PM.

Commissioner Lester made a motion to recommend approval with condition of 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). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Health Department:

The property is served by a septic system. The system cannot be parked on or driven over. System must be pumped and letter provided stating septic tank is in good condition.

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).

Staff Member Will Butler presented the staff recommendation.

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

Applicant, Clyde Knox Jr, 104 Bellewood Dr, stated that he was here to answer any questions.

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

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

Commissioner Lester made a motion to recommend approval with condition of 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). Commissioner Wilder seconded the motion. The motion carried unanimously.

Condition:

Planning:

All lighting shall be shielded and directed away from adjacent residential property.

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).

Staff Member Danielle Montgomery presented the staff recommendation.

Chairman Moody opened the public hearing at 6:48PM.

Applicant was present and stated they were here to answer any questions.

The following members of the public spoke:

Patrica Finney, 347 McCormick Road

Will Turner, 302 Mears St

Aroosha Zahedani, 301 Candlewood Dr

Members of the public expressed their concerns with this rezoning. They are worried that it will cause an increase in traffic in the area. It is already difficult to turn left from Old Evans Rd. There is no sidewalk or light at Old Evans Rd either. There isn't a park or a walking path in this area, and they feel like that would be a better fit.

Chairman Moody closed the public hearing at 7:07PM.

Commissioner Lester made a motion to recommend approval with condition of 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). Commissioner Wilder seconded the motion. The motion carried 4-1. Chairman Moody opposed.

Condition:

Planning:

A portion of the open space shall include play equipment suitable for children

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).

Staff Member Nayna Mistry presented the staff recommendation.

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

Applicant, Price Sewell, 7428 Fulbright Rd, stated that he has listened to the concerns of his neighbors, and he has decided to withdraw his rezoning request. He stated he will be back, but not at this location. The county has a trash problem, and he plans to help resolve that issue.

Kenny Coleman, 274 Meadows Rd, stated that Tutt Contracting right down the road. He believes there is a trash issue, but not in this area.

Franklin Kelly, 335 G R Tucker Rd, stated that this could cause potential health problems. The fine dust from a concert plant could cause lung issues or kidney problems. The traffic on Gordon Hwy is already bad. Overall, not a good location for the Harlem area.

Virgil Simmons, 333 G R Tucker Rd, stated that he's concerned about the well water and he suggests putting a recycling plant close. It would be dangerous for trash trucks to enter and leave this site due to the incline on Gordon Highway.

Chairman Moody closed the public hearing at 7:20PM.

Commissioner Cato made a motion to approve the request to withdraw without prejudice of 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). Commissioner Lester seconded the motion. The motion carried unanimously.

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).

Staff Member Nayna Mistry presented the staff recommendation.

Chairman Moody opened the public hearing at 7:22PM.

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 7:22PM.

Commissioner Cato made a motion to approve the request to withdraw without prejudice of 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). Vice-Chairman Holloway 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 7:23 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