

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

Office Use Only

Date Received: _____
Public Hearing Date: _____
File # _____
BOC Meeting Date: _____
Commission District: _____

PLEASE SELECTION ONE

Type of Application: ☒ Rezoning ☐ Plan Revision ☐ Variance ☐ Variation ☐ Conditional Use

Date of Application: 03/27/2025

Rezoning: The undersigned requests that the property described be rezoned from R-4/C-2 to S-1.

Plan Revision¹: The undersigned requests a revision to the current _____ zoning.

Variance²: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation³: The undersigned requests a variation to Section _____ of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map # _____ Parcel # 024 057 Address: 0 Ray Owens Road Appling Georgia 30802
(For multiple properties, please use a separate sheet of paper.) Road Frontage: 300 feet on the North / South / East / West (circle one) side of 1000. Property area is approximately 10.62 acres and is located 0 feet from the intersection of Ridge Road and Washington Road. The attached plat for the property was prepared by James G Swift and Associates and dated 02/14/2025

PROPOSED USE (for rezoning):

If approved, the property will be used for the following purpose(s):

Boat, RV, and Marina Housing Facility

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE #: _____
Email (or) Fax: _____

APPLICANT: Jacob Glover
ADDRESS: 425 Fury's Ferry Road
CITY: Martinez STATE: GA ZIP: 30907
PHONE #: 762.333.3096
Email (or) Fax: _____

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official? (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Applicant's Signature

Jacob Glover

Printed Name

Printed Name

Subscribed and sworn to before me on 2nd day of April 2025.

By: Kristen M. Skidmore Notary Public

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to Fee Schedule.

Kristen M. Skidmore
NOTARY PUBLIC

Columbia County, GEORGIA
Revised 06/14/17
My Commission Expires 06/06/2028

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PROPOSED USE (for rezoning):

If approved, the property will be used for the following purpose(s):

Boat, RV, and Marina Housing Facility

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: Mary Ann Godwin
ADDRESS: 20 River Terrace
CITY: Tarrytown STATE: NY ZIP: 10591
PHONE #: _____
Email (or) Fax: mimigodwin1126@gmail.com

APPLICANT: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE#: _____
Email (or) Fax: _____

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official? (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Matt Mills on behalf of Mary Ann Godwin

Printed Name

Applicant's Signature

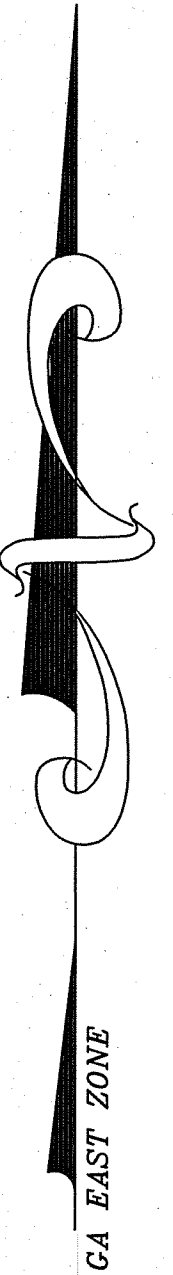
Printed Name

Subscribed and sworn to before me on 1 day of April 2025.

By: Rebecca Smith Notary Public

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to Fee Schedule.





24-210_Brad_Meister_Ridge_Rd



Ridge Road Marina Holding Facility Project



MEISTER & MARBAN LLC

Description of Location

Meister & Marban LLC is proud to present a premier development opportunity for a Class ‘A’ Marina & RV Holding Facility, located at 0 Ray Owens Road, Appling, Georgia (Parcel #024-057). This 10.624-acre site is strategically positioned at the prominent corner of Washington Road and Ridge Road, offering exceptional visibility and accessibility.

The property boasts approximately 300 feet of frontage along Washington Road and an estimated 1,000 feet of frontage along Ridge Road. It currently features dual zoning classifications:

- C-2 (Commercial) zoning on the front 2 acres along both roadways
- R-4 (Residential) zoning on the remaining 8.5 acres

This mix of zoning offers flexibility for a combination of commercial development along the main corridor and recreational residential use toward the rear of the site. Currently undeveloped, the parcel consists of raw land and is bordered by a neighborhood convenience store/gas station and a residential property, enhancing its potential as a community-serving and destination-oriented development.

Development Intent and Design

Columbia County’s Vision 2035 plan identifies the “Lake Neighborhood” as a key area for growth, noting that it is “positioned near regional and state parks, which offer direct access to camping, fishing, boating, and other activities associated with the lake.” This project directly supports that vision by creating a high-quality, Class “A” Marina and RV holding facility that aligns with both the recreational nature and long-term planning goals of the county.

This property is ideally situated to serve existing and future lake visitors. Its location at the intersection of Washington Road and Ridge Road places it along a major corridor used by those accessing nearby parks, campgrounds, and waterfronts. The facility will enhance the county’s tourism potential by offering convenient access and high-end storage for RVs and boats, which is in growing demand throughout the region.

In keeping with Columbia County’s commitment to preserving the natural character and established low-density residential patterns of the area, the project design focuses on aesthetics, buffering, and minimal visual intrusion.

The front portion of the site will feature an inviting entrance landscaped with native evergreens, wax myrtles, and magnolia trees. A carefully designed landscape plan will incorporate ornamental bushes, landscape lighting, and natural buffers that maintain a visually appealing and environmentally integrated setting.

The project will provide a 20-foot landscape buffer along all road frontage and a 50-foot buffer along the property’s sides that border residential parcels. These buffers will include both new landscaping and existing mature trees. This project meets the county's setback requirements and provides an additional 30-foot buffer along the sides adjacent to neighboring properties, ensuring

enhanced separation and visual screening. The perimeter of the property will be enclosed with private fencing to ensure both security and privacy, while also contributing to the architectural cohesion of the site.

Access to the facility will be controlled by remote-access entry gates, providing security and limiting use to customers and authorized personnel. The development is expected to have a negligible impact on traffic density along Ridge Road, and as such, a traffic study has not been deemed necessary.

Architecturally, the facility will feature modern, low-visibility structures designed to blend with the surrounding environment. The enclosed buildings will be constructed using insulated metal panels to maintain internal climate control, particularly important during the region's warmer months. These structures will be finished in black or neutral tones to reduce visibility from nearby roads and properties. All buildings and covered parking areas will be constructed on a concrete foundation, while the interior drive aisles will utilize compacted crush material for durability and drainage.

Lighting throughout the site will be both aesthetically pleasing and functional, relying on motion sensors to reduce light pollution while ensuring adequate visibility and safety for users during operational hours. This thoughtful lighting approach supports the project's overall low-impact, environmentally aware philosophy.

Columbia County's Vision 2035 specifically supports the development of "boating and lake tourism-related commercial uses that support the local neighborhood and tourism" as well as "boat and RV facilities between 10 to 20 acres." This project fulfills that objective exactly—bringing needed infrastructure to an area in high demand, while maintaining the beauty, character, and recreational spirit of the Lake Neighborhood.

The concept plan for this development was designed with community concerns, zoning requirements, and long-term planning goals in mind. Every aspect of the design—from visual buffers to building materials—has been carefully considered to ensure that this facility becomes a long-term asset for both the local community and the broader region.

Please refer to the attached exhibit for further details on site layout, landscaping, and architectural components.

Community Concerns and Response

As part of our commitment to transparency and community engagement, Meister & Marban LLC proactively reached out to nearby residents to gather input and address concerns regarding the proposed Class “A” Marina and RV Holding Facility at 0 Ray Owens Road. We conducted door-to-door visits, mailed informational letters to homeowners along Ridge Road, and hosted a public meeting at the Eubank Blanchard Community Center.

Several key concerns were raised, and each was carefully reviewed and addressed by our development and design team:

1. Traffic and Road Safety

A primary concern was the potential impact of increased traffic, particularly with RVs and boats using Ridge Road. In response, we consulted directly with Columbia County’s Traffic Department, which confirmed that the proposed use does not raise any safety concerns. Additionally, we conducted a traffic generation analysis which confirmed that a full Traffic Impact Study was **not required**. The analysis showed that the **current zoning (C-2 and R-4)** could support a development generating **over 958 vehicle trips per weekday**, while the proposed **S-1 zoning** with our RV/Boat facility would result in **fewer than 100 vehicle trips per weekday**—a significant reduction in traffic volume.

It is also worth noting that Ridge Road already supports multiple boat ramps, campgrounds, and an existing RV and boat holding facility, which confirms the appropriateness of this corridor for such uses.

2. Lighting and Light Pollution

Concerns about light pollution were addressed through intentional, low-impact lighting design. The facility will utilize **motion-sensor LED lights**, which will only activate during night-time hours when users are accessing the property.

All lights will be installed with **downward-facing fixtures** to prevent spillover onto neighboring properties. The lighting plan ensures a **zero-footcandle reading** at the property line, meeting best practices for minimizing light pollution. In comparison, a by-right development under current zoning could result in significantly more permanent lighting without these mitigations.

3. Safety and Security

Public safety was another key issue discussed during community outreach. The development has been carefully designed to create a secure, well-monitored environment. Key security features include:

- **Perimeter fencing** around the entire property
- **Electronic, user-only access gates** at all entrances
- **Motion-activated lighting** to deter unauthorized access
- **24/7 surveillance camera system** monitoring all key areas

Additionally, we are exploring the potential to provide an **office space for a first responder substation** within the front building (designated as “TBD” on the site plan). While no formal request has been made, we believe this could be a valuable asset for law enforcement, EMS, or fire personnel—especially during the high-traffic summer season.

Reasoning For Approval

Meister & Marban LLC respectfully submits that this proposed Class “A” Marina and RV Holding Facility is not only consistent with Columbia County’s *Vision 2035* plan, but actively advances the goals of that vision. Strategically located at the gateway to the “Lake Neighborhood,” this project is purpose-built to support the county’s emphasis on recreational tourism, responsible land use, and preserving the natural character of this unique area.

This is not a speculative project—it is a carefully planned, community-oriented development. We have taken the time to meet directly with residents, listen to their concerns, and incorporate meaningful solutions into the design. From expanded landscape buffers and downward-facing, motion-activated lighting, to remote-access security and thoughtful architectural finishes, every detail reflects a commitment to being a respectful neighbor and a long-term community asset. Importantly, this project:

- **Reduces traffic impacts** compared to what current zoning would allow—fewer than 100 weekday trips versus over 950 under a traditional commercial or residential build-out.
- **Meets and exceeds all county setback and buffer requirements**, providing additional visual and physical separation from adjacent properties.
- **Maintains the natural aesthetics of the area**, with native plantings, preserved trees, and modern low-visibility structures.
- **Strengthens public safety** through controlled access, fencing, surveillance, and the proactive offer to provide space for a first responder substation.

The development falls within the ideal size and use parameters identified in Columbia County’s own plan—specifically supporting boating, RV storage, and recreation-focused commercial uses between 10 to 20 acres.

This project is not just compatible with the area—it’s exactly what this area needs. It enhances economic potential, promotes tourism, addresses real infrastructure gaps, and does so while minimizing environmental and community impact.

For all these reasons, we respectfully request your support for the rezoning and approval of this exceptional project. Meister & Marban LLC is committed to building something the county can be proud of—a project that balances quality, community, and long-term value.

Sincerely,

Meister & Marban LLC

Exhibit B



Exhibit A



Exhibit C

JAMES G. SWIFT & ASSOCIATES CONSULTING ENGINEERS

1206 Interstate Parkway * Augusta, GA 30909
Phone: 706-868-8803

2/10/25

***TRIP GENERATION ITE MANUAL 7th EDITION
MEISTER BOAT AND RV STORAGE – RIDGE RD
(151) MINI WAREHOUSE PG. 240***

(151) MINI WAREHOUSES vs STORAGE UNITS WEEKDAY

Average Rt – TPD – 0.28

232 STORAGE UNITS x 0.28 = 65 TPD

50% In / 50% Out = 33 TPD - IN

30% Right In = 20 TPD

70% Left In = 45 TPD

20 < 150 RTV a day - Right Turn Lane NOT Required

110 < 250 LTV a day – Left Turn Lane NOT Required

RIDGE RD – 45 MPH – 2 LANES - < 6000 ADT

LESS THAN 100 TTPD, NO TIS REQUIRED.

Exhibit D

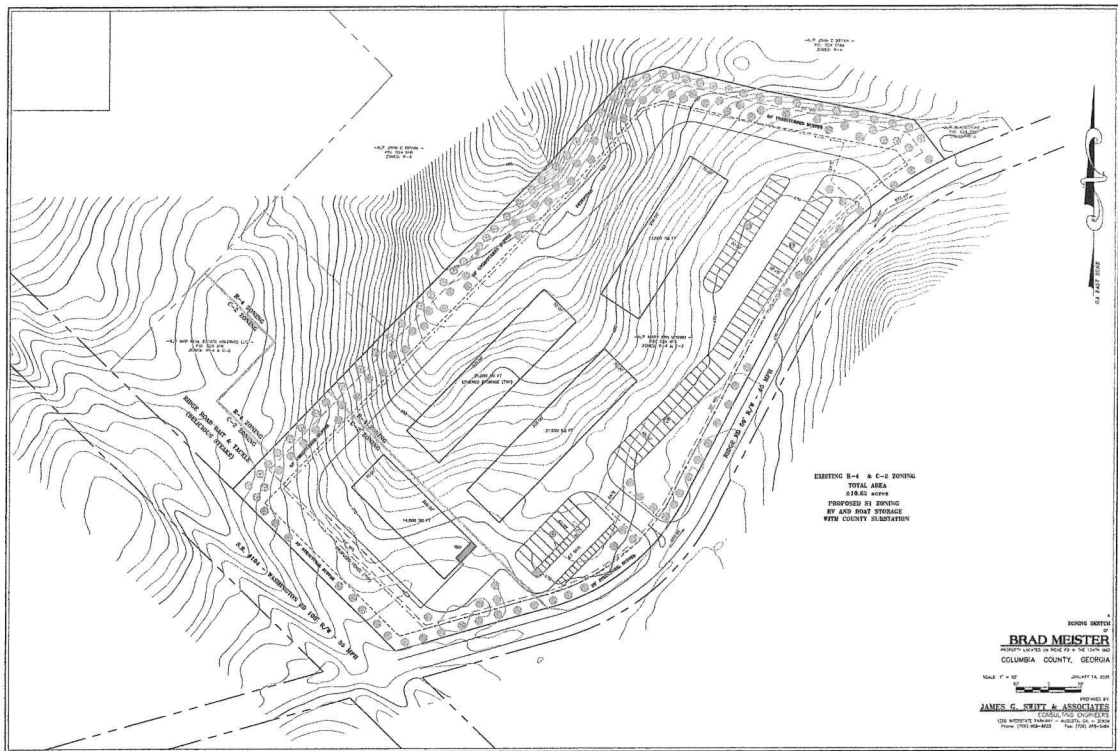


Exhibit E

Ridge Road Recreational Holding Facility

CLIENT
H&B HOLDINGS
704.776.1200

PROJECT STAGE
EXTERIOR DESIGN
CONCEPT

VERSION
REV. 4
01.22.2024

AB

Archie Bolden

*Recreational
holding facilities*

EXTERIOR
DESIGN CONCEPT

CLIENT
H&B HOLDINGS
704.776.1200

PROJECT STAGE
EXTERIOR DESIGN
CONCEPT

VERSION
REV. 4
01.22.2024

1 | AB

the story

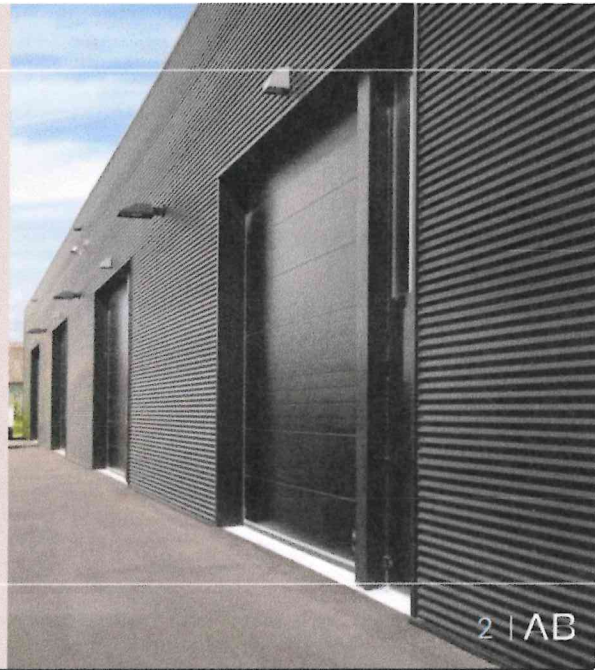
Recreational holding facilities

Designed to serve the local law enforcement market, this facility offers secure accommodation for recreational vehicles, boats, and other leisure equipment. With state-of-the-art entry gates, motion-activated lighting and meticulously landscaped grounds, the space combined security and elegance. Designed with both practicality and style in mind, it meets the needs of the local community while maintaining a refined, unobtrusive presence that harmonizes with its natural surroundings.

CLIENT
BRAD MEISTER
780.755.3488

PROJECT STAGE
EXTERIOR DESIGN
CONCEPT

VERSION
REV A
01.22.2025



2 | AB

design details

inspiration



clean lines



integrated landscaping



sharp structures



lighting and security

CLIENT
BRAD MEISTER
780.755.3488

PROJECT STAGE
EXTERIOR DESIGN
CONCEPT

VERSION
REV A
01.22.2025

3 | AB

exterior finishes
specifications



01.
STRUCTURE PAINT FINISH
DHERIN WILLIAMS
2020 ONE



02.
GATE
BLACK METAL FENCE
6FT HIGH



03.
LANDSCAPING
BOX MYRTLE TREES
LINE THE EXTERIOR OF
THE FENCE



04.
LANDSCAPING
MIMOSA TREES TO BE
DOTTED AHEAD OF THE
BOX MYRTLES



05.
OVERHEAD LIGHTING +
SECURITY CAMERA
SEMI-RECURVED
LIGHTING HOUSING
DISRUPTION BY LOST
MAINTAINING SECURITY



06.
SOLAR LANDSCAPING LIGHTING
IN UPRIGHTIVE
PRESSURE FOR
PEDESTRIANS

CLIENT
ROAD MASTER
700.750.5600

PROJECT STAGE
EXTENSION DESIGN
CONCEPT

VERSION
REV. A
01.02.2020

4 | IAB

stay bolden

CLIENT
ROAD MASTER
700.750.5600

PROJECT STAGE
EXTENSION DESIGN
CONCEPT

VERSION
REV. A
01.02.2020

AB

BRAD MEISTER RIDGE RD - TRAFFIC CALCULATIONS

**DEVELOPMENT CONSISTING OF 8 SINGLE FAMILY RESIDENTIAL LOTS, AND A COMMERCIAL AREA
CONSISTING OF ONE 7,800 ft² RETAIL STRIP WITH TWO RESTUARANTS TOTALING 3,800 ft²**

(210) SINGLE-FAMILY DETACHED HOUSING – SF RESIDENTIAL = 8 LOTS

TOTAL TRAFFIC PER DAY (WEEKDAY)

X = units = 8 lots

$$T = e^{0.92 \cdot \ln(X) + 2.71} \quad T = e^{0.92 \cdot \ln(8) + 2.71} = 101.81 \approx 102 \text{ TTPD}$$

(814) SPECIALTY RETAIL CENTER – RETAIL AREA = 7,800 ft²

TOTAL TRAFFIC PER DAY (WEEKDAY)

X = 1,000 ft² of gross floor area = 7.8

$$T = 42.78 (X) + 37.66 \quad T = 42.78 (7.8) + 37.66 = 371.34 \approx 372 \text{ TTPD}$$

(932) HIGH TURNOVER (SIT-DOWN) RESTAURANT – 2 RESTUARANTS = 3,800 ft² TOTAL

TOTAL TRAFFIC PER DAY (WEEKDAY)

X = 1,000 ft² of gross floor area = 3.8

$$T = 127.15 (X) \quad T = 127.15 * (3.8) = 483.17 \approx 484 \text{ TTPD}$$

TOTAL PREDICTED TRAFFIC FOR RESIDENTIAL AND COMMERCIAL MIXED-USE DEVELOPMENT

SINGLE FAMILY RESIDENTIAL _____ 102 TTPD

RETAIL STORES _____ 372 TTPD

RESTUARANTS _____ 484 TTPD

DEVELOPMENT TOTAL _____ 958 TOTAL TRIPS PER DAY DURING THE WEEK

Ridge Road Recreational Holding Facility

CLIENT

BRAD MEISTER
706.755.3600

PROJECT STAGE

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CONCEPT

VERSION

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01.22.2025

AB



Archie Bolden

Recreational holding facilities

EXTERIOR
DESIGN CONCEPT

CLIENT
BRAD MEISTER
786.755.3600

PROJECT STAGE
EXTERIOR DESIGN
CONCEPT

VERSION
REV A
01.22.2025

1 | AB

Recreational holding facilities

Tailored to serve the local lake tourism market, this facility offers secure accommodations for recreational vehicles, boats, and other leisure equipment. With state-of-the-art electric gates, motion-sensor lighting, and meticulously landscaped grounds, the space combines security and elegance. Designed with both practicality and style in mind, it meets the needs of the local community while maintaining a refined, unobtrusive presence that harmonizes with its natural surroundings.

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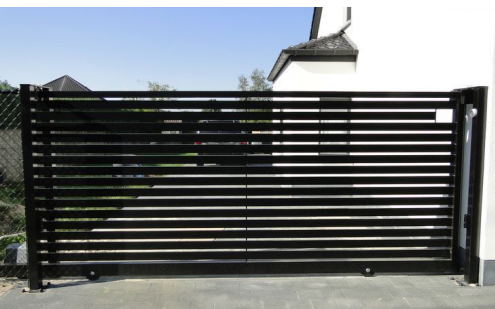
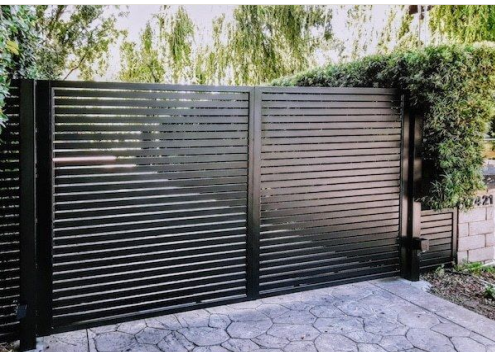
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design details

inspiration



clean lines

integrated landscaping

sharp structures

lighting and security

CLIENT

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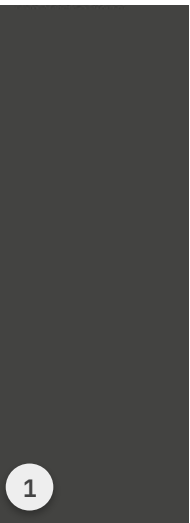
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specifications



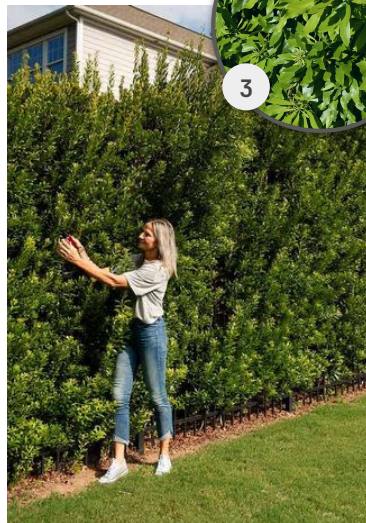
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STRUCTURE PAINT FINISH

SHERWIN WILLIAMS
IRON ORE



02.
GATE

BLACK METAL FENCE
6FT HIGH



03.
LANDSCAPING

WAX MYRTLE TREES
LINE THE EXTERIOR OF
THE FENCE



04.
LANDSCAPING

MAGNOLIA TREES TO BE
DOTTED AHEAD OF THE
WAX MYRTLES



05.
OVERHEAD LIGHTING +
SECURITY CAMERAS

SENSOR ACTIVATED
LIGHTING MINIMISE
DISRUPTION WHILST
MAINTAINING SECURITY



06.
SOLAR LANDSCAPING LIGHTING

AN UNOBTUSIVE
DRESSING FOR
PEDESTRIANS

CLIENT

BRAD MEISTER
706.755.3600

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01.22.2025

stay bolden

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