



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, March 18, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Vice Chairman Alison G. Couch
Commissioner Connie M. Melear
Commissioner James E. Allen, III
Commissioner Michael W. Carraway
County Manager Scott Johnson
Deputy County Manager Matt Schlachter
Deputy County Manager Glenn Kennedy
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:

Paul Scarbary - Development Services
John Luton - Community Services
Michael Blanchard - Technology Services
County Staff

Members of the Media and Public

Chairman Douglas R. Duncan, Jr. was absent

A. CALL TO ORDER

Vice Chair Couch called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Carraway gave the invocation.

C. PLEDGE OF ALLEGIANCE

County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Vice Chair Couch declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) March 04, 2025

(E2) March 11, 2025 Elected Official Work Session

Commissioner Melear made a motion to approve the minutes of the March 04, 2025 Board of Commissioners meeting and the March 11, 2025 Elected Official work session as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Vice Chair Couch presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Vice Chair Couch recognized Scouts and 2025 Youth Leadership participants that were in attendance.

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Commissioner Melear made a motion to approve the consent agenda as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H1) Management and Internal Services Committee

(H1a) Purchase of Evidence Management Software from Axon Enterprise, Inc. for the District Attorney's Office

Approved the purchase of evidence management software from Axon Enterprise, Inc. for the District Attorney's Office in the amount of \$35,084.77; 1011314.533035.

(H1b) Appointment of John "Trey" Kennedy to the Board of Tax Assessors

Approved the appointment of John Kennedy to the Board of Tax Assessors to fill the remaining term of Alex Griffin.

(H1c) Acceptance of the FY2024 Emergency Management Performance Grant Application

Approved the acceptance of the FY2024 Emergency Management Performance Grant.

(H1d) Vehicle Purchases from Alan Jay Auto Group to Replace Vehicles Totaled

Approved the purchase of eight Explorer Pursuits at \$46,685 each, five Silverado 1500 at \$46,966 each, two Ford F-550 at \$74,076 each and one Silverado 3500 at \$60,409 from Alan Jay Auto Group.

(H1e) Cisco Equipment Lifecycle Purchase from DISYS

Approved the purchase of lifecycle Cisco Equipment from DISYS in the amount of \$233,264.94; 22450.32.090.

(H1f) Cisco Equipment Purchase for Building A Construction

Approved the purchase of Cisco Equipment for Building A that is being constructed in the amount of \$874,898.77; 24810.34.029.

(H1g) Cisco Equipment Lifecycle Purchase from DISYS

Approved the purchase of lifecycle Cisco Equipment from DISYS in the amount of \$231,579.17; 1011005.601081.

(H1h) IT Production Infrastructure Refresh from Mainline

Approved purchasing IT production infrastructure refresh from Mainline in the amount of \$232,741.64; 3503552.601090.35554.

(H1i) WebEx Telephony Payment Authorization

Approved a WebEx Telephony payment in the amount of \$140,410.20.

(H1j) Resolution Number 25-10 Requesting to Provide a Homestead Exemption From Columbia County Ad Valorem Taxes for Purposes

Approved Resolution Number 25-10.

(H2) Development and Planning Services Committee

(H2a) Award BID#2024026-RFP3000 and contract to R.D. Brown Contractors, Inc. for the Construction of the CC Sheriff's Office Detention Dorm Phase 2 Project

Approved awarding the bid and contract to R.D. Brown Contractors, Inc. for the Sheriff's Office Detention Dorm Phase 2 project in the amount of \$4,235,000; 22830.32.10.

(H2b) Independent Contractor Agreement with WSP USA, Inc. for Special Inspections and Material Testing for CCSO Detention Center Dorm Ph. II

Approved an Independent Contractor Agreement with WSP USA, Inc. for special inspections and material testing for the Sheriff's Office Detention Center Phase 2 in the amount of \$37,340; 22830.32.015.

(H2c) Underground Power Easement with Georgia Power for the Coroner's Office

Approved an underground power easement with Georgia Power for the Coroner's Office.

(H2d) Ancillary Dwelling Variance for Tax Map 009 Parcel 003D

Approved the ancillary dwelling variance for tax map 009 parcel 003D.

(H2e) Easement Encroachment Agreement for Tax Map 081 Parcel 238

Approved an Easement Encroachment Agreement for tax map 081 parcel 238.

(H2f) Easement Encroachment Agreement for Tax Map 077H Parcel 048

Approved an Easement Encroachment Agreement for tax map 077H parcel 048.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ25-03-01, Rezoning from C-2 (General Commercial) & R-1 (Single Family Residential) to C-C (Community Commercial), 426 Lewiston Road & 5136 Autumn Trail, Tax Map 068 Parcels 095A & 096, a combined 3.24 +/- acres, and currently zoned C-2 (General Commercial) & R-1 (Single Family Residential).

Doug Thornton explained his concerns on the rezoning. Matthew DeMyers explained why the request to rezone the properties was needed.

Commissioner Allen made a motion to deny the request for a rezoning from C-2 & R-1 to C-C for property located at tax map 068 parcels 095A & 096. Commissioner Carraway Seconded the motion. The motion carried unanimously.

(I1a2) VA25-03-01, Variance to Section 90-53 List of lot & Structure Requirements, 738 Campana Drive, Tax Map 071 Parcel 136, 0.28 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Allen made a motion to approve the request for a variance to section 90-53 for property located at tax map 071 parcel 136 to reduce the front building setback to 20 feet from the front property line subject to the following condition:

Building Standards:

If the retaining wall shown on the Land Disturbance Permit is needed, it must not cross property lines. A Cast-in-Place wall may be constructed only if it has a "Cold Joint" at the property line shared with 736 Campana Drive. This allows each property owner to be separated from the adjacent property.

Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) Marlena Bergeron

Marlena Bergeron explained why the County Library Guidelines should be repealed.

(L2) Karin Parham

Karin Parham stated that the County Library Guidelines are unconstitutional and should be repealed.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Marie Hennen parcel 060044, Orville & Gemma Lake parcel 067097, Gordon & Lana Johnson parcel 072B055, Larry & Mary Mack parcel 072B054 and Bettye Burge parcel 072B043 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chair Couch made a motion to approve \$15,000 to Marie Hennen parcel 060044, \$33,000 to Orville & Gemma Lake parcel 067097, \$16,500 to Gordon & Lana Johnson parcel 072B055, \$12,000 to Larry & Mary Mack parcel 072B054 and \$11,600 to Bettye Burge parcel 072B043 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Allen seconded the motion. The motion carried unanimously.

(M1b) Resolution 25-11, Declaration of Taking and Order by Condemnation for a portion of tax map 067C382 and 067C071 for the improving, widening, paving, aligning and maintaining of Hereford Farm Road.

Vice Chair Couch made a motion to approve Resolution 25-11, Declaration of Taking and Order by Condemnation for a portion of tax map 067C382 and 067C071 for the improving, widening, paving, aligning and maintaining of Hereford Farm Road. Commissioner Allen seconded the motion. The motion carried unanimously.

(M1c) Donald & Cathy Widener parcel 062037 to obtain right of way and/or easements for the Chamblin Horizon connector project.

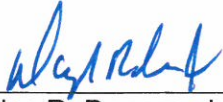
Vice Chair Couch made a motion to approve \$12,800 to Donald & Cathy Widener parcel 062037 to obtain right of way and/or easements for the Chamblin Horizon connector project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M1d) Settlement agreement with Willene Satcher, as Executor of the Estate of William W. Satcher, Columbia Road Professional Centre Owners Association, Inc., and Pierwood Investment Corporation.

Vice Chair Couch made a motion to approve the settlement agreement with Willene Satcher, as Executor of the Estate of William W. Satcher, Columbia Road Professional Centre Owners Association, Inc., and Pierwood Investment Corporation. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Carraway made a motion to adjourn at 6:33 p.m. Commissioner Melear seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk