



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, June 17, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
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:

Scott Sterling – Planning Services
Kyle Titus - Engineering Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
County Staff

Members of the Media and Public

A. CALL TO ORDER

Chairman Duncan called the meeting to order at 6:00 p.m.

B. INVOCATION

Vice Chair Couch gave the invocation.

C. PLEDGE OF ALLEGIANCE

County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Duncan declared a quorum with five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 03, 2025

Commissioner Melear made a motion to approve the minutes of the June 03, 2025 meeting as presented. Vice Chair Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

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. Vice Chair Couch seconded the motion. The motion carried unanimously.

(H1) Management and Internal Services Committee

(H1a) FY25 Service Agreement for Richmond County Medical Society Project Access, Inc.

Approved the Fiscal Year 25 Service Agreement with Richmond County Medical Society Project Access, Inc. in the amount of \$25,000; 1011001.533035.

(H1b) Tax Appeals Conflict Counsel Agreement with The Nelson Law Group

Approved the Tax Appeal Conflict Counsel Agreement with the Nelson Law Group.

(H1c) Extension of the State Properties Commission Agreement for the Department of Community Supervision

Approved the extension of the State Properties Commission Agreement for the Department of Community Supervision.

(H1d) Extension of the State Properties Commission Agreement for the Department of Driver Services

Approved the extension of the State Properties Commission Agreement for the Department of Driver Services.

(H1e) Contract with Guardian Mortuary Transport, Inc. for Coroner Transport Services

Approved the contract with Guardian Mortuary Transport, Inc. for Coroner transport services.

(H1f) FY26 Criminal Justice Coordinating Council Accountability Courts Grant

Approved the acceptance of the Fiscal Year 26 Criminal Justice Coordinating Council Accountability Courts grant and authorization for the Chairman to execute the necessary documents.

(H1g) Estimated Roll-Back Rate for Notice of Assessment

Approved the estimated rollback rate of 4.360 for the maintenance and operations portion of the millage rate.

(H1h) FY 2025/2026 ACCG Property and Liability Insurance Renewal

Approved the approval of the FY2026 ACCG-IRMA Renewal Contribution Worksheet for the 2025/2026 property and liability coverage period in the amount of \$1,014,533; 6116100.533130.

(H1i) Microsoft Enterprise Payment Authorization 2025-2026

Approved the Microsoft Enterprise payment authorization 2025-2026 in the amount of \$376,954.52; 1011005.533035.

(H1j) Tax Parcel Layer Maintenance Services Agreement with Fred Daniel Mapping Services

Approved the Tax Parcel Layer Maintenance Services Agreement with Fred Daniel Mapping Services in the amount of \$50,000; 6516500.533035.

(H1k) Masters Service Agreement with South Carolina Telecommunications Group Holdings, LLC.(Segra) for Connectivity Services

Approved Master Service Agreement with South Carolina Telecommunications Group Holding, LLC for connectivity services in the amount \$33,600; 5515530.533135.

(H1l) Authorization Payment to Tyler Munis for the months of April through June 2025

Approved the authorization payment to Tyler Munis for the months of April through June 2025 in the amount of \$149,195.70; 1011005.533035.

(H1m) Authorization of 2025-2026 Tyler Munis Payment

Approved the authorization payment to Tyler Munis for FY2026 in the amount of \$596,782.78; 1011005.533035.

(H2) Development and Planning Services Committee

(H2a) Contract Amendment and Renewal Number 2 with Otis Elevator Company for Elevator Maintenance

Approved Contract Amendment and Renewal Number 2 with Otis Elevator Company for elevator maintenance in the amount of \$64,624.50; 1011008.533035.10086.

(H2b) Renewal Number 2 with Northwest Exterminating Co., Inc. for Exterminating Services

Approved Renewal Number 2 with Northwest Exterminating Company, Inc. for exterminating services in the amount of \$35,052; 1011008.533035.10082.

(H2c) Renewal Number 3 with Coastal Waste & Recycling of Georgia LLC for Refuse Services

Approved Renewal Number 3 with Coastal Waste & Recycling of Georgia LLC for refuse services.

(H2d) Renewal Number 3 with A-Com Security Company, LLP dba Acom Integrated Solutions for Fire and Intrusion Monitoring Services

Approved Renewal Number 3 with A-Com Security Company, LLP. dba Acom Integrated Solutions for fire and intrusion monitoring services.

(H2e) Independent Contractor Agreements with Southeastern Paper Group, LLC and KAMO Manufacturing Company, Inc. for the purchase of janitorial supplies

Approved the Independent Contractor Agreements with Southeastern Paper Group, LLC. and KAMO Manufacturing Company, Inc. for the purchase of janitorial supplies.

(H2f) Easement Encroachment Agreement Tax Map 077G Parcel 453.

Approved the easement encroachment agreement for tax map 077G parcel 453.

(H2g) Easement Encroachment Agreement Tax Map 029 Parcel 037G

Approved Easement Encroachment Agreement for tax map 029 parcel 037G.

(H2h) Easement Encroachment Agreement Tax Map 059A Parcel 307

Approved Easement Encroachment Agreement for tax map 059A parcel 307.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) VA25-05-02, Variance to Sections 90-139 Buffers & Screening and 90-147 (g)(10)(b)(2)(i) & (g)(10)(b)(2)(ii) Use Provisions, 3900 Washington Road, Tax Map 078C Parcel 223, 1.72 +/- acres, and currently zoned C-2 (General Commercial).

Kemberly Younts and Sylvia Elam stated their concerns of the rezoning. Daniel Ben-Yisrael and Cody Rogers who represent Parker's Kitchen were available to answer questions. Commissioner Allen made a motion to approve the request for a variance to sections 90-139 & 90-147(g)(10)(b)(2)(i) & (g)(10)(b)(2)(ii) for property located at tax map 078C parcel 223 to reduce or remove the structural buffer and separation requirements along shared lot lines with residential zoned property subject to the following conditions: Planning:

1. All lighting shall be shielded and directed away from adjacent residential properties. A photometric plan, showing readings of 0 footcandles at the residential property line, shall be submitted for review during site plan review. Lighting on the southern end of the site, behind the building, shall be designed to be as low height as possible while maintaining safety. The use of bollard lighting is encouraged in this area.
2. Buffers and separation requirements are reduced per the site plan provided by EMC Engineering Services, Inc. to the Columbia County Planning Department on May 28, 2025.

Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1a2) RZ25-06-01, Change of Conditions, off Wrightsboro Road and Hamilton Road, Tax Map 052 Parcel 037, 96.74 +/- acres, and currently zoned R-2 (Single Family Residential). - *Postponed to July 01, 2025*

Commissioner Allen made a motion to approve the request for the change of conditions for property located at tax map 052 parcel 037 subject to the condition that either the roundabout or the previously conditioned left turn lane must be installed prior to approval of the final plat for the first phase of the project. Vice Chair Couch seconded the motion.

Applicant Tyler Findley was available to answer questions.

Commissioner Allen made a motion to amend his motion to postpone the change of condition until July 01, 2025 meeting. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1a3) RZ25-06-02, Major S-1 (Special) Revision, 285 Flowing Wells Road, Tax Map 079 Parcel 066. 50.62 +/- acres, and currently zoned S-1 (Special) and Encroachment Agreement

Commissioner Allen made a motion to approve the request for the major S-1 revision for property located at tax map 179 parcel 066 to add a new entrance with masonry walls and signage along the frontage subject to the following conditions:

Planning: The wall height variance applies to finished masonry products only as proposed in the plan provided with this application. The approved height does not apply to chain link fencing.

Stormwater Management: Will need an easement encroachment agreement prior to approval for the fence and signs.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a4) RZ25-06-03, Major PUD (Planned Unit Development) Revision, 710 Point Bluff Parkway, Tax Map 029 Parcel 037L, 3.06 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Allen made a motion to approve the request for the major PUD Revision for property located at tax map 029 parcel 037L to add a Conditional Use for retail package sales of distilled spirits for off-premise consumption. Vice Chair Couch second the motion. Chairman Duncan, Vice Chair Couch and Commissioners Melear and Allen voted in favor of the motion. Commissioner Carraway opposed the motion. The motion carried.

(I1a5) RZ25-06-04, Major S-1 (Special) Revision, 3402 Gordon Highway, Tax Map 063B Parcel 028, 2.28 +/- acres, and currently zoned S-1 (Special).

Commissioner Allen made a motion to approve the request for a major S-1 Revision for property located at tax map 063B parcel 028 for a proposed fellowship hall and associated parking per the conceptual plan and narrative submitted to Columbia County Planning on May 23, 2025. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a6) RZ25-06-05, Rezoning from S-1 (Special) to R-1 (Single Family Residential), 1.01 +/- acre portion of 5164 Mill Branch Road, Tax Map 061 Parcel 1829, 30.9 +/- acres, and currently zoned S-1 (Special).

Commissioner Allen made a motion to approve the request for the rezoning from S-1 to R-1 for 1.01 +/- acre portion of property located at tax map 061 parcel 1829. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1a7) RZ25-06-06, Rezoning from PUD (Planned Unit Development) to S-1 (Special), off Columbia Road, Tax Map 061 Parcels 2140 & 2141, 39.49 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Allen made a motion to allow the applicant to withdraw the rezoning request RZ25-06-06 without prejudice. Commissioner Melear seconded the motion. The motion carried unanimously. Meera Mesha and G.B. Sharma stated why they wanted to withdraw. Brenda Heidman stated why this property should not be rezoned for a solar power farm.

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1) Karin Parham

Howard Johnson

Susan Warren

Karin Parham stated her concerns on the County public gathering permits.

Howard Johnson stated his concerns on the library shelving policy.

Susan Warren stated her concerns for the data center.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Joan Scott parcel 060078D, David & Virginia O'leary parcel 067102, William & Andrea Grier parcel 072B062, Marjorie Ansley parcel 072B058 and Stanley Perhonish parcels 067091A & 067091E to obtain right of way and/or easements for the Hereford Farm Road Widening Project.

Vice Chair Couch made a motion to approve \$17,000 to Joan Scott parcel 060078D, \$31,000 to David & Virginia O'leary parcel 067102, \$28,700 to William & Andrea Grier parcel 072B062, \$5,600 to Marjorie Ansley parcel 072B058 and \$63,000 to Stanley Perhonish parcels 067091A & 067091E to obtain right of way and/or easements for the Hereford Farm Road Widening Project. Commissioner Allen seconded the motion. The motion carried unanimously.

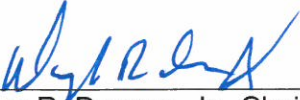
(M1b) Nicholas Cerasuolo parcel 073221, Belair-Evans Associates, LLC. parcel 072A361, Matthew George parcel 072A001C, \$50,000 to Janet Hull parcel 072J063, \$15,000 Patrick & Julieta Sandoval

parcel 072240 to obtain right of way and/or easements for the Hereford Farm Road Widening Project.

Vice Chair Couch made a motion to approve \$3,400 to Nicholas Cerasuolo parcel 073221, \$3,625 to Belair-Evans Associates, LLC. parcel 072A361, \$32,900 to Matthew George parcel 072A001C, \$50,000 to Janet Hull parcel 072J063, \$15,000 to Patrick & Julieta Sandoval parcel 072240 to obtain right of way and/or easements for the Hereford Farm Road Widening Project. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch adjourned the meeting at 7:29 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk