



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, July 1, 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
Steven Prather – Facility 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

Chairman Duncan 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 17, 2025

Commissioner Melear made a motion to approve the minutes of the June 17, 2025 Board of Commissioners 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. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Reclassification of Visitor Services Coordinator Position

Approved the reclassification of the Visitor Services Coordinator position from 35 to 40 hours per week and adding the vehicle allowance A.

(H1b) Vehicle Purchases from Wade Ford to Replace Sheriff's Office Totaled Vehicles

Approved the purchase of six Explorer Pursuit vehicles from Wade Ford in the amount of \$305,220; 6416400.601079.

(H1c) Awarding Bid 2025001-RFP1313 and Contract to FCMC, LLC for Disaster Mitigation Services

Approved awarding the bid and contract to FCMC, LLC. for disaster mitigation services.

(H1d) GA Bulls Soccer Club Tournament Agreement with Bulls Rush FC

Approved the Ga Bulls Soccer Club Tournament Agreement with Bulls Rush FC in the amount of \$30,000; 2242200.533080.

(H1e) Animal Services Donations

Approved the acceptance of \$600 to Animal Services for the medical care of shelter animals; 2250301.433019.01713.

(H1f) Resolution 25-20 Establishing the Columbia County Regional Library System and Dissolving the Library Advisory Board

Approved Resolution 25-20 Establishing the Columbia County Regional Library System and Dissolving the Library Advisory Board.

(H2) Public Works and Engineering Services Committee

(H2a) Georgia Department of Transportation Indemnification and Hold Harmless Agreement for the Pollard House Renovation Project Roadway-Drive Connection

Approved the Georgia Department of Transportation Indemnification and Hold Harmless Agreement for the Pollard House renovation project roadway-drive connection.

(H2b) Independent Contractor Agreement with Goodwyn Mills Cawood LLC. for the Columbia County Water Utility Sewer Model Gaps Analysis & Harlem Sewer Model

Approved the Independent Contractor Agreement with Goodwyn Mills Cawood LLC for Water Utility sewer model gaps analysis and Harlem sewer model in the amount of \$80,000 511.5140.533060.

(H2c) Award Bid 2025021-BID5100 to Hi Tech Power Systems, Inc. for the Purchase of Generac Mobile Generators

Approved awarding bid to Hi Tech Power Systems, Inc. for the purchase of generic mobile generators in the amount of \$101,101.47; 511.5135.601080.

(H2d) Resolution 25-06 to Amend Jones Mill Phase III Street Light District (#2024.396A) and Lighting Services Agreement with Georgia Power

Approved Resolution 25-06 to amend Jones Mill Phase III Street Light District 2024.396A and Lighting Services Agreement with Georgia Power; \$271.80 205.2050.522080 and \$7,620 205.2050.522082.

(H2e) Lighting Services Agreements with Georgia Power to install Safety Lights at Various Locations

Approved Lighting Services Agreement with Georgia Power to install safety lights at the intersections of Old Evans Road at Murray Lane, Evans to Locks at King Taylor Road and four Crosswalks on Panther Crossing at an upfront cost of \$28,031.40 and annual cost of \$3,908.64; 2342710.522080.20502.

(H2f) Lighting Services Agreement with Georgia Power to Upgrade Street Lighting in Various Areas - Phase II

Approved the Lighting Services Agreement with Georgia Power to upgrade 67 street lights at Chastain Place, 122 street lights at Bartram Trail, 104 street lights at High Meadows, 43 street lights at Hampton at Baldwin Lakes, 148 street lights at Tudor Branch, 24 street lights at Pinebluff, 69 street lights at Berkley Hills, 122 street lights at Crawford Creek, 230 street lights at Canterbury Farm and 1 safety light at Canterbury Farms in the amount of \$261,909.12; 205.2050.522080.

(H2g) 2025 Annual Renewal of Columbia County's Title VI Plan relating to Federal Assistance for Transportation Programs and Activities

Approved the 2025 annual renewal of Columbia County's Title VI plan relating to federal assistance for transportation programs and activities.

(H2h) Amendment #1 to Contract 2024-3013 with Infrastructure Consulting & Engineering, LLC for Construction Engineering & Inspection Services

Approved Contract Amendment Number 1 with Infrastructure Consulting & Engineering, LLC for construction engineering and inspection services.

(H2i) Contract# 2025-3255 with Thompson Building Wrecking Co. for Property Abatement, Demolition, and Removal Services for the Hereford Farm Road Widening Project

Approved the Contract with Thompson Building Wrecking Co for property abatement, demolition and removal services for the Hereford Farm road widening project in the amount of \$88,600; 91306.27.050.975.

(H2j) Contract #2025-3252 with Cranston, LLC to develop Landscaping Guidelines for County Roadway Medians and Shoulders

Approved the contract with Cranston, LLC. to develop landscaping guidelines for county roadway median and shoulders in the amount of \$11,900; 2342720.533035.

(H2k) Contract #2025-3250 with Goodwyn Mills and Cawood (GMC) for Stream and Wetland Mitigation Preliminary Site Assessment Services

Approved contract with Goodwyn Mills and Cawood for stream and wetland mitigation preliminary site assessment services in the amount of \$14,250; \$7,125 511.5000.544007 and \$7,125 5215200.601100.

(H2l) Acceptance of Easements for Greenpoint PCD, LLC

Approved the acceptance of easements as shown on the plat from H&C Surveying, Inc. dated May 10, 2025, revised June 9, 2025 for Greenpoint PCD, LLC. contingent upon staff's approval.

(H2m) Acceptance of Easement for Waffle House, Inc.

Approved the acceptance of a sewer easement as shown on the plat from Augusta Land Surveying, LLC. dated May 13, 2025 and revised on May 15, 2025 for Waffle House, Inc.

(H2n) National Resources Conservation Service (NRCS) Emergency Watershed Protection Program (EWPP) Agreement

Approved National Resources Conservation Service Emergency Watershed Protection Program Agreement and authorize the County Manager to execute it.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services

(I1a1) 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 from June 17, 2025*

Commissioner Allen made a motion to allow the applicant to withdraw without prejudice the request for the change of conditions. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ25-06-07, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial), 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial).

Commissioner Allen made a motion to approve the request for the rezoning from C-2 to C-3 for property located at tax map 078C parcels 160A & 161. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I2a2) VA25-06-01, Variance to Section 90-98 List of lot and Structure Requirements, Section 90-139 Buffers and Screening and Section 90-147(h)(1)(c) Use Provisions, 3932 & 3936 Haley Road, Tax Map 078C Parcels 160A & 161, 0.97 +/- acres total, and currently zoned C-2 (General Commercial).

Commissioner Allen made a motion to approve the request for a variance to sections 90-98, 90-139, and 90-147(h)(1)(c) for property located at tax map 078C parcel 160A & 161 to reduce the rear building setback to 10 feet from the lot line for an existing structure and reduce buffer requirements along the perimeter of the storage area per the submitted concept plan subject to the following conditions:

Planning:

1. Prior to issuance of an Occupational Tax for the subject property, a combination plat shall be recorded, and a copy provided to Columbia County Planning. The opaque slats shall be installed per the site plan, and a landscape plan must be submitted to Plan Review, approved by Columbia County, and installed.
2. Buffer and setback requirements are reduced per the site plan provided to the Columbia County Planning Department on May 23, 2025.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2a3) RZ25-06-08, Major S-1 (Special) Revision, 3629 Kamper Klub Road, Tax Map 001 Parcel 002, 13.11 +/- acres, and currently zoned S-1 (Special).

Commissioner Allen made a motion to approve the request for the major S-1 revision for property located at tax map 001 parcel 002 to revise building setbacks from 20 feet to 0 feet for the setback adjacent to Army Corps of Engineers (ACOE) property and remove buffers subject to the following condition:

Planning:

An as-built survey showing the location of foundations, footings, slabs, and any overhangs shall be provided prior to release of a footing, foundation, or slab inspection from Building Standards.

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

(I2a4) RZ25-06-09, Rezoning from R-3 (Single Family Residential) to S-1 (Special), 418 Old Evans Road, Tax Map 077B Parcel 118, 0.58 +/- acres, and currently zoned R-3 (Single Family Residential).

Valerie Lamb stated her concerns about the rezoning.

Commissioner Allen made a motion to approve the request for the rezoning from R-3 to S-1 for property located at tax map 077B parcel 118 for a proposed food pantry, clothing ministry and small group meeting place per the concept plan and narrative dated May 21st, 2025. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I2a5) RZ25-06-10, Major S-1 (Special) Revision, 5000 & 5010 Gateway Boulevard, Tax Map 068 Parcel 958F, 52.83 +/- 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 068 parcel 958F to increase the sign allowance on the property per the narrative revised on June 12th, 2025 and the signage master plan submitted on May 23, 2025 to the Columbia County Planning Department. Commissioner Melear seconded the motion. The motion carried unanimously.

(I3) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1)

Karin Parham stated concerns about the dissolution of the County Library Board before the new regional board has appointees, the loss of library staff and the chaotic library policies.

Howard Johnson stated concerns on how the appointments of the Columbia County Regional Library Board will be established.

Marlena Bergeron stated concerns about the library guidelines.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Jason Deas tenant rent supplement payment & moving expense and David Biggs relocation assistance payment parcel 072A057 for the Hereford Farm Road widening project.

Vice Chair Couch made a motion to approve \$15,315 to Jason Deas tenant rent supplement payment & moving expense and \$2,498.49 to David Biggs relocation assistance payment parcel 072A057 for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 6:35 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk