



**Columbia County Board of Commissioners
Agenda for September 16, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Commissioners:

Chairman - Douglas R. Duncan, Jr.

District 1 - Connie M. Melear

District 2 – Vacant

District 3 – Michael W. Carraway

District 4 - Alison G. Couch

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| A. CALL TO ORDER | Chairman Duncan |
| B. INVOCATION | Chairman Duncan |
| C. PLEDGE OF ALLEGIANCE | Chairman Duncan |
| D. ROLL CALL / QUORUM | Chairman Duncan |
| E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING | Chairman Duncan |

1. (E1) September 02, 2025

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| F. PRESENTATION AND APPROVAL OF THE AGENDA | Chairman Duncan |
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The Chairperson of the Board of Commissioners shall prepare and present the agenda for each meeting of the Board of Commissioners. Sec 2-81(4) Columbia County Code of Ordinances

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| G. SPECIAL RECOGNITION, PRESENTATION, AND / OR
DECLARATION | Chairman Duncan |
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| H. CONSENT AGENDA | Chairman Duncan |
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The Board, upon a motion and second, shall vote on the items on the consent agenda collectively. A vote on the consent agenda shall constitute a vote on each and every item listed thereon. Upon a vote of a majority of the members of the Board present and voting approving the consent agenda items, each and every item shall stand approved as if voted on individually. Section 2-81(6) Columbia County Code of Ordinances.

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| 1. Management and Internal Services Committee | Commissioner Melear |
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- a. (H1a) Employee Medical Premium Rates, Spousal Surcharge, Weight Loss Medications
- b. (H1b) United Healthcare Employee Medical Insurance Renewal for Year 2026
- c. (H1c) Contract with Employee Services, Inc. for Employee Assistance Program
- d. (H1d) November 11, 2025 Committee Meetings
- e. (H1e) December 2025 Committee Meetings
- f. (H1f) Purchase of Building A Furniture
- g. (H1g) GDOT FY 2027 5311 Rural Transportation Program Application
- h. (H1h) Cisco Smartnet Renewal Payment Authorization 2025-2026
- i. (H1i) Cisco Enterprise Agreement Payment Authorization 2025-2026
- j. (H1j) Approval of Non-Disclosure Agreement (NDA) Relating to the use of Columbia County Data Network and Security Practices
- k. (H1k) Cityworks Annual Maintenance Authorization of Payment 2025-2026
- l. (H1l) Independent Contractor Agreement with WSP USA Inc. for the Performing Arts Center Support Facility for Special Inspections and Material Testing Services

2. Development and Planning Services Committee Commissioner Couch
 - a. (H2a) Purchase of County Vehicles
 - b. (H2b) Alcoholic Beverage License Legacy Ties LLC dba Eggs Up Grill
 - c. (H2c) Easement Encroachment Agreement for Tax Map 067 Parcel 2379
 - d. (H2d) Conditional License, Encroachment and Maintenance Agreement for the License Area of Whimbrel Court Right of Way
 - e. (H2e) Easement Encroachment Agreement for 510 Pineview Court

I. DEBATE AGENDA

Chairman Duncan

The Chairman, after allowing sufficient time for debate and consideration, shall have the authority to call the question and when this is done, the question before the Board shall be immediately voted upon. Section 2-81(7) Columbia County Code of Ordinances.

1. New Business Chairman Duncan
 - a. Management and Internal Services Committee Commissioner Melear
 1. (I1a1) Fiscal Year 2026 Medication Assisted Treatment Grant Program from the Criminal Justice Coordinating Council
 - b. Development and Planning Services Committee Commissioner Couch
 1. (I1b1) VA25-09-01, Variance to Section 90-53 *List of lot & structure requirements*, 84 Chigoe Lane, Tax Map 024 Parcel 202, 1.28 +/- acres, and currently zoned R-4 (Recreational Residential) and Easement Encroachment.
 2. (I1b2) RZ25-09-01, Rezoning from C-1 (Neighborhood Commercial) to R-A (Residential Agricultural), 5605 Old Augusta Highway, Tax Map 054 Parcel 032, 2.00 +/- acres, and currently zoned C-1 (Neighborhood Commercial).
 3. (I1b3) RZ25-09-02, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for an Automobile or Truck Storage Lot, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial).
 4. (I1b4) VA25-09-02, Variance to Section 90-133 *Parking*, 270 Rose Street, Tax Map 078D Parcel 084, 3.58 +/- acres and currently zoned C-2 (General Commercial).
 5. (I1b5) RZ25-09-03, 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).
 6. (I1b6) RZ25-09-04, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 475 Lewiston Road, Tax Map 061 portion of Parcel 030L, 1.30 +/- acre portion of a 30.46 +/- acre total, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).
 7. (I1b7) VA25-09-03, Variance to Section 90-139 *Buffers and Screening*, 475 Lewiston Road, Tax Map 061 Parcel 030L, 30.46 +/- acres, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).
 8. (I1b8) RZ25-09-05, Rezoning from a split zoned M-1 (Light Industrial) and R-A (Residential Agricultural) to S-1 (Special), 480 & 500 Chamblin Road, Tax Map 061 Parcels 087A & 087, 35.96 +/- combined acres, and currently split zoned M-1 (Light Industrial) and R-A (Residential Agricultural).
 9. (I1b9) RZ25-09-06, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 Portion of Parcel 057, a 7.86 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential).

2. Items Added at the Meeting

J. LEGAL MATTERS

County Attorney Driver

K. REQUESTS FOR REVIEW BY COMMITTEE

Chairman Duncan

L. PUBLIC COMMENTS

Chairman Duncan

Anyone desiring to speak before the Board is limited to five minutes and must fill out a request to speak form which should be given to the county clerk prior to the start of the meeting. Comments should provide relevant information regarding (their) position and should avoid being repetitious. If a group wishes to speak, one person must be designated to speak for the group. Please speak into the microphone and adjust as needed. You may view the video of the Board of Commissioners meeting on our website www.columbiacountyga.gov.

1. (L1) Alan Wyatt, Susan Warren, Karin Parham, Howard Johnson and Marlena Bergeron

M. EXECUTIVE SESSION

Chairman Duncan

All portions of meetings held in executive session shall be held in accordance with the provisions of O.C.G.A. Section 50-14-1 through 50-14-4 to discuss exempt personnel matters, land acquisitions, pending or threatened lawsuits, and other matters as permitted by law.

1. Property

- a. (M1a) Ann Tapley parcel 072B140, Ryan & Brittany Raner parcel 072J119 and Katherine Green & Brantley Chin Yu parcel 060005D to obtain right of way and/or easements for the Hereford Farm Road widening project.

N. ADJOURNMENT

Chairman Duncan

The next scheduled meeting is Tuesday, October 07, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center