Columbia County Board of Commissioners Meeting
Minutes of Tuesday, October 7, 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 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
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility Services
Leanne Reece – Financial 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
Commissioner Melear 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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) September 16, 2025
Commissioner Melear made a motion to approve the minutes of the September 16, 2025 Board of Commissioners meeting as presented. Commissioner Carraway 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
Chairman Duncan welcomed some of the members from the 2026 Leadership Columbia County Class.

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) Proclamation Recognizing November 2, 2025, as Retired Educators Day
Approved a Proclamation recognizing November 02, 2025 as Retired Educators Day.

(H1b) Renewal Agreement with CivicPlus for CivicRec Management Software
Approved a renewal agreement with CivicPlus for CivicRec Management Software in the amount of $44,281.03; 1011005.533035.

(H1c) Proclamation Recognizing the 35th Anniversary of Brandon Wilde
Approved a Proclamation recognizing the 35th Anniversary of Brandon Wilde.

(H1d) Animal Services Donations
Approved donations in the amount of $5,000 for the medical care of shelter animals.

(H1e) Purchase of Replacement Mowers and Carts from Blanchard Equipment Company for Park Maintenance
Approved the purchase of replacement mowers and carts from Blanchard Equipment Company for park maintenance in the amount of $71,589.43.

(H1f) Amendment Number 2 to the Contract for Inmate Medical Services with CorrectHealth Columbia, LLC.
Approved Amendment Number 2 to the contract for inmate medical services with CorrectHealth Columbia, LLC.

(H2) Public Works and Engineering Services Committee

(H2a) Ancillary Dwelling Variance, 1300 Three Oaks Drive, Tax map 019 parcel 030A, 5 +/- Acres, and currently zoned R-A (Residential Agricultural). District 4.
Approved an ancillary dwelling variance for parcel 019030A.

(H2b) Ancillary Dwelling Variance, 6956 Moontown Drive East, Tax map 051A Parcel 045A, 9.41 +/- acres, and currently zoned R-A (Residential Agricultural). District 3
Approved an ancillary dwelling variance for parcel 051A045A.

(H2c) Purchase of a Hydro Excavator Combo Truck from Rush Truck Center replacing shop # 1109
Approved the purchase of a hydro excavator combo truck from Rush Truck Center in the amount of $598,232; 511.5130.601081.

(H2d) Georgia Power Easement for 5803 Columbia Rd Lift Station
Approved a Georgia Power easement for 5803 Columbia Road lift station.

(H2e) Easement Agreement with Georgia Power at 480 Sugar Creek Dr (Parcel # 068 055G)
Approved an Easement Agreement with Georgia Power at 480 Sugar Creek Drive for the Sugarcreek booster pumping station.

(H2f) Award Bid# 2025023-BID5100 and contract to P. F. Moon and Company, Inc for Clarks Hill WTP Hypochlorite Improvements
Approved awarding the bid and contract to P.F. Moon and Company, Inc. for Clarks Hill Water Treatment Plant hypochlorite improvements in the amount of $5,283,000; 58037.39.015.692.

(H2g) Lighting Services Agreement LP104840 with Georgia Power to upgrade the Intersection Safety Light at the intersection of Furys Ferry Rd (SR28) and Anderson Circle
Approved Lighting Services Agreement LP104840 with Georgia Power to upgrade the intersection safety light at the intersection of Furys Ferry Rd and Anderson Circle.

(H2h) Purchase of a Green Climber LV600 Pro for Stormwater Operations
Approved the purchase of a Green Climber LV600 Pro for Stormwater Operations in the amount of $107,048; 5215200.601082.

(H2i) Purchase of a CX145D Excavator for Stormwater Operations
Approved the purchase of a CX145D excavator for Stormwater Operations in the amount of $210,170; 5215200.601082.

(H2j) Contract# 2025-3262 with Southern Civil Solutions for Industrial Park Dr Sidewalk Ext. & Landscaping Design
Approved an Independent Contractor Agreement with Southern Civil Solutions, LLC. for Industrial Park Drive sidewalk extension and landscaping design in the amount of $8,250;5215200.601100.

(H2k) Contract Amendment with Georgia Environmental Protection Division for the 319(h) Grant associated with Non-Point Source Pollution Grant at Lakeside Park

Approved a contract amendment with Georgia Environmental Protection Division for the 319(h) grant associated with Non-Point Source Pollution Grant at Lakeside Park.

(H2l) Change Order 1 to Contract #2025-3220 with Bluewater Engineering for additional Survey and Design Services related to the Wilkins Rd Dirt-to-Pave Project
Approved change order one to contract with Bluewater Engineering for additional survey and design services related to the Wilkins Road dirt to pave project in the amount of $30,900; 3503550.533035.35550.

(H2m) BID# 2025027-BID2710 and Contract# 2025-3306 with NGT Group for the Washington Rd Corridor Traffic Improvements Project
Approved awarding the bid and contract with NGT Group for Washington Road corridor traffic improvements project in the amount of $2,527,982.89; 22319.32.015.

(H2n) Bid# 2025030-BID3313 and Contract# 2025-3325 with Reeves Construction Company for TIA 2, Group 6 Resurfacing
Approved awarding the bid and contract with Reeves Construction Company for TIA 2 Group 6 resurfacing in the amount of $2,837,616.70; 91329.24.015.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) VA25-09-04, Variance to Section 90-53 *List of lot and structure requirements*, 613 Apostolic Drive, Tax Map 074A Parcel 060, 1.17 +/- acres, and currently zoned R-1 (Single Family Residential).
Vice Chair Couch made a motion to approve the request for a variance to section 90-53 for property located at tax map 074A parcel 060 to reduce the rear setbacks for an existing ancillary structure and small expansion of that structure subject to the following conditions:
Building Standards:
The structure cannot be expanded further into the setbacks, and, if damaged and has to be rebuilt, it will need to be relocated outside of the setbacks.
Planning:
The reduction in the side and rear setbacks only applies to the existing structure and the proposed small expansion per the submitted concept plan.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a2) RZ25-09-07, Change of Conditions, off Baker Place Road, Tax Map 051 Parcel 049F, 38.04 +/- acres, and currently zoned PRD (Planned Residential Development).
Vice Chair Couch made a motion to approve the request for a change of conditions for property located at tax map 051 parcel 049F with the following condition:
No final plats for Tillery Section 4, 5 or 6 will be approved until the Canterbury Parkway Connection is completed.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a3) RZ25-09-08, Major PUD (Planned Unit Development) Revision, 887 Audubon Way, Tax Map 081 Parcel 659, 0.37 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment.
Vice Chair Couch made a motion to approve the request for a Major PUD Revision for property located at tax map 081 parcel 659 to allow a retaining wall over six feet in height to be constructed within the rear setback subject to the following conditions and approve the Easement Encroachment Agreement:
Stormwater: An easement encroachment agreement will be required.
Planning:
The major revision shall allow a total height for the retaining wall and fence of fifteen feet.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a4) RZ25-09-09, Master Sign Plan Revision, 447 North Belair Road, Tax Map 073 Parcel 022, 55.14 +/- acres, and currently zoned PUD (Planned Unit Development).

Vice Chair Couch made a motion to approve the request for a Master Sign Plan Revision for property located at tax map 073 parcel 022 to allow an additional freestanding sign on North Belair Road subject to the following condition:
Planning:
The proposed sign must be designed as a double-sided brick monument sign in keeping with the B-style signs outlined in the master sign plan. The brick shall match the building colors.
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

(L1) Howard Johnson, Lori Patterson, Vincent Muller, Priscilla Bence, Karin Parham, Roy Bowers, Stephen Scott, Daniel Sullivan, Kris Price, Alan Wyatt, Michael Welsh, Susan Warren, Tonya Bonitatibus and Dewey Carey
Howard Johnson spoke concerning opioid abatement settlement funds and the library.
Lori Patterson spoke concerning body cams, bullying and data centers.
Vincent Muller spoke concerning the future growth of the county.
Priscilla Bence spoke concerning the library.
Karin Parham spoke concerning the library and issues of governance.
Roy Bowers spoke concerning the library.
Stephen Scott spoke concerning data centers.
Daniel Sullivan spoke concerning data centers.
Kris Price spoke concerning data centers.
Alan Wyatt spoke concerning data centers.
Michael Welsh spoke concerning the library.
Susan Warren spoke concerning data centers.
Tonya Bonitatibus spoke concerning data centers.
Dewey Carey spoke concerning growth management and data centers.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Permanent easement from Pinnacle Bank for a portion of parcel 072231P water line.
Vice Chair Couch made a motion to accept the donation of permanent easement from Pinnacle Bank for a portion of parcel 072231P water line. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M1b) Resolution Numbers 25-30 & 25-31, Declaration of Taking, Order of Condemnation for parcels 060019 and 060005 for the Hereford Farm Road widening project.
Vice Chair Couch made a motion to approve Resolution Numbers 25-30 & 25-31, Declaration of Taking, Order of Condemnation for parcels 060019 and 060005 for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M1c) Jody Camak parcel 060080, Alma Hinton parcel 060052 and Doctors Hospital of Augusta, LLC. parcels 072A061 and 072A062 to obtain right of way and/or easements for the Hereford Farm Road widening project.
Vice Chair Couch made a motion to approve $37,900 to Jody Camak parcel 060080, $41,700 to Alma Hinton parcel 060052 and $66,300 to Doctors Hospital of Augusta, LLC. parcels 072A061 and 072A062 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M1d) Purchase and sales agreement with William & Elaine Carter for a portion of parcel 068960J
Vice Chair Couch made a motion to approve the purchase and sales agreement with William & Elaine Carter for a portion of parcel 068960J. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 7:41 p.m. Commissioner Melear seconded the motion. The motion carried unanimously.

Douglas R. Duncan, Jr., Chairman

Patrice R. Crawley, County Clerk