



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, November 18, 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 Jim M. Steed
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
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility 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) November 04, 2025

Commissioner Melear made a motion to approve the minutes of the November 04, 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 November 04, 2025 agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

H. CONSENT AGENDA

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ25-11-02, Major PUD (Planned Unit Development) Revision, 975 Windmill Parkway, Tax Map 059A Parcel 307, 0.43 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment.

Commissioner Melear made a motion to approve the request for the major PUD revision for property located at tax map 059A parcel 307 to reduce the side setback for an existing gazebo and reduce the rear setback for the existing pool subject to the following conditions:

Planning:

The reduction in the side setback only applies to the existing structure.

Stormwater: An easement encroachment agreement will be required.

Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a2) RZ25-11-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5385 Washington Road, Tax Map 058 Parcels 218B, 218C & 218D, 12.54 +/- acres combined, and currently zoned R-A (Residential Agricultural).

Commissioner Melear made a motion to disapprove the request for the rezoning from R-A to S-1 for property located at tax map 058 parcels 218B, 218C, & 218D. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a3) Ordinance Number 25-07, Text Amendment, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 Allowed uses, Section 90-98 List of lot and structure requirements, and establishing Section 90-101 D-C Data center district. Article IV Supplemental Requirements, Section 90-139 Buffers and screening, and Section 90-147 Use provisions. – First Reading

Sylvia Elam and Vin Muller gave their concerns about the rezoning ordinance.

Commissioner Melear made a motion to approve the first reading of Ordinance Number 25-07 Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 Allowed uses, Section 90-98 List of lot and structure requirements, and establishing Section 90-101 D-C Data center district. Article IV Supplemental Requirements, Section 90-139 Buffers and screening, and Section 90-147 Use provisions. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) Contract #2025-3387 with Southern Asphalt for Milling and Resurfacing Memorial Park Trail

Vice Chair Couch made a motion to approve an Independent Contract with Southern Asphalt for milling and resurfacing of Memorial Park Trail not to exceed \$150,000; 2102100.544035.2100.31.216.

Commissioner Carraway seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1) Janice Muller, Karen Phelps, Aaron Bilyeu, Howard Johnson, Elijah Sapp, Susan Warren and D.J. Hadden.

Chairman Duncan read a statement concerning the data centers in Columbia County.

Janice Muller stated her concerns about the data center water use and the zoning issue of White Oak Technology Park.

Karen Phelps requested that the library guidelines revert to the original ones.

Aaron Bilyeu stated that the Commissioners are going the correct way by approving the data center ordinance.

Howard Johnson recommended Sandra Bowers for the appointment by Commissioner Steed to the library board.

Elijah Sapp stated his concerns about the proposed data center.

Susan Warren stated her concerns about data centers in Columbia County.

D.J. Hadden stated that he is in favor of data centers in Columbia County.

M. EXECUTIVE SESSION

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 7:11 p.m. Chairman Duncan seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk