



**Columbia County Board of Commissioners  
Agenda for December 2, 2025 at 6:00 PM  
Evans Government Center Auditorium, Evans, Georgia**

**Commissioners:**

Chairman - Douglas R. Duncan, Jr.

District 1 - Connie M. Melear

District 2 – Jim M. Steed

District 3 – Michael W. Carraway

District 4 - Alison G. Couch

- A. CALL TO ORDER Chairman Duncan
- B. INVOCATION Commissioner Melear
- C. PLEDGE OF ALLEGIANCE Chairman Duncan
- D. ROLL CALL / QUORUM Chairman Duncan
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Duncan
  - 1. (E1) November 18, 2025

- F. PRESENTATION AND APPROVAL OF THE AGENDA Chairman Duncan

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

- G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION Chairman Duncan
  - 1. Special Recognition
    - a. (G1a) Recognition for Emergency Management Agency of the Year for 2025

- H. CONSENT AGENDA Chairman Duncan

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.

- 1. Community and Emergency Services Committee Commissioner Carraway
  - a. (H1a) DHS Coordinated Transportation Grant Contract
  - b. (H1b) Animal Services Donations
  - c. (H1c) Library Services Agreement with the Columbia County Library System
- 2. Public Works and Engineering Services Committee Commissioner Couch
  - a. (H2a) Georgia Department of Transportation Radius Encroachment Easement Agreement at the Corner of William Few Parkway and Columbia Road
  - b. (H2b) Rejection of the Bid #2025013-BID3289 for the Pollard House Renovation
  - c. (H2c) Independent Contract with Thomson Roofing for the Reroofing of the Columbia County Cares Building
  - d. (H2d) Independent Contractor Agreement with Duke's Root Control to perform a Precision I&I Microdetection Study
  - e. (H2e) The Purchase of Pigging Project Valves from American Flow

- f. (H2f) Resolution 25-38 on the Creation of a 'No Parking' Zone on Grimaude Blvd
- g. (H2g) Change Order #3 to Contract #2023-2579 with Blair Construction for the Miramar Drive Storm Sewer Extension Project
- h. (H2h) 2026 Local Maintenance Improvement Grant (LMIG) Project List and Application
- i. (H2i) Rescind Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project
- j. (H2j) Bid #2025022-BID3313 and Contract #2025-3388 with Tri Scapes, LLC for the Gateway Signage and Landscaping Project
- k. (H2k) Contract #2025-3383 with Anderson Environmental, Inc. for Property Abatement, Demolition, and Removal Services on the Hereford Farm Rd Widening Project
- l. (H2l) Contract 2025-3375 with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Rd Widening Project
- m. (H2m) Change Order #2 to Contract #2025-3194 with Pond & Company for Expanded Preliminary Engineering Services Related to the Realignment of N. Fairview Drive
- n. (H2n) Acceptance of Improvements at Greenpoint, Phase III

## 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. Unfinished Business

Chairman Duncan

#### a. Development and Planning Services Committee

- 1. (I1a1) 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*. – **Second Reading**

### 2. New Business

Chairman Duncan

#### a. Management and Internal Services Committee

Commissioner Melear

- 1. (I2a1) Resolution Number 25-40 Columbia County Board of Education Requesting the Levy and Collection of an Annual Ad Valorem Tax for the Columbia County School District General Obligation Bonds, Series 2025

#### b. Development and Planning Services Committee

Commissioner Steed

- 1. (I2b1) VA25-11-01, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial).
- 2. (I2b2) RZ25-11-04, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial).
- 3. (I2b3) RZ25-11-05, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial).
- 4. (I2b4) RZ25-11-06, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special).
- 5. (I2b5) RZ25-11-07, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/-

acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential).

3. 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](http://www.columbiacountyga.gov).

1. Karin Parham

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) ECHO Riverwood, LLC. parcel 065900 to obtain a temporary easement for the Washington Road and William Few Parkway intersection improvements project.
- b. (M1b) Resolution Number 25-41 parcel 060046, Resolution Number 25-42 parcel 060043A, Resolution Number 25-43 parcel 067122Z, Resolution Number 25-44 parcel 072B050, Resolution Number 25-45 parcel 072A348, Declaration of Taking and Order of Condemnation for the Hereford Farm Road widening project.
- c. (M1c) Acceptance of the roads, rights of way and easements as depicted on the plat prepared by Jachens Land Surveying dated February 22, 2022, Parcel A labeled as the sanitary sewer pump station on a plat prepared by Jachen Land Surveying dated November 20, 2025 and the detention pond parcels labeled as A, B and C on a plat prepared by Jachens Land Surveying dated November 26, 2025.
- d. (M1d) Tina Carroll parcel 072J062 and Waterford Community Association, Inc. parcel 072J187 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, December 16, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center**