



**Proposed Development and Planning Services Committee
Agenda for Tuesday, December 9, 2025 at 8:30 AM
Evans Government Center Auditorium, Evans, Georgia**

Committee:

Alison G. Couch – Chairman
Connie M. Melear – Vice Chair
Douglas R. Duncan, Jr. – Member

Staff:

Scott Johnson – County Manager
Glenn Kennedy – Deputy County Manager
Matt Schlachter - Deputy County Manager
Paul Scarbary - Development Services Director
Scott Sterling – Planning Services Director

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| A. CALL TO ORDER | Chairman Couch |
| B. INVOCATION | Chairman Couch |
| C. PLEDGE OF ALLEGIANCE | Chairman Couch |
| D. ROLL CALL / QUORUM | Chairman Couch |
| E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING | Chairman Couch |
| 1. (E1) October 14, 2025 | |
| F. APPROVAL OF THE AGENDA | Chairman Couch |
| G. PRESENTATION | Chairman Couch |
| H. CONSENT AGENDA | Chairman Couch |

The Committee, 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 Committee present and voting approving the consent agenda items, each and every item shall be presented as a consent agenda item at the next Board of Commissioners meeting.

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| I. DEBATE AGENDA | Chairman Couch |
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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.

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| 1. New Business | Chairman Couch |
| a. Deputy County Manager | Matt Schlachter |
| 1. (I1a1) Waiver of Distance Requirements for Parcel 050002F | |
| b. Development Services | |
| 1. (I1b1) Alcoholic Beverage License Pham Nguyen Restaurant LLC dba Banh Mi Dang | |
| c. Planning Services | |
| 1. (I1c1) Easement Encroachment Agreement Tax Map 073A Parcel 438 | |
| 2. (I1c2) Ancillary Dwelling Variance for Tax Map 018 Parcel 005A | |
| d. Other Committees | |
| 2. Items Added at the Meeting | |

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| J. LEGAL MATTERS | County Attorney Driver |
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K. STAFF REPORTS

Chairman Couch

1. Planning Services

- a. (K1a) November 2025 Planning Department Work Load measurement monthly report
- b. (K1b) October 2025 Plan Review Work Load measurement monthly report

2. Development Services

- a. (K2a) Development Services Division Monthly Report
- b. (K2b) Development Services Division Financial Report
- c. (K2c) Temporary Event Alcohol Permits

L. COMMISSIONERS' AND PUBLIC COMMENTS

Chairman Couch

Anyone desiring to speak before the Committee on an agenda item is limited to five minutes and should stick to 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. All speakers must complete a speaker form. Please speak into the microphone and adjust as needed.

M. EXECUTIVE SESSION

Chairman Couch

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.

N. ADJOURNMENT

Chairman Couch

The next scheduled Development and Planning Services Committee meeting is Tuesday, January 13, 2026 at 8:30 a.m. in the Auditorium of Building A at the Evans Government Center