



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, December 2, 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
Steven Prather – Facility Services
County Staff

Commissioner Jim M. Steed was absent.

Members of the Media and Public

A. CALL TO ORDER

Chair 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

Chair Duncan declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) November 18, 2025

Commissioner Melear made a motion to approve the minutes of the November 18, 2025 Board of Commissioners meeting as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chair Duncan presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Special Recognition

(G1a) Recognition for Emergency Management Agency of the Year for 2025

Commissioner Melear recognized the Columbia County Emergency Management Agency Department for receiving the Emergency Management Agency of the Year for 2025. This is the first time Columbia County has ever received this award.

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) DHS Coordinated Transportation Grant Contract

Approved the Georgia Department of Human Services Coordination Transportation Grant contract administered by Verida Inc. to provide transportation services to senior residents.

(H1b) Animal Services Donations

Approved the acceptance of \$3,350 in donations for the Columbia County Animal Services for the medical care of shelter animals.

(H1c) Library Services Agreement with the Columbia County Library System

Approved the Library Services Agreement with the Columbia County Library System.

(H2) Public Works and Engineering Services Committee

(H2a) Georgia Department of Transportation Radius Encroachment Easement Agreement at the Corner of William Few Parkway and Columbia Road

Approved the Georgia Department of Transportation Radius Encroachment Easement Agreement at the corner of William Few Parkway and Columbia Road.

(H2b) Rejection of the Bid #2025013-BID3289 for the Pollard House Renovation

Approved the rejection of the bids for the Pollard House Renovation.

(H2c) Independent Contract with Thomson Roofing for the Reroofing of the Columbia County Cares Building

Approved an Independent Contract with Thomson Roofing for the reroofing of the Columbia County Cares Building in the amount of \$70,965; 2100.31.214.

(H2d) Independent Contractor Agreement with Duke's Root Control to perform a Precision I&I Microdetection Study

Approved an Independent Contractor Agreement with Duke's Root Control to perform a precision I&I microdetection study in the amount of \$64,999.58; 511.5130.601100.

(H2e) The Purchase of Pigging Project Valves from American Flow

Approved the purchase of pigging project valves from American Flow in the amount of \$203,750; 57037.25.015.695.

(H2f) Resolution 25-38 on the Creation of a 'No Parking' Zone on Grimaude Blvd

Approved Resolution 25-38 on the creation of a 'No Parking' Zone on Grimaude Blvd.

(H2g) Change Order #3 to Contract #2023-2579 with Blair Construction for the Miramar Drive Storm Sewer Extension Project

Approved Change Order Number 3 with Blair Construction for the Miramar Drive storm sewer extension project in the amount of \$119,339.18.

(H2h) 2026 Local Maintenance Improvement Grant (LMIG) Project List and Application

Approved the 2026 Local Maintenance Improvement Grant project list and application.

(H2i) Rescind Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project

Approved rescinding the contract with United Signs, LLC. for the Gateway signage and landscaping project.

(H2j) Bid #2025022-BID3313 and Contract #2025-3388 with Tri Scapes, LLC for the Gateway Signage and Landscaping Project

Approved awarding the bid and contract to Tri Scapes, LLC for the Gateway signage and landscaping project in the amount of \$345,831.77; 3503550.601090.35506.

(H2k) Contract #2025-3383 with Anderson Environmental, Inc. for Property Abatement, Demolition, and Removal Services on the Hereford Farm Rd Widening Project

Approved an Independent Contractor Agreement with Anderson Environmental, Inc. for property abatement, demolition and removal services on the Hereford Farm Road widening project in the amount of \$37,222; 91306.27.050.975.

(H2l) Contract 2025-3375 with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Rd Widening Project

Approved a contract with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Road widening project in the amount of \$49,048.13; 91340.27.010.

(H2m) Change Order #2 to Contract #2025-3194 with Pond & Company for Expanded Preliminary Engineering Services Related to the Realignment of N. Fairview Drive

Approved Change Order Number 2 with Pond & Company for expanded preliminary engineering services related to the realignment of North Fairview Drive in the amount of \$133,165; 91335.24.010.

(H2n) Acceptance of Improvements at Greenpoint, Phase III

Approved the acceptance of improvements at Greenpoint Phase III as depicted on the October 20, 2025 plat prepared by H&C Surveying, Inc. contingent upon staff's approval.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(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

Brian Barefoot, Susan Warren, Tracey Fiebiger, Lee Muns and Howard Johnson stated their opinion on Ordinance Number 25-07 and data centers.

Commissioner Melear made a motion to approve the Second 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.

(I2) New Business

(I2a) Management and Internal Services Committee

(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

Commissioner Melear made a motion to approve Resolution Number 25-40. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(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).

Vice Chair Couch made a motion to approve the request for a variance to section 90-135 for property located at tax map 072A parcel 068 to allow additional building signage. Commissioner Melear seconded the motion. The motion carried unanimously.

(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).

Vice Chair Couch made a motion to approve the request for the rezoning from C-2 to S-1 for property located at tax map 024 parcels 004A and a portion of 003 for a proposed RV & boat storage facility subject to the following conditions:

Planning:

1. All drive aisles and parking areas shall be paved.

2. The landscape strip along Washington Road shall be 20 feet with a structural component.

Commissioner Carraway seconded the motion. Chair Duncan, Vice Chair Couch and Commissioner Carraway voted in favor of the motion. Commissioner Melear voted against the motion. The motion carried.

(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).

Vice Chair Couch made a motion to approve the request for the master sign plan for property located at tax map 050 parcel 002E subject to the following condition:

Planning:

1. Sign 'I' is not included in the approval of the master sign plan.

Commissioner Carraway seconded the motion. The motion carried unanimously.

(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).

Vice Chair Couch made a motion to approve the request for the major S-1 revision for property located at tax map 072 parcel 207 for additional proposed buildings. Commissioner Melear seconded the motion. The motion carried unanimously.

(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).

Vice Chair Couch made a motion to approve the request for the rezoning from R-2 to R-A for property located off Hamilton Road on a portion of tax map 052 parcel 037 with the condition that an approved and recorded subdivision plat creating separate tax ID parcels for each zoning district be filed with Planning Services. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I3) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1) Karin Parham

Karin Parham discussed the new library system and the collection development policy.

M. EXECUTIVE SESSION

(M1) Property

(M1a) ECHO Riverwood, LLC. parcel 065900 to obtain a temporary easement for the Washington Road and William Few Parkway intersection improvements project.

Vice Chair Couch made a motion to approve \$2,500 to ECHO Riverwood, LLC. parcel 065900 to obtain a temporary easement for the Washington Road and William Few Parkway intersection improvements project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(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.

Vice Chair Couch made a motion to approve 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. Commissioner Carraway seconded the motion. The motion carried unanimously.

(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.

Vice Chair Couch made a motion to accept 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. Commissioner Carraway seconded the motion. The motion carried unanimously.

(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.

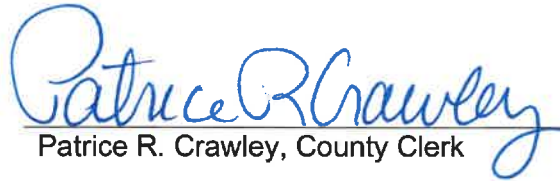
Vice Chair Couch made a motion to approve \$59,000 to Tina Carroll parcel 072J062 and \$10,200 to Waterford Community Association, Inc. parcel 072J187 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 7:00 p.m. Chair Duncan seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk