



**Columbia County Board of Commissioners
Agenda for January 6, 2026 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 Couch
- C. PLEDGE OF ALLEGIANCE Chairman Duncan
- D. ROLL CALL / QUORUM Chairman Duncan
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Duncan
 - 1. (E1) December 16, 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. ELECTION OF OFFICER Chairman Duncan
 - 1. Vice Chairman

- H. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION Chairman Duncan

- I. 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.

- J. 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. New Business Chairman Duncan
 - a. Management and Internal Services Committee Commissioner Couch
 - 1. (J1a1) Resolution Number 26-01 Fixing the Qualifying Fees for Each County Office to be Filled in General Primary, NonPartisan Election or General Election to be Held in 2026
 - b. Development and Planning Services Committee Commissioner Melear
 - 1. (J1b1) VA25-12-01, Variance to Section 90-135 *Signs*, 4050 Jimmie Dyess Parkway, Tax map 074A Parcel 019A, 0.51 +/- acres, and currently zoned C-2 (General Commercial).

2. (J1b2) VA25-12-02, Variance to Section 90-53 List of lot & structure requirements, 223 Stonington Drive, Tax map 078A Parcel 025, 0.47 +/- acres, and currently zoned R-2 (Single Family Residential) and Encroachment Easement
3. (J1b3) RZ25-12-05, Major PUD (Planned Unit Development) Revision, 5100 Pierce Court, Tax map 072 Parcel 043T, 5.09 +/- acres, and currently zoned PUD (Planned Unit Development).
4. (J1b4) RZ25-12-06, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 3.20 +/- acres, and currently zoned R-1 (Single Family Residential).
5. (J1b5) RZ25-12-07, Rezoning from R-1 (Single Family Residential) to S-1 (Special), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 17.30 +/- acres in total, and currently zoned R-1 (Single Family Residential).
6. (J1b6) RZ25-12-08, Rezoning from a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special) to S-1 (Special), 690 Louisville Road, 728 Louisville Road, 750 Louisville Road, 760 Louisville Road, off Baker Place Road, and off Interstate 20, Tax Map 051 Parcels 029, 030, 031, 032, and 044 and Tax Map 040 Parcel 055B, a total of 434.85 +/- acres, and currently split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special).
7. (J1b7) RZ25-12-09, Rezoning from a split zoned R-2 (Single Family Residential) and S-1 (Special) to S-1 (Special) and a major S-1 (Special) revision, 638 & 600 Stevens Creek Road, Tax Map 084 Parcels 012 and 006C, 4.78 +/- acres and 24.92 +/- acres respectively, and currently split zoned R-2 (Single Family Residential) and S-1 (Special).

2. Items Added at the Meeting

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| K. LEGAL MATTERS | County Attorney Driver |
| L. REQUESTS FOR REVIEW BY COMMITTEE | Chairman Duncan |
| 1. (L1) C3AI for Property Appraisal Assistance | Commissioner Melear |
| M. 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.

1. Ronald Gilchrist, Susan Warren, Lindsey Brantley, Joanne Murdock, Gregory Guido Jr., Daniel Lanning and Blane Carter

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| N. EXECUTIVE SESSION | Chairman Duncan |
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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.

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| O. ADJOURNMENT | Chairman Duncan |
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The next scheduled meeting is Tuesday, January 20, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center