



**Columbia County Board of Commissioners
Agenda for February 3, 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 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) January 20, 2026

- 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
- 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 Steed
 - a. (H1a) Cell Phone Allowance for Animal Services Manager
 - b. (H1b) Tennis Contractor Agreement with Petersburg Tennis Academy, LLC.
 - c. (H1c) Animal Services Donations
 - d. (H1d) Senior Center Donation
 - e. (H1e) Perfect Game Baseball 2026 Tournament Hosting Services Agreement with Gameday JJ, LLC.
 - f. (H1f) Merchants Association of Columbia County Donation to FLY Scholarship
 - g. (H1g) Acceptance of Bid 2025038-BID2510 for (30) Scott XD Self-Contained Breathing Apparatus (SCBA) from American Safety and Firehouse
- 2. Public Works and Engineering Services Committee Commissioner Carraway
 - a. (H2a) Purchase of Two 4wd Trucks for Sheriff's Office
 - b. (H2b) Ancillary Dwelling Variance for 140 Wild Turkey Trail, Tax Map 017 Parcel 065
 - c. (H2c) Change Order #2 with Strack, Inc. for the Harlem Euchee Creek Interceptor Project.

- d. (H2d) Award 2025037-BID5100 and Contract to Reeves Construction Company for the Jim Blanchard WTP Loop Access Road Improvements
- e. (H2e) Purchase of Smartpoints from Sensus, Inc.
- f. (H2f) Independent Contractor Agreement with RCM Utilities to rehab 14 manholes
- g. (H2g) A Maintenance Agreement with Yancey Power Systems for Eight Generators
- h. (H2h) Easement Agreement with Georgia Power at 490 Carole Dr (Parcel # 039 136)
- i. (H2i) Equipment Purchase and Installation of Traffic Cameras at the Intersection of Appling Harlem Rd (US 221/SR 47) and I-20 (SR 402)
- j. (H2j) Acceptance of Easements for Elite Learning Academy
- k. (H2k) Acceptance of Remnant Parcel Improvements as Right-of-Way in Whispering Pines Subdivision
- l. (H2l) Acceptance of Improvements for Tillery Park Area 7

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. New Business

Chairman Duncan

- a. Community and Emergency Services Committee Commissioner Steed
 - 1. (I1a1) Ordinance Number 26-01 Amendment to the Code of Ordinance of Columbia County Chapter 14 Animals Section 14-1, 14-4, 14-5 and 14-14 - **First Reading**
- b. Development and Planning Services Committee Commissioner Melear
 - 1. (I1b1) VA26-01-01, Variance to Section 90-53 *List of lot and structure requirements*, 5359 Magnolia Court, Tax Map 060 Parcel 087A, 4.87 +/- acres, and currently zoned R-A (Residential Agricultural).
 - 2. (I1b2) VA26-01-02, Variance to Section 90-144 *Placement of buildings and structures*, 3510 Gloucester Court, Tax Map 082I Parcel 089, 0.41 +/- acres, and currently zoned R-3 (Single Family Residential) and Easement Encroachment Agreement
 - 3. (I1b3) VA26-01-03, Variance to Sections 90-98 *list of lot and structure requirements* and 90-139 *buffers and screening*, portion of 348 Furys Ferry Road, Tax Map 082B Parcel 115, a 0.98 +/- acre portion of a 4.71 +/- acre total, and currently zoned C-1 (Neighborhood Commercial).
 - 4. (I1b4) RZ26-01-03, Rezoning from S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural), and split zoned R-A and M-1 (Light Industrial) to D-C (Data Center), property located at 5140, 5145 and 5150 and off Catalyst Drive, 820, 825, 845, 865, and 870 Progress Drive, 1668, 1670, 1672, and off Appling Harlem Road, 2050 and off Morris Calloway Road, and off I-20, Tax Map 018 Parcel 006, Tax Map 019 Parcels 001, 002, 002A, 002B, and 003, Tax Map 028 Parcels 026, 026B, 026C, 026E, 027, 027F, 027H, 027I, 027J, 027K, 027L, 027M, 027N, 027O, and 027Q, 3,140 +/- acres combined, and currently zoned S-1 (Special), M-2 (General Industrial), R-A (Residential Agricultural) and split zoned R-A and M-1 (Light Industrial).
 - 5. (I1b5) RZ26-01-01, Rezoning from PUD (Planned Unit Development) to D-C (Data Center), 1382 Appling Harlem Road, 6423 Wrightsboro Road, 6367 Wrightsboro Road, and off Interstate 20, Tax map 029 parcels 036, 037B, 038, and 057, 417.9 +/- acres, and currently zoned PUD (Planned Unit Development).

6. (I1b6) RZ26-01-02, Rezoning from a split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural) to D-C (Data Center), located at 1769 Lonergan Hulme Road, 6215 Natures Way, 1843 Lonergan Hulme Road, 1837 Lonergan Hulme Road, 1781 Lonergan Hulme Road, off Lonergan Hulme Road, 1803 Lonergan Hulme Road, 1805 Lonergan Hulme Road, 1807 Lonergan Hulme Road, and 6201 Gavin Road, Tax Map 029 Parcels 011, 011A, 006, 005, 006B, 010A, 010B, 009, 008A, 008 and Tax Map 040 Parcel 142, 944.27 +/- acres combined, and currently split zoned R-A (Residential Agricultural) & M-1 (Light Industrial) and R-A (Residential Agricultural).

2. Items Added at the Meeting

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| 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.

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| M. 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.

1. Property

- a. (M1a) Corrective permanent and temporary easement to change the legal description on parcel 050045.
- b. (M1b) Permanent sanitary easement from Branch Springs Development, LLC parcel 062085S for the Horizon South Parkway and Chamblin Road connector project.
- c. (M1c) Donation of the temporary construction easement from Mark Niel Hofilena parcel 062041K for the Horizon South Parkway and Chamblin Road connector project.
- d. (M1d) WEC 98H-28 LLC parcel 072A060, Jacquelyn Brantley parcel 072A055 and Kay Allen parcel 067020A to obtain right of way and/or easements for the Hereford Farm Road widening project.
- e. (M1e) Temporary easement donations from J. Carlisle Overstreet parcel 052039 and David & Kelly Butler parcel 052001B for the Wrightsboro Road at Louisville Road right turn lane project.
- f. (M1f) The Sanctuary of Augusta, Inc. Parcels 073016, 072D037 and 072D038 for rent supplement payment and relocation moving expense for the Hereford Farm Road widening project.

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| N. ADJOURNMENT | Chairman Duncan |
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The next scheduled meeting is Tuesday, February 17, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center