



**Proposed Development and Planning Services Committee
Agenda for Tuesday, March 10, 2026 at 8:30 AM
Evans Government Center Auditorium, Evans, Georgia**

Committee:

Connie M. Melear – Chairman
Alison G. Couch – 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 Melear |
| B. INVOCATION | Chairman Melear |
| C. PLEDGE OF ALLEGIANCE | Chairman Melear |
| D. ROLL CALL / QUORUM | Chairman Melear |
| E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING | Chairman Melear |
| 1. (E1) February 10, 2026 | |
| F. APPROVAL OF THE AGENDA | Chairman Melear |
| G. PRESENTATION | Chairman Melear |
| H. CONSENT AGENDA | Chairman Melear |

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 Melear |
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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 Melear |
| a. Deputy County Manager | Matt Schlachter |
| 1. (I1a1) Contract 2026-3467 with Reeves Construction Company for Sheriff's Driving Track - Milling and Inlay | |
| 2. (I1a2) Contract 2026-3466 with Remac, Inc. for the Sheriff's Driving Track - Crack Seal & Striping | |
| 3. (I1a3) Purchase of a Bucket Truck from Hardy Automotive for Traffic Engineering | |
| b. Development Services | |
| 1. (I1b1) Alcoholic Beverage License Mai Thai Restaurant LLC | |
| 2. (I1b2) Alcoholic Beverage License Pancho Villa Mexican Kitchen LLC | |
| 3. (I1b3) Automatic Forfeit Extension for Vault 221 LLC | |
| c. Planning Services | |

1. (I1c1) Encroachment Agreement, 711 Whitney Shoals Road, Tax map 060 Parcel 2098, Highland Lakes, Section 3.
2. (I1c2) Encroachment Agreement, 7208 Hoffman Drive, Tax Map 067 Parcel 1718
3. (I1c3) Conditional License, Encroachment and Maintenance Agreement, 725 North Belair Road, Tax map 072 Parcel 231M
4. (I1c4) Easement Encroachment Agreement, 725 North Belair Road, Tax map 072 Parcel 231M

d. Other Committees

2. Items Added at the Meeting

J. LEGAL MATTERS

County Attorney Driver

K. STAFF REPORTS

Chairman Melear

1. Planning Services

- a. (K1a) February 2026 Planning Department Work Load measurement monthly report
- b. (K1b) January 2026 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 Melear

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 Melear

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 Melear

The next scheduled Development and Planning Services Committee meeting is Tuesday, April 14, 2026 at 8:30 a.m. in the Auditorium of Building A at the Evans Government Center