



Columbia County Board of Commissioners
Agenda for March 17, 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 Vice Chair Couch
- B. INVOCATION Commissioner Steed
- C. PLEDGE OF ALLEGIANCE Vice Chair Couch
- D. ROLL CALL / QUORUM Vice Chair Couch
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Vice Chair Couch
 - 1. (E1) March 03, 2026 Board of Commissioners
 - 2. (E2) March 10, 2026 Elected Officials Budget Work Session
- F. PRESENTATION AND APPROVAL OF THE AGENDA Vice Chair Couch

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 Vice Chair Couch
 - 1. Special Recognition
 - a. (G1a) Coroner Terry Norman to Recognize the Coroner's Office Staff
 - 2. Declaration
 - a. (G2a) Proclamation Designating April as Autism Awareness and Acceptance Month in Columbia County

- H. CONSENT AGENDA Vice Chair Couch

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. Management and Internal Services Committee Commissioner Couch
 - a. (H1a) Independent Contractor Agreement with Christopher Caudell to serve as a Staff Attorney for the Columbia Judicial Circuit
 - b. (H1b) Juvenile Court Independent Contractor Agreement with Brendan Fleming to Serve as an Independent Prosecutor for Children in Need of Services
 - c. (H1c) Agreement Renewal Number 2 with EyeMed Vision Care for Employee Vision Insurance
 - d. (H1d) Renewal with New York Life for Basic Life Insurance
 - e. (H1e) Proclamation Designating April as Autism Awareness and Acceptance Month in Columbia County

- f. (H1f) WebEx Telephony Payment Authorization
 - g. (H1g) Renew Maintenance and Support with Ciena for Network Equipment and Services
 - h. (H1h) Intergovernmental Agreement with the Georgia Department of Public Safety, Georgia State Patrol for Landscape and Janitorial Services
2. Development and Planning Services Committee Commissioner Melear
- a. (H2a) Contract 2026-3467 with Reeves Construction Company for Sheriff's Driving Track - Milling and Inlay
 - b. (H2b) Contract 2026-3466 with Remac, Inc. for the Sheriff's Driving Track - Crack Seal & Striping
 - c. (H2c) Purchase of a Bucket Truck from Hardy Automotive for Traffic Engineering
 - d. (H2d) Alcoholic Beverage License Mai Thai Restaurant LLC
 - e. (H2e) Alcoholic Beverage License Pancho Villa Mexican Kitchen LLC
 - f. (H2f) Automatic Forfeit Extension for Vault 221 LLC
 - g. (H2g) Encroachment Agreement, 711 Whitney Shoals Road, Tax map 060 Parcel 2098, Highland Lakes, Section 3
 - h. (H2h) Encroachment Agreement, 7208 Hoffman Drive, Tax Map 067 Parcel 1718
 - i. (H2i) Conditional License, Encroachment and Maintenance Agreement, 725 North Belair Road, Tax map 072 Parcel 231M
 - j. (H2j) Easement Encroachment Agreement, 725 North Belair Road, Tax map 072 Parcel 231M

I. DEBATE AGENDA

Vice Chair Couch

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. Unfinished Business Vice Chair Couch
- a. Development and Planning Services Committee
 - 1. (I1a1) RZ25-12-04, Rezoning from C-C (Community Commercial) to R-2 (Single Family Residential), 309 & 311 South Belair Road, Tax Map 073A Parcels 154 & 155, 0.49 +/- acres each, and currently zoned C-C (Community Commercial) - ***Postponed from March 03, 2026***
2. New Business Vice Chair Couch
- a. Management and Internal Services Committee Commissioner Couch
 - 1. (I2a1) Independent Contractor Agreement with Kawahna McFadden to serve as Clinical Case Manager for the Columbia Judicial Circuit
 - 2. (I2a2) Appointment of Donald Skinner Jr. to Serve on the Hospital Authority
 - 3. (I2a3) Commercial Lease Agreement Between Columbia County and Plaza at Evans, LLC for .75 Acres of Property, Parcel 072 550C
 - 4. (I2a4) Resolution 26-04 to Amend the Jabez S. Hardin Auditorium Fee Schedule and Authorize the General Manager to Negotiate the Facility Use Agreement and Fees - ***First Reading***
 - 5. (I2a5) Revised Rental Contract for Hardin Auditorium
 - 6. (I2a6) C3BU Purchase of Server Equipment from Mainline
 - b. Development and Planning Services Committee Commissioner Melear

1. (I2b1) RZ26-03-01, Rezoning from R-A (Residential Agricultural) to R-1 (Single Family Residential), 1422 Old Appling Harlem Highway, Tax map 030 Parcel 007, 4.03 +/- acres, and currently zoned R-A (Residential Agricultural).
2. (I2b2) VA26-03-01, Variance to Section 90-53 *List of lot & structure requirements*, 1422 Old Appling Harlem Highway, Tax map 030 Parcel 007, 4.03 +/- acres, and currently zoned R-A (Residential Agricultural).
3. (I2b3) RZ26-03-02, Rezoning from R-1 (Single Family Residential) to C-2 (General Commercial), 4933, 4935, & 4937 Washington Road and off Hardy McManus Road, Tax map 066 Parcels 028, 029, 030A, & 031, 3.41 +/- acres combined, and currently zoned R-1 (Single Family Residential).
4. (I2b4) RZ26-03-03, Conditional Use for Massage, 218 Oak Street North, Tax map 078D Parcel 128, 1.07 +/- acres, and currently zoned C-2 (General Commercial).
5. (I2b5) RZ26-03-04, Rezoning from R-A (Residential Agricultural) & M-1 (Light Industrial) to D-C (Data Center), off Morris Calloway Road, Tax map 019 Parcel 002C, 37.03 +/- acres, and currently zoned R-A (Residential Agricultural) & M-1 (Light Industrial).
6. (I2b6) RZ26-03-05, Rezoning from R-3 (Single Family Residential) to C-3 (Heavy Commercial), 249 Settlement Road, Tax map 078C Parcel 518, 0.96 +/- acres, and currently zoned R-3 (Single Family Residential).
7. (I2b7) VA26-03-02, Variance to Sections 90-98 *List of lot & structure requirements* & 90-139 *Buffers & screening*, 249 Settlement Road, Tax map 078C Parcel 518, 0.96 +/- acres, and currently zoned R-3 (Single Family Residential).
8. (I2b8) RZ26-03-06, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 8101, 8102 & 8104 Sir Galahad Drive, Tax map 072A Parcels 122, 164, & 163, 3.77 +/- acres combined, and currently zoned R-2 (Single Family Residential).
9. (I2b9) RZ26-03-07, Major PUD Revision, 833 Audubon Way, Tax map 081 Parcel 681, 0.36 +/- acres, and currently zoned PUD (Planned Unit Development) and easement encroachment agreement.
10. (I2b10) Georgia Power Underground Easement for Distribution Line Relocation at 630 Ronald Reagan Drive, Parcel 072 045B

3. Items Added at the Meeting

J. LEGAL MATTERS

County Attorney Driver

K. REQUESTS FOR REVIEW BY COMMITTEE

Vice Chair Couch

L. PUBLIC COMMENTS

Vice Chair Couch

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.

M. EXECUTIVE SESSION

Vice Chair 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.

1. Property

- a. (M1a) William Altman, Jill Altman & Francie Connell parcel 067C072, Jeff Bishop parcel 072A001B, \$63,000 to Amanda Seamon & Daniel Anderson parcel 072J001 and Four

Oaks Homeowners Association, Inc. parcels 0601571 & 060157A to obtain right of way and/or easements for the Hereford Farm Road widening project.

- b. (M1b) Resolutions 26-07 and 26-08, Declaration of Takings and Order by Condemnations for a portion of tax map 060035 and 072A001C for the improving, widening, paving, aligning and maintaining of Hereford Farm Road.
- c. (M1c) Settlement Agreement with Dharma D. Sinha for parcel 067015 for the improving, widening, paving, aligning and maintaining of Hereford Farm Road widening project.

N. ADJOURNMENT

Vice Chair Couch

The next scheduled meeting is Tuesday, April 21, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center