



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

Present at the meeting included:

Connie M. Melear, Chairman
Alison G. Couch, Vice Chairman
Douglas R. Duncan, Jr., Member
Commissioner Michael Carraway
Commissioner Jim Steed
County Manager Scott Johnson
Deputy County Manager Glenn Kennedy
Deputy County Manager Matt Schlachter
County Clerk Patrice R. Crawley
County Attorney Chris Driver

Division Directors:

Leanne Reece - Financial Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community Services
Michael Blanchard - Technology Services
Chief Jeremy Wallen – Fire Services
Steven Prather – Facility Services
County Staff

Members of the Media and Public

A. CALL TO ORDER

Chair Melear called the meeting to order at 9:27 a.m.

B. INVOCATION

The invocation was held at a prior meeting.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was held at a prior meeting.

D. ROLL CALL / QUORUM

Chair Melear declared a quorum with three members of the committee present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 10, 2026

Vice Chair Couch made a motion to approve the minutes of the February 10, 2026 Development and Planning Services Committee meeting as presented. Member Duncan seconded the motion. The motion carried unanimously.

F. APPROVAL OF THE AGENDA

Chair Melear presented the agenda.

G. PRESENTATION

H. CONSENT AGENDA

I. DEBATE AGENDA

(I1) New Business

(I1a) Deputy County Manager

(I1a1) Contract 2026-3467 with Reeves Construction Company for Sheriff's Driving Track - Milling and Inlay

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda an Independent Contractor Agreement with Reeves Construction Company for the Sheriff's Driving Track - milling and inlay in the amount of \$48,135; 3503550.601090.35562.

(I1a2) Contract 2026-3466 with Remac, Inc. for the Sheriff's Driving Track - Crack Seal & Striping

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda an Independent Contractor Agreement with Remac, Inc. for the Sheriff's Driving track - crack seal and striping in the amount of \$76,605; 3503550.601090.35562.

(I1a3) Purchase of a Bucket Truck from Hardy Automotive for Traffic Engineering

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda the purchase of a bucket truck from Hardy Automotive for Traffic Engineering in the amount of \$212,000; 3503550.601081.

(I1b) Development Services

(I1b1) Alcoholic Beverage License Mai Thai Restaurant LLC

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda the Alcoholic Beverage License for Mai Thai Restaurant, LLC.

(I1b2) Alcoholic Beverage License Pancho Villa Mexican Kitchen LLC

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda the Alcoholic Beverage License for Pancho Villa Mexican Kitchen LLC.

(I1b3) Automatic Forfeit Extension for Vault 221 LLC

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda the extension of Vault 221 LLC's Alcoholic Beverage License until June 15, 2026.

(I1c) Planning Services

(I1c1) Encroachment Agreement, 711 Whitney Shoals Road, Tax map 060 Parcel 2098, Highland Lakes, Section 3.

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda an Encroachment Agreement for parcel 060 2098.

(I1c2) Encroachment Agreement, 7208 Hoffman Drive, Tax Map 067 Parcel 1718

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda an Encroachment Agreement for tax map 067 1718.

(I1c3) Conditional License, Encroachment and Maintenance Agreement, 725 North Belair Road, Tax map 072 Parcel 231M

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda the Conditional License, Encroachment and Maintenance Agreement for tax map 072 231m.

(I1c4) Easement Encroachment Agreement, 725 North Belair Road, Tax map 072 Parcel 231M

Approved forwarding to the March 17, 2026 Board of Commissioners Consent Agenda an Easement Encroachment Agreement for tax map 072 231m.

(I1d) Other Committees

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. STAFF REPORTS

(K1) Planning Services

(K1a) February 2026 Planning Department Work Load measurement monthly report

Planning Services Director Sterling provided the February 2026 Planning Department work load measurement monthly report.

(K1b) January 2026 Plan Review Work Load measurement monthly report

Planning Services Director Sterling provided January 2026 Plan Review work load measurement monthly report.

(K2) Development Services

(K2a) Development Services Division Monthly Report

Deputy County Manager Schlachter presented the Development Services Division monthly report.

(K2b) Development Services Division Financial Report

Deputy County Manager Schlachter presented the Development Services Division financial report.

(K2c) Temporary Event Alcohol Permits

Deputy County Manager Schlachter presented the temporary event alcohol permits.

L. COMMISSIONERS' AND PUBLIC COMMENTS

M. EXECUTIVE SESSION

N. ADJOURNMENT

Chair Melear adjourned the meeting at 9:35 a.m.



Alison G. Couch, Vice Chairman



Patrice R. Crawley, County Clerk