



Columbia County Board of Commissioners
Agenda for May 19, 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 Steed
- C. PLEDGE OF ALLEGIANCE Chairman Duncan
- D. ROLL CALL / QUORUM Chairman Duncan
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Duncan
 - 1. (E1) May 05, 2025 Commission Minutes
 - 2. (E2) May 05, 2026 Budget Public Hearing
- 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. Management and Internal Services Committee Commissioner Couch
 - a. (H1a) RFP# 2026004-RFP1313: Disaster Debris Management Services Agreement with Ceres Environmental Services, Inc.
 - b. (H1b) RFP# 2026005-RFP1313: Disaster Debris Monitoring Services Agreement with Debristech, LLC.
 - c. (H1c) RFP# 2026009-RFP1313: Disaster Recovery Public Assistance Consulting Services Agreement with Synergy Disaster Recovery LLC.
 - d. (H1d) RFP#2026007-RFP1011 Temporary Workers & Payroll Agreement with Augusta Temporary Services, Inc. dba Augusta Staffing Associates
 - e. (H1e) Building C Network Equipment Lifecycle Purchase
 - f. (H1f) Professional Services Addendum with Clariti Cloud Inc. for the Implementation of Clariti Permitting and Licensing Solution
 - g. (H1g) Award Bid # 2026015-BID3000 and Contract to Sommers Construction, LLC for the Construction of the Restroom Facilities at Evans Towne Center Park and the Racquet Center

- h. (H1h) Award RFP Professional Services Contract with Craig Gaulden Davis Architecture, LLC | PBK for the Design of the Columbia County Fire Rescue Engine Company 13 Replacement Station
 - i. (H1i) Contract Renewal Number 3 with Northwest Exterminating Co., Inc. for Exterminating Services
 - j. (H1j) Contract Renewal Number 3 with Otis Elevator Company for Elevator Maintenance
 - k. (H1k) Contract Renewal Number 1 with ADSI Moving Systems
 - l. (H1l) Contract Renewal Number 4 with A-Com Security Company, LLP dba Acom Integrated Solutions for Fire and Intrusion Monitoring Services
 - m. (H1m) Contract Renewal Number 1 with E Logic Incorporated for Move Management Services
 - n. (H1n) Professional Services Contract with Booker + Vick Architects for the Design of the Columbia County Vice & Narcotics Unit Office Building
 - o. (H1o) Contract Renewal Number 1 with KAMO Manufacturing Company, Inc. for the Purchase of Janitorial Supplies
2. Development and Planning Services Committee Commissioner Melear
- a. (H2a) Bid# 2026001-BID3313 and Contract# 2026-3565 with Gearig Civilworks for the Horizon South - Chamblin Connector Project

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. Development and Planning Services Committee Commissioner Melear
 - 1. (I1a1) VA26-05-01, Variance to Section 90-53 List of lot and structure requirements, 417 Hastings Place, Tax Map 082I Parcel 422, 0.47 +/- acres, and currently zoned R-3 (Single Family Residential) and easement encroachment agreement.
 - 2. (I1a2) VA26-05-02, Variance to Section 90-144 Placement of building and structures, 4044 Mullikin Road, Tax Map 077I Parcel 367, 0.24 +/- acres, and currently zoned R-2 (Single Family Residential).
 - 3. (I1a3) RZ26-05-01, Rezoning from R-A (Residential Agricultural) to PRD (Planned Residential Development), 5703 Wrightsboro Road and off Wrightsboro Road, Tax Map 052 Parcel 002N and Tax Map 051 Parcel 068, 76.02 +/- total acres, and currently zoned R-A (Residential Agricultural), and a Major PRD (Planned Residential Development) Revision, off Baker Place Road, Tax Map 051 Parcels 048, 049, 049A, and 049C a combined 150.55 +/- acres and currently zoned PRD (Planned Residential Development).
 - 4. (I1a4) RZ26-05-02, Rezoning from C-2 (General Commercial) to M-1 (Light Industrial), 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial).
 - 5. (I1a5) VA26-05-03, Variances to Sections 90-98 List of lot and structure requirements, 90-133 Parking, and 90-144 Placement of buildings and structures, 3985 Gordon Highway, Tax Map 043A Parcel 043A, 1.53 +/- acres, and currently zoned C-2 (General Commercial).
 - 6. (I1a6) RZ26-05-03, Conditional Use for Indoor Recreation, 3001 McCrary Court, Tax Map 072 Parcel 231G, 1.95 +/- acres, and currently zoned M-1 (Light Industrial).

7. (I1a7) ~~RZ26-05-04, Rezoning from R-A (Residential Agricultural) & PUD (Planned Unit Development) to PRD (Planned Residential Development), off Baker Place Road, Tax Map 051 Parcel 008H, 54.8 +/- acres, and currently zoned R-A (Residential Agricultural) & PUD (Planned Unit Development).~~ - **Postponed to June 02, 2026**
8. (I1a8) RZ26-05-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special), off Anderson Road, Tax Map 050 Parcel 039F, 319.36 +/- acres, and currently zoned 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.

1. (L1) John Arnold and Susan Warren

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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.

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| N. ADJOURNMENT | Chairman Duncan |
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The next scheduled meeting is Tuesday, June 02, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center