



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 19, 2026 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

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

Division Directors:

Scott Sterling – Planning Services
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Stacey Gordon - Water Utility Services
Steven Prather – Facility Services
County Staff

Members of the Media and Public

A. CALL TO ORDER

Chair Duncan called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Steed gave the invocation.

C. PLEDGE OF ALLEGIANCE

County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chair Duncan declared a quorum with five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) May 05, 2025 Commission Minutes

Commissioner Melear made a motion to approve the minutes of the May 05, 2025 Board of Commissioners meeting as presented. Commissioner Steed seconded the motion. The motion carried unanimously.

(E2) May 05, 2026 Budget Public Hearing

Commissioner Melear made a motion to approve the minutes of the May 05, 2025 Budget Public Hearing meeting as presented. Commissioner Steed seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chair Duncan presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Commissioner Melear made a motion to approve the consent agenda as presented. Commissioner Steed seconded the motion. The motion carried unanimously.

(H1) Management and Internal Services Committee

(H1a) RFP# 2026004-RFP1313: Disaster Debris Management Services Agreement with Ceres Environmental Services, Inc.

Approved the Disaster Debris Management Services Agreement with Ceres Environmental Services, Inc.

(H1b) RFP# 2026005-RFP1313: Disaster Debris Monitoring Services Agreement with Debristech, LLC.

Approved the Disaster Debris Monitoring Services Agreement with Debristech, LLC.

(H1c) RFP# 2026009-RFP1313: Disaster Recovery Public Assistance Consulting Services Agreement with Synergy Disaster Recovery LLC.

Approved the Disaster Recovery Public Assistance Consulting Services Agreement with Synergy Disaster Recovery LLC.

(H1d) RFP#2026007-RFP1011 Temporary Workers & Payroll Agreement with Augusta Temporary Services, Inc. dba Augusta Staffing Associates

Approved the Temporary Workers & Payroll Agreement with Augusta Temporary Services, Inc. dba Augusta Staffing Associates.

(H1e) Building C Network Equipment Lifecycle Purchase

Approved Building C Network Equipment Lifecycle Purchase in the amount of \$294,540.76; 28530.38.029.

(H1f) Professional Services Addendum with Clariti Cloud Inc. for the Implementation of Clariti Permitting and Licensing Solution

Approved the Professional Services Addendum with Clariti Cloud, Inc. for the implementation of Clariti Permitting and Licensing Solution in the amount of \$296,076; 3503552.533035.35539.

(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

Approved awarding the bid and contract to Sommers Construction, LLC. for the construction of the restroom facilities at Evans Towne Center Park and the Racquet Center in the amount of \$853,165; 22140.32.015.223.

(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

Approved the Professional Services Contract with Craig Gaulden Davis Architecture, LLC. | PBK for the design of the Columbia County Fire Rescue Engine Company 13 replacement station in the amount of \$260,650; 24640.34.010.

(H1i) Contract Renewal Number 3 with Northwest Exterminating Co., Inc. for Exterminating Services

Approved contract renewal number three with Northwest Exterminating Co., Inc. for exterminating services in the amount of \$35,052; 1011008.533035.10082

(H1j) Contract Renewal Number 3 with Otis Elevator Company for Elevator Maintenance

Approved contract renewal number three with Otis Elevator Company for elevator maintenance in the amount of \$64,624.50; 1011415.533035.

(H1k) Contract Renewal Number 1 with ADSI Moving Systems

Approved contract renewal number one with ADSI moving systems.

(H1l) Contract Renewal Number 4 with A-Com Security Company, LLP dba Acom Integrated Solutions for Fire and Intrusion Monitoring Services

Approved contract renewal number four with A-Com Security Company, LLP dba Acom Integrated Solutions for Fire and Intrusion Monitoring Services in the amount of \$24,960; 1011008.533035.10083.

(H1m) Contract Renewal Number 1 with E Logic Incorporated for Move Management Services

Approved contract renewal number one with E Logic Incorporated for move management services.

(H1n) Professional Services Contract with Booker + Vick Architects for the Design of the Columbia County Vice & Narcotics Unit Office Building

Approved the Professional Services Contract with Booker + Vick Architects for the design of the Columbia County Vice & Narcotics Unit office building in the amount of \$68,000.

(H1o) Contract Renewal Number 1 with KAMO Manufacturing Company, Inc. for the Purchase of Janitorial Supplies

Approved contract renewal number one with KAMO Manufacturing Company, Inc. for the purchase of janitorial supplies in the amount of \$70,000; 1011417.522070.

(H2) Development and Planning Services Committee

(H2a) Bid# 2026001-BID3313 and Contract# 2026-3565 with Gearig Civilworks for the Horizon South - Chamblin Connector Project

Approved awarding the bid and contract to Gearig Civilworks for the Horizon South-Chamblin connector project in the amount of \$14,991,088.23; 28320.38.015.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(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.

Applicant Tami Pye, Lee Prim and Joe Mitchell stated the reasons that the variance should be approved. Commissioner Melear made a motion to approve the request for a variance to Section 90-53 for property located at tax map 082I Parcel 422 and an easement encroachment agreement subject to the condition that homeowner must apply for a permit within 10 days. Commissioner Steed seconded the motion. The motion carried unanimously.

(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).

Commissioner Melear made a motion to approve the request for the variance to Section 90-144 for property located at tax map 077I parcel 367 to allow an eight-foot-high fence on the rear and side of the property. Commissioner Steed seconded the motion. The motion carried unanimously.

(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).

Commissioner Melear made a motion to approve the request for a rezoning from R-A to PRD for tax maps 052 002N and 051 068 and a Major PRD Revision for tax maps 051 048, 051 049, 051 049A and 051 049C. Commissioner Steed seconded the motion. The motion carried unanimously.

(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).

Commissioner Melear made a motion to approve the request for a rezoning from C-2 to M-1 for property located at tax map 043A parcel 043A subject to the following conditions:

Fire Department:

Any future building additions will require the addition of a fire hydrant.

Health Department:

If there is an existing septic system onsite, they must have it pumped and provide the health department with a letter stating that the septic tank is intact. They cannot park or drive over the existing septic tank and drain lines which may change their parking/gravel plan.

Planning:

A 10-foot structural buffer must be installed along the eastern property line prior to renewal of the business license for 2027.

Vice Chair Couch seconded the motion. The motion carried unanimously.

(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).

Commissioner Melear made a motion to approve the request for a variance to sections 90-98 List of lot and structure requirements, 90-133 Parking and 90-144 Placement of buildings and structures on property located at tax map 043A Parcel 043A subject to the following conditions:

Fire Department:

Any future building additions will require the addition of a fire hydrant.

Planning:

1. The customer parking in front of the building must be paved and the associated internal parking lot landscaping and landscape strip along Gordon Highway installed prior to the end of the calendar year. The landscape plan shall additionally include evergreen shrubs in front of the storage area fence to provide additional screening for the storage area.

2. The existing 10-foot tall fence may remain. However, no additional barbed wire or other security measures can be added to the top of the fence. If the fence is damaged or replaced, it must be replaced with a fence complying with Section 90-144.

Stormwater Management:

If the gravel parking is allowed to remain, a stormwater analysis will be required.

Commission:

The customer parking in front of the building must be paved and the associated internal parking lot landscaping and landscape strip along Gordon Highway installed by May 20, 2029.

Commissioner Steed seconded the motion. The motion carried unanimously.

(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).

Commissioner Melear made a motion to approve the request for a conditional use for indoor recreation on property located at tax map 072 parcel 231G subject to the following condition:

Planning:

Indoor recreation shall only be permitted in one suite on the subject property.

Commissioner Steed seconded the motion. The motion carried unanimously.

~~(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

Commissioner Melear made a motion to approve the request to postpone RZ26-05-04 to the June 02, 2026 Commission meeting. Commissioner Steed seconded the motion. The motion carried unanimously.

(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).

Dan Lanning, Stevie Lanning and Greg Schleyer stated why the rezoning should be approved.

Commissioner Melear made a motion to approve the rezoning from R-A to S-1 for a proposed quarry & overburden storage on property located at tax map 050 parcel 039F subject to the following conditions:

Planning:

No access to the site is permitted from Anderson Road or Highfield Drive.

Commissioner Steed seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1) John Arnold and Susan Warren

John Arnold requested the 3-way stops and speed humps in Forest Creek Subdivision to help with

speeding traffic.

Susan Warren stated why she is opposed to data centers.

M. EXECUTIVE SESSION

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 6:50 p.m. Commissioner Steed seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk