



**Columbia County Board of Commissioners Meeting  
Minutes of Tuesday, July 7, 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  
John Luton - Community Services  
Chief Jeremy Wallen - Fire Services  
Michael Blanchard - Technology 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**

*Chair Duncan 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) June 16, 2026 Commission Minutes**

*Commissioner Melear made a motion to approve the minutes of the June 16, 2026 Commission and Executive Session Minutes as presented. Commissioner Steed seconded the motion. The motion carried unanimously.*

**(E2) June 16, 2026 Executive Session Minutes**

**F. PRESENTATION AND APPROVAL OF THE AGENDA**

*Chair Duncan presented the agenda.*

**G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION**

**(G1) Presentation**

**(G1a) Columbia County Fire Rescue 2026 Boot Drive Check Presentation to Southeastern Firefighters Burn Foundation and Columbia County Community Connections**

*Fire Chief Wallen presented the proceeds from the 2026 Boot Drive to the Southeastern Firefighters Burn Foundation and Columbia County Community Connections.*

**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) Community and Emergency Services Committee**

**(H1a) Columbia Judicial Circuit Independent Contractor Agreement with CSRA Probation Services, Inc.**

*Approved the Columbia Judicial Circuit Independent Contractor's Agreement with CSRA Probation Services, Inc.*

**(H1b) Rental Agreement with State Properties Commission for the Department of Community Supervision**

*Approved the Rental Agreement with State Properties Commission for the Department of Community Supervision.*

**(H1c) Acceptance of the FY2025 Emergency Management Performance Grant**

*Approved the acceptance of the Fiscal Year 2025 Emergency Management Performance Grant in the amount of \$37,216.*

**(H1d) FY27 Criminal Justice Coordinating Council Grant for the State Accountability Court Program**

*Approved the Fiscal Year 2027 Criminal Justice Coordinating Council Grant for the State Accountability Court Program.*

**(H1e) Animal Services Donations**

*Approved the acceptance of \$1,385 donation to Columbia County Animal Services for the medical care of shelter animals; 2250301.433019.01713.*

**(H1f) Senior Center Donation**

*Approved the acceptance of \$375 donation for the Senior Center; 2250301.433019.01717.*

**(H1g) Service Agreement with the Columbia County Ballet for Ballet in the Park Event**

*Approved a Service Agreement with the Columbia County Ballet for Ballet in the Park Event in the amount of \$1,200; 2362360.533081.23504.*

**(H1h) Service Agreements with Columbia County Community Connections and the Southeastern Firefighters Burn Foundation from the 2026 Fire Rescue Boot Drive Proceeds**

*Approved Service Agreements with Columbia County Community Connections and the Southeastern Firefighters Burn Foundation from the 2026 Fire Rescue Boot Drive proceeds.*

**(H2) Development and Planning Services Committee**

**(H2a) Alcoholic Beverage License Griffin's Steakhouse LLC**

*Approved the Alcoholic Beverage License for Griffin's Steakhouse LLC.*

**(H3) Public Works and Engineering Services Committee**

**(H3a) Implementation of FM Live Fuel Point Hardware and Software with FuelMaster**

*Approved the implementation of FM Live Fuel Point Hardware and Software with FuelMaster in the amount of \$24,533.50; 3503551.601090.35525.*

**(H3b) Professional Services Contract with Booker + Vick Architects for the Columbia County Roads and Bridges Administration Office**

*Approved the Professional Services Contract with Booker+Vick Architects for the Columbia County Roads and Bridges administration office in the amount of \$62,000.*

**(H3c) Change Order Number One with Blair Construction for Water System Improvements Cleaning Phase I**

*Approved Change Order Number One with Blair Construction for water system improvements cleaning phase I in the amount of -\$36,031.81; 57037.25.015.695.*

**(H3d) Purchase of Water Meters for FY26/27 from Sensus, Inc**

*Approved the purchase of water meters for Fiscal Year 2027 from Sensus, Inc. in the amount of \$953,143; 511.5120.522076.*

**(H3e) Award 2026019-BID5100 to Blair Construction for the Hunter's Ridge Lift Station Replacement**

*Approved awarding bid and contract to Blair Construction for the Hunter's Ridge lift station replacement in the amount of \$551,856.05; 57037.25.015.694.*

**(H3f) Independent Contractor Agreement with Hydrologics, Inc. for a Zero Discharge Flushing Program**

*Approved an Independent Contractor Agreement with Hydrologics, Inc. for a zero-discharge flushing program in the amount of \$203,595.12; 511.5125.533035.*

**(H3g) Resolution 26-11 to Increase the Speed Limit and Reclassify Kellarie Way to a Minor Collector Road**

*Approved Resolution Number 26-11 to increase the speed limit and reclassify Kellarie Way to a minor collector road.*

**(H3h) Lighting Services Agreements with Georgia Power to Upgrade Street Lighting at Various Locations - Phase IV**

*Approved lighting services agreements with Georgia Power to upgrade street lighting at various locations for Phase IV.*

**(H3i) Non-Residential Gas Extension Contract with Atlanta Gas Light (AGL) to serve the installation of a Backup Generator for the Traffic Signal at the intersection of River Watch Pkwy and Baston Rd**

*Approved the Non-Residential Gas Extension Contract with Atlanta Gas Light to serve the installation of a backup generator for the traffic signal at the intersection of River Watch Parkway and Baston Road in the amount of \$6076.15; 2342710.601081 and estimated annual utility expense of \$720; 2342710.522080.20501.*

**(H3j) Contract# 2025-3325, Change Order 1 for TIA 2, Group 6 Resurfacing with Reeves Construction**

*Approved Change Order Number One with Reeves Construction for the TIA 2, Group 6 resurfacing of Stevens Creek Road in the amount of \$287,735.*

**(H3k) Facility Use Agreement with the Clarks Hill Beekeepers Association for use of the Baker Place Road Municipal Solid Waste Landfill**

*Approved a Facility Use Agreement with the Clarks Hill Beekeepers Association for use of the Baker Place Road Municipal Solid Waste Landfill.*

**(H3l) Contract# 2026-3609 with Surveying and Mapping, LLC for Prior Rights Research for the Hereford Farm Rd Widening Project, PI# 012865**

*Approved a Professional Engineering Services Agreement Prior Right Research & Assessment with Surveying and Mapping, LLC. for the Hereford Farm Road project in the amount of \$30,000; 91306.27.015.922.*

**(H3m) 2026 Annual Renewal of Columbia County's Title VI Plan relating to Federal Assistance for Transportation Programs and Activities**

*Approved the 2026 Annual Renewal of Columbia County's Title VI Plan relating to Federal Assistance for transportation programs and activities.*

**I. DEBATE AGENDA**

**(I1) Unfinished Business**

**(I1a) Development and Planning Services Committee**

**(I1a1) Resolution 26-14 Amending Fee Schedule for Development Services - *Second Reading***

*Commissioner Melear made a motion to approve the Second Reading of Resolution Number 26-14 Amending Fee Schedule for Development Services. Commissioner Steed seconded the motion. The motion carried unanimously.*

**(I2) New Business**

**(I2a) Management and Internal Services Committee**

**(I2a1) Resolution 26-15: Requesting and Directing the Board of Elections to Call and Conduct a Referendum Pursuant to House Bill 439**

*Vice Chair Couch made a motion to approve Resolution 26-15. Commissioner Melear seconded the motion. The motion carried unanimously.*

**(I2b) Development and Planning Services Committee**

**(I2b1) Alcoholic Beverage License Jones Creek Golf Course LLC**

*Commissioner Melear made a motion to approve the Alcoholic Beverage License for Jones Creek Golf Course, LLC. contingent upon the acceptance of the kitchen by county staff and Health Department. Commissioner Steed seconded the motion. The motion carried unanimously.*

**(I2b2) VA26-06-01, Variance to Section 90-135 Signs, 4015 Gateway Blvd, Tax Map 068 Parcel 1667, 1.71 +/- acres, and currently zoned C-2 (General Commercial).**

*Commissioner Melear made a motion to approve the request for the variance to section 90-135 for property located at tax map 068 parcel 1667 for additional wall signs subject to the following conditions: Planning:*

- 1. Awning signs are allowed for a maximum of 89 square feet per elevation.*
- 2. The additional wall sign on the west elevation is allowed at a maximum of 140 square feet.*
- 3. The additional wall sign on the east elevation is allowed at a maximum of 27.25 square feet.*

*Commissioner Steed seconded the motion. The motion carried unanimously.*

**(I2b3) RZ26-06-01, Major PUD (Planned Unit Development) Revision, 1868 Champions Circle, Tax Map 065 Parcel 251, 0.83 +/- acres, and currently zoned PUD (Planned Unit Development).**

*Commissioner Melear a motion to approve the request for the Major PUD Revision for property located at tax map 065 parcel 251 to reduce the rear setback from 50 feet to 25 feet to allow space for a pool. Vice Chair Couch seconded the motion. The motion carried unanimously.*

**(I2b4) RZ26-06-02, Major PUD (Planned Unit Development) Revision, 3982 Hammonds Ferry Court, Tax Map 077H Parcel 369, 0.399 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment.**

*Larry Carter stated his concerns about the trees on his property. Applicant John Edry explained where the pool would be placed.*

*Commissioner Melear made a motion to approve the request for the Major PUD Revision for property located at tax map 077H parcel 369 to reduce the rear setback from 10 feet to 2 feet to allow a pool to be constructed within the rear setback and to approve the Easement Encroachment Agreement subject to the following condition:*

*Stormwater:*

*An easement encroachment agreement will be required.*

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

**(I2b5) RZ26-06-03, Major S-1 (Special) Revision, 460 Furys Ferry Road, Tax Map 082 Parcel 076A, 2.27 +/- acres, and currently zoned S-1 (Special).**

*Commissioner Melear made a motion to approve the request for the Major S-1 Revision for property located at tax map 082 parcel 076A for a medical office use. Commissioner Steed seconded the motion. The motion carried unanimously.*

**(I2b6) RZ26-06-04, Major PUD (Planned Unit Development) Revision, 401 Bartram Trail Club Drive, Tax Map 060 Parcel 1695, 20.57 +/- acres, and currently zoned PUD (Planned Unit Development).**

*Commissioner Melear made a motion to disapprove the request for the Major PUD Revision for property located a tax map 060 parcel 1695 for a proposed single-family development. Commissioner Steed seconded the motion. The motion carried unanimously.*

*Applicant Eric Beddingfield requested clarification if the item was approved or disapproved.*

**(I2b7) RZ26-06-05, Major PUD (Planned Unit Development) Revision, 785 Jones Creek, Tax Map 078 Parcel 057U, 0.78 +/- acres, and currently zoned PUD (Planned Unit Development).**

*Applicant Tripp Nanney explained the request. Larry Carter stated his concern about the fence and buffer. Commissioner Melear made a motion to approve the request for the Major PUD Revision for property located at tax map 078 parcel 057U to establish development standards for the community pool area. Commissioner Steed seconded the motion. The motion carried unanimously.*

**(I2b8) RZ26-06-06, Change of Conditions, 4434 Columbia Road, Tax Map 073G Parcel 082, 0.86 +/- acres, and currently zoned P-1 (Professional).**

*Commissioner Melear made a motion to approve the request for the change of conditions for property located at tax map 073G parcel 082 to remove the condition that only one massage business can operate from the subject parcel. Vice Chair Couch seconded the motion. The motion carried unanimously.*

**(I2c) Public Works and Engineering Services Committee**

**(I2c1) Contract #2026-3538 with Eleven-X to Purchase their Smart Parking System (eXactpark) for the Parking Deck and Parking Lots around the Performing Arts Center**

*Commissioner Carraway made a motion to approve an Independent Contractor Agreement with Eleven-X US Incorporated to purchase a smart parking system for the parking deck and parking lots around the Performing Arts Center in the amount of a one-time capital cost of \$323,265.99; 3503550.533035.35568 and an annual amount of \$37,230.48; hotel/motel. Commissioner Steed seconded the motion. Chair Duncan, Vice Chair Couch and Commissioners Carraway and Steed voted in favor of the motion. Commissioner Melear voted against the motion. The motion carried.*

**(I3) Items Added at the Meeting**

**J. LEGAL MATTERS**

**K. REQUESTS FOR REVIEW BY COMMITTEE**

**L. PUBLIC COMMENTS**

*Helen Willingham and Christina Willingham stated concerns about Beehive Drive's road name being changed, getting water to their property and the road being paved.*

*Timothy Aldrich questioned how he could increase the appraised value of his property.*

*Morgan Evans requested a safety study for the median intersection on William Few Parkway between Kroger and McDonald's.*

*Susan Warren would like the County to modify the Data Center Ordinance.*

**M. EXECUTIVE SESSION**

**(M1) Property**

**(M1a) Temporary construction easement from Evans Enterprise of Augusta, LLC. parcel 072A 110 for the Washington Road corridor traffic improvements project.**

*Commissioner Carraway made a motion to accept the donation of a temporary construction easement from Evans Enterprise of Augusta, LLC. parcel 072A 110 for the Washington Road corridor traffic improvements project. Vice Chair Couch seconded the motion. The motion carried unanimously.*

**(M1b) Temporary easement from Calvin Tolbert parcel 062 1710 for the Horizon South Parkway and Chamblin Road Connector project.**

*Commissioner Carraway made a motion to accept the donation of a temporary easement from Calvin Tolbert parcel 062 1710 for the Horizon South Parkway and Chamblin Road Connector project. Vice Chair Couch seconded the motion. The motion carried unanimously.*

**N. ADJOURNMENT**

*Vice Chair Couch made a motion to adjourn the meeting at 7:16 p.m. Chair Duncan seconded the motion. The motion carried unanimously.*



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk