Columbia County Board of Commissioners Meeting
Minutes of Tuesday, July 21, 2026 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia

Present at the meeting included:
Chairman Douglas R. Duncan, Jr.
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

Vice Chairman Alison G. Couch was absent

Division Directors:
Scott Sterling – Planning Services
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community 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
Commissioner Melear 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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 07, 2026
Commissioner Melear made a motion to approve the minutes of the July 07, 2026 Board of Commissioners meeting as presented. Commissioner Steed seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a the reappointment of Mark Herbert, Rick Toole and Stan Shepherd to the Development Authority
County Manager Johnson requested to add Item I2a. Chair Duncan presented the agenda with the requested addition.

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) Service Agreement with the Izzy Scott Foundation
Approved a Service Agreement with the Izzy Scott Foundation in the amount of $7,000; 1011001.533035.

(H1b) Georgia Indigent Defense Services Agreement for the Public Defender's Office
Approved the Georgia Indigent Defense Services Agreement for the Public Defender's Office.

(H1c) Master Services Agreement with Pictometry International for Digital Orthophotography
Approved the Master Services Agreement with Pictometry International for Digital Orthophotography in the amount of $134,194.06; 6516500.533035.

(H1d) Implementation of Cisco Security Suite
Approved the implementation of Cisco Security Suite in the amount of $288,784.35; 1011005.533035.

(H1e) Microsoft Enterprise Agreement 2026-2029
Approved the Microsoft Enterprise Agreement in the amount of $546,545.93; 1011005.533035.

(H1f) Allocate funding for the Columbia County Sheriff's Office to replace the Detention Center plumbing fixtures.
Approved the allocation of funding for the Columbia County Sheriff's Office to replace the Detention Center plumbing fixtures in the amount of $212,000; 3503550.601090.35518.

(H1g) Independent Contractor Agreement with WSP USA Inc. for the Special Inspections and Material Testing Services at Evans Towne Center Park and the Racquet Center
Approved an Independent Contractor Agreement with WSP USA, Inc. for the special inspections and material testing services at Evans Towne Center Park and the Racquet Center in the amount of $24,490; 22140.32.015.223.

(H1h) Lighting Services Agreement with Georgia Power for the Evans Towne Center Park Ice Rink and Parking Lot
Approved the Lighting Services Agreement with Georgia Power for the Evans Towne Center Park ice rink and parking lot in the amount of $44,103.59; 28110.38.015 and $580.80 annually 1011008.522080.

(H2) Development and Planning Services Committee

(H2a) Purchase of Stream and Wetland Mitigation Credits from the Phinizy Swamp Mitigation Bank and Yam Grandy Mitigation Bank for the Hereford Farm Road Widening Project, PI# 0012865
Approved the purchase of stream and wetland mitigation credits from the Phinizy Swamp Mitigation Bank and Yam Grandy Mitigation Bank for the Hereford Farm Road widening project in the amount of $270,365; 91306.27.010.

(H2b) Resolution 26-16 Concerning a Determination to Abandon and Sell a Portion of Morris Callaway Road
Approved Resolution Number 26-16 concerning a determination to abandon and sell a portion of Morris Callaway Road.

(H2c) Acceptance of the 2026 LMIG Safety Action Plan Grant
Approved the acceptance of the 2026 LMIG Safety Action Plan grant in the amount of $520,841; 2342710.522137.

(H2d) Alcoholic Beverage License Mendoza's Mexican Grill LLC
Approved the Alcoholic Beverage License Mendoza's Mexican Grill LLC.

(H2e) Easement Encroachment Agreement for 801 Prairie Lane, Tax Map 072P Parcel 077
Approved the Easement Encroachment Agreement for 801 Prairie Lane tax map 072P parcel 077.

(H2f) Easement Encroachment Agreement 3104 Wildflower Court, Tax Map 071 Parcel 178
Approved the Easement Encroachment Agreement for 3104 Wildflower Court tax map 071 parcel 178.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) VA26-07-01, Variance to Section 90-53 *List of lot and Structure Requirements*, 618 Millstone Drive, Tax Map 077 Parcel 599, 0.70 +/- acres, and currently zoned R-2 (Single Family Residential).
Commissioner Melear made a motion to approve the request for the variance to section 90-53 for property

located at tax map 077 parcel 599 to reduce the front setback to 16 feet from the front property line for a proposed standalone garage. Commissioner Steed seconded the motion. The motion carried unanimously.

(I1a2) RZ26-07-01, Major PUD (Planned Unit Development) Revision, 500 Furys Ferry Road, Tax Map 078 Parcel 178, 11.16 +/- acres, and currently zoned PUD (Planned Unit Development).
Troy Akers, Lynsey Steinberg and Dr. Brandy Gunsolus stated their concerns about the rezoning. Commissioner Carraway made a motion to disapprove the request for the Major PUD Revision for property located at tax map 078 parcel 178 to revise the conceptual plan for a proposed convenience store with gas pumps. Commissioner Melear seconded the motion. Chair Duncan and Commissioners Carraway and Melear voted in favor of the motion. Commissioner Steed voted against the motion. The motion carried.

(I1a3) RZ26-07-02, Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial).
Commissioner Melear made a motion to approve the request for the change of conditions for property located at tax map 068 parcel 019C to permit a restaurant subject to the following conditions:
Planning:
1. The use may include a convenience store with gas and a restaurant, with a plan agreed to by the owner, developer, and staff.
2. The developer must keep all trees 10" caliper or greater that are within good health within their required landscape strip along Columbia Road and South Old Belair Road.
Commissioner Steed seconded the motion. The motion carried unanimously.

(I1a4) Agreement to Participate in the Georgia Hospital Signing System
Commissioner Melear made a motion to approve the Agreement to Participate in the Georgia Hospital Signing System. Commissioner Steed seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Reappointment of Mark Herbert, Rick Toole and Stan Shepherd to the Development Authority
Commissioner Melear made a motion to approve the reappointment of Mark Herbert, Rick Toole and Stan Shepherd to the Development Authority term ending December 31, 2029. Commissioner Carraway seconded the motion. The motion carried unanimously.
Susan Warren questioned this addition to the agenda.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS
Lindsey Brantley stated her concerns about the rezoning process and the property posted signs.
Lee Muns presented a model data center ordinance.

M. EXECUTIVE SESSION

N. ADJOURNMENT
Commissioner Melear made a motion to adjourn the meeting at 6:40 p.m. Commissioner Steed seconded the motion. The motion carried unanimously.

Douglas R. Duncan, Jr., Chairman

Patrice R. Crawley, County Clerk