



**Development and Planning Services Committee Meeting
Minutes for Tuesday, July 14, 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
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community Services
Stacey Gordon - Water Utility 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 8:49 a.m.

B. INVOCATION

The invocation was held at the prior meeting.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was held at the 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) June 09, 2026

Vice Chair Couch made a motion to approve the June 09, 2026 minutes of the Development and Planning Services Committee. 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) 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 forwarding to the July 21, 2026 Board of Commissioners Consent Agenda 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.

(I1a2) Resolution 26-16 Concerning a Determination to Abandon and Sell a Portion of Morris Callaway Road

Approved forwarding to the July 21, 2026 Board of Commissioners Consent Agenda Resolution Number 26-16 concerning a determination to abandon and sell a portion of Morris Callaway Road.

(I1a3) Acceptance of the 2026 LMIG Safety Action Plan Grant

Approved forwarding to the July 21, 2026 Board of Commissioners Consent Agenda acceptance of the 2026 LMIG Safety Action Plan grant in the amount of \$520,841; 2342710.522137.

(I1b) Development Services

(I1b1) Alcoholic Beverage License Mendoza's Mexican Grill LLC

Approved forwarding to the July 21, 2026 Board of Commissioners Consent Agenda the Alcoholic Beverage License Mendoza's Mexican Grill LLC.

(I1c) Planning Services

(I1c1) Easement Encroachment Agreement for 801 Prairie Lane, Tax Map 072P Parcel 077

Approved forwarding to the July 21, 2026 Board of Commissioners Consent Agenda the Easement Encroachment Agreement for 801 Prairie Lane tax map 072P parcel 077.

(I1c2) Easement Encroachment Agreement 3104 Wildflower Court, Tax Map 071 Parcel 178

Approved forwarding to the July 21, 2026 Board of Commissioners Consent Agenda the Easement Encroachment Agreement for 3104 Wildflower Court tax map 071 parcel 178.

(I1d) Other Committees

J. LEGAL MATTERS

K. STAFF REPORTS

(K1) Planning Services

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

Planning Services Director Sterling presented the June 2026 Planning Department work load measurement monthly report.

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

Planning Services Director Sterling presented the May 2026 Plan Review work load measurement monthly report.

(K2) Development Services

(K2a) Development Services Division Monthly Report

Development Services Director Scarbary provided as information the Development Services Division monthly report.

(K2b) Development Services Division Financial Report

Development Services Director Scarbary provided as information the Development Services Division financial report.

(K2c) Temporary Event Alcohol Permits

Development Services Director Scarbary provided as information the temporary event alcohol permits.

L. COMMISSIONERS' AND PUBLIC COMMENTS

M. EXECUTIVE SESSION

N. ADJOURNMENT

Chair Melear adjourned the meeting at 8:56 a.m.



Alison G. Couch, Vice Chairman



Patrice R. Crawley, County Clerk