



Columbia County Board of Commissioners
Agenda for August 18, 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 Carraway
- C. PLEDGE OF ALLEGIANCE Chairman Duncan
- D. ROLL CALL / QUORUM Chairman Duncan
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Duncan

1. (E1) August 04, 2026

- 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
 - 1. Special Recognition Chairman Duncan
 - a. (G1a) Awarding the Medal of Valor and Meritorious Service Award

- 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) Retirement Bridge Program Spousal Coverage and Dental Option Revision
 - b. (H1b) Reimbursement to GEMA/FEMA for Helene Project Number 806591
 - c. (H1c) Independent Contractor Agreement with Arthur J. Gallagher Risk Management Services, LLC. for Risk Management Consulting and Supplementary Services
 - d. (H1d) ACCG Safety Incentive Discount Program: 2027 Policy Year
 - e. (H1e) Cisco Equipment Lifecycle Purchase from DISYS for Water Utility Sites
 - f. (H1f) Cisco Smartnet Renewal Payment Authorization 2026-2027
 - g. (H1g) Cisco Equipment Lifecycle Purchase from DISYS for Sheriff's Office
 - h. (H1h) Subscription Agreement with GovAI
 - i. (H1i) Annual Maintenance Payment for Conga Software
 - j. (H1j) Award Bid # 2025013-BID03289 and Contract to S.D. Clifton Construction for the Pollard House Renovation

- k. (H1k) Independent Contractor Agreement with Verge Erosion Control, LLC for the Pollard House NPDES Sampling and Reporting
- l. (H1l) Independent Contractor Agreement with CSRA Testing & Engineering Co., Inc for Special Inspections and Material Testing Services at the Pollard House
- 2. Development and Planning Services Committee Commissioner Melear
 - a. (H2a) Purchase of a Takeuchi Mini Excavator for Facility Maintenance
 - b. (H2b) Position Reclassifications in Building Standards
 - c. (H2c) Easement Encroachment Agreement 882 Lillian Park Drive, Tax Map 067 Parcel 2563
 - d. (H2d) Easement Encroachment Agreement for 1222 Arcilla Pointe, Tax Map 082 Parcel 444.

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. Management and Internal Services Committee Commissioner Couch
 - 1. (I1a1) Resolution 26-17 to Establish a Millage Rate for Purposes of Computing Ad Valorem Taxes on Property in Columbia County, Georgia for Calendar Year 2026
 - b. Development and Planning Services Committee Commissioner Melear
 - 1. (I1b1) RZ26-08-01, Conditional Use for Therapeutic Massage, 4490 Washington Road, Tax Map 072 Parcel 060N, 2.82 +/- acres, and currently zoned C-2 (General Commercial).
 - 2. (I1b2) VA26-08-01, Variance to Section 90-53 *List of Lot and Structure Requirements*, 113 Glenora Drive, Tax Map 073C Parcel 163, 0.30 +/- acres, and currently zoned R-2 (Single Family Residential) and Easement Encroachment Agreement.
 - 3. (I1b3) VA26-08-02, Variance to Section 90-55 *RCO Residential Cluster Overlay District*, 509 Ernestine Falls, Tax Map 061 Parcel 1434, 0.3 +/- acres, and currently zoned R-2 (Single Family Residential)/RCO (Residential Cluster Overlay) and Easement Encroachment Agreement.
 - 4. (I1b4) VA26-08-03, Variance to Section 90-53 *List of Lot and Structure Requirements*, 711 Campana Drive, Tax Map 071 Parcel 082, 0.29 +/- acres, and currently zoned R-2 (Single Family Residential) and Easement Encroachment Agreement.
 - 5. (I1b5) VA26-08-04, Variance to Sections 90-139 *Buffers & Screening* and 90-98 *List of Lot and Structure Requirements*, 4546 Washington Road, Tax Map 072 Parcel 073Q, 0.84 +/- acres, and currently zoned C-2 (General Commercial).
 - 6. (I1b6) RZ26-08-02, Rezoning from R-2 (Single Family Residential) to S-1 (Special), 250 Legion Drive, Tax Map 079 Parcel 122A, 2.5 +/- acres, and currently zoned R-2 (Single Family Residential). - **tabled to September 01, 2026**
 - 7. (I1b7) RZ26-08-03, Rezoning from R-3 (Single Family Residential) to P-1 (Professional) 106 Bellewood Drive, Tax Map 082A Parcel 100, 0.45 +/- acres, and currently zoned R-3 (Single Family Residential).
 - 8. (I1b8) VA26-08-05, Variance to Section 90-139 *Buffers & Screening*, 106 Bellewood Drive, Tax Map 082A Parcel 100, 0.45 +/- acres, and currently zoned R-3 (Single Family Residential).
 - 9. (I1b9) RZ26-08-04, Rezoning from R-3 (Single Family Residential) to PRD (Planned Residential Development), 325 McCormick Road, Tax Map 077B Parcel 114,

14.1 +/- acres, and currently zoned R-3 (Single Family Residential) **-tabled to September 01, 2026**

2. Items Added at the Meeting

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) Lee Muns, Cambrey Wood and Susan Warren

M. EXECUTIVE SESSION

Chairman Duncan

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.

1. Personnel

- a. (M1a) Right of Way Specialist Employment Contract for Bryan Armstrong
- b. (M1b) Personnel B

N. ADJOURNMENT

Chairman Duncan

The next scheduled meeting is Tuesday, September 01, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center