



**Columbia County Board of Commissioners  
Agenda for September 1, 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

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| A. CALL TO ORDER                               | Chairman Duncan  |
| B. INVOCATION                                  | Vice Chair Couch |
| 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 18, 2026 Commission
2. (E2) August 18, 2026 Executive Session

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| F. PRESENTATION AND APPROVAL OF THE AGENDA | Chairman Duncan |
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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

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| G. SPECIAL RECOGNITION, PRESENTATION, AND / OR<br>DECLARATION | Chairman Duncan |
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| H. CONSENT AGENDA | Chairman Duncan |
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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.

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|---------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. Community and Emergency Services Committee                                                                                   | Commissioner Steed    |
| a. (H1a) Animal Services Donations                                                                                              |                       |
| b. (H1b) Christmas Lighting Services Agreement with Megah, LLC.                                                                 |                       |
| 2. Public Works and Engineering Services Committee                                                                              | Commissioner Carraway |
| a. (H2a) Purchase from MHC Kenworth a Bucket Truck for Traffic Engineering                                                      |                       |
| b. (H2b) Purchase from Pearson Peterbilt a 567 Dump Truck for Stormwater                                                        |                       |
| c. (H2c) Purchase from Alan Jay Fleet Sales Two Chevrolet Tahoes for the Fire Department                                        |                       |
| d. (H2d) Change Order Number One with PF Moon and Company for the Clarks Hill WTP Hypochlorite System Improvements project      |                       |
| e. (H2e) Purchase of a 140HP Influent Pump from Xylem Water Solutions, USA., Inc. for the Little River Plant Pump #6            |                       |
| f. (H2f) Awarding 2026025-RFP5105 to Denali Water Solutions, LLC for the Water Treatment Residuals Removal and Disposal Project |                       |
| g. (H2g) Purchase of a Gas Chromatograph/Mass Spectrophotometer from Fisher Scientific Company                                  |                       |

- h. (H2h) AT&T Encroachment Agreement at Parcel 042 156M for the Euchee Creek Harlem Interceptor Project
- i. (H2i) Resolution 26-18 Concerning a Determination to Abandon and Sell a Portion of Morris Callaway Road
- j. (H2j) Resolution 26-19 and Project Delivery Agreement (IGTIA2700551) with GDOT for the Construction of the Hereford Farm Rd Widening Project, PI 0012865
- k. (H2k) Contract #2026-3683 with East Coast Grading, Inc. for Building B & C Parking Lot Repairs/Overlay and Striping
- l. (H2l) Facility Use Agreement with UGA Extension / 4-H for the Trap Shooting Program at the Baker Place Road Municipal Solid Waste Landfill
- m. (H2m) Acceptance of Improvements at Wrights Farm Section 4B Lots 214-284

## 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. Unfinished Business

Chairman Duncan

#### a. Development and Planning Services Committee

Commissioner Melear

- 1. (I1a1) 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 from August 18, 2026**
- 2. (I1a2) 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 from August 18, 2026**

### 2. New Business

Chairman Duncan

#### a. Management and Internal Services Committee

Commissioner Couch

- 1. (I2a1) Intergovernmental Agreement Regarding Economic Development Services and Project Related Infrastructure with the Development Authority

#### b. Development and Planning Services Committee

Commissioner Melear

- 1. (I2b1) VA26-08-07, Variance to Section 90-53 *List of lot and structure requirements*, 266 Fairfax Street, Tax Map 078F Parcel 063, 0.26 +/- acres, and currently zoned R-3 (Single Family Residential).
- 2. (I2b2) RZ26-08-06, Conditional Use for Therapeutic Massage, 119 North Belair Road, Tax Map 073C Parcel 092, 0.44 +/- acres, and currently zoned P-1 (Professional).
- 3. (I2b3) RZ26-08-07, Rezoning from R-2 (Single Family Residential) to P-1 (Professional), 165 South Belair Road, Tax Map 073B Parcel 001, 0.55 +/- acres, and currently zoned R-2 (Single Family Residential).
- 4. (I2b4) VA26-08-08, Variance to Sections 90-98 *List of lot & structure requirements* and 90-139 *Buffers & screening*, 165 South Belair Road, Tax Map 073B Parcel 001, 0.55 +/- acres, and currently zoned R-2 (Single Family Residential).
- 5. (I2b5) RZ26-08-08, Major PUD (Planned Unit Development) Revision, 779 Bishops Circle, Tax Map 065 Parcel 554, 0.30 +/- acres, and currently zoned PUD (Planned Unit Development).

### 3. 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](http://www.columbiacountyga.gov).

1. (L1) Susan Warren, Howard Johnson and Lee Muns

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. Property

- a. (M1a) Portion of parcels 062 174A and 062 1743 Canterbury Farms Association to obtain right of way and temporary easements for the Horizon South Parkway and Chamblin Road Connector Project.
- b. (M1b) Purchase and Sale Agreement with Pollard Land Company, Inc. for parcel 029 048.
- c. (M1c) Purchase and Sales Agreement with Keith Allen Pollard for parcel 028 015A.

N. ADJOURNMENT

Chairman Duncan

**The next scheduled meeting is Tuesday, September 15, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center**