



**Proposed Development and Planning Services Committee
Agenda for Tuesday, September 8, 2026 at 8:30 AM
Evans Government Center Auditorium, Evans, Georgia**

Committee:

Connie M. Melear – Chairman
Alison G. Couch – Vice Chair
Douglas R. Duncan, Jr. – Member

Staff:

Scott Johnson – County Manager
Glenn Kennedy – Deputy County Manager
Matt Schlachter - Deputy County Manager
Paul Scarbary - Development Services Director
Scott Sterling – Planning Services Director

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| A. CALL TO ORDER | Chairman Melear |
| B. INVOCATION | Chairman Melear |
| C. PLEDGE OF ALLEGIANCE | Chairman Melear |
| D. ROLL CALL / QUORUM | Chairman Melear |
| E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING | Chairman Melear |
| 1. (E1) August 11, 2026 | |
| F. APPROVAL OF THE AGENDA | Chairman Melear |
| G. PRESENTATION | Chairman Melear |
| H. CONSENT AGENDA | Chairman Melear |

The Committee, 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 Committee present and voting approving the consent agenda items, each and every item shall be presented as a consent agenda item at the next Board of Commissioners meeting.

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| I. DEBATE AGENDA | Chairman Melear |
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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.

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| 1. New Business | Chairman Melear |
| a. Deputy County Manager | Matt Schlachter |
| 1. (I1a1) Resolution Number 26-23 Concerning the Corrective Quitclaim Deed, Reservation of Easement and Modification of Restriction for the Improvements on John Deere Parkway and the Corrective Quitclaim Deed | |
| 2. (I1a2) Bid# 2026029-BID3313 and Contract# 2026-3701 with JHC Corporation for the Boardwalk Replacement at Reed Creek Interpretive Center | |
| 3. (I1a3) Bid# 2026028-BID3313 and Contract# 2026-3702 with THMD Enterprises DBA HD Construction for the Reed Creek Bank Stabilization (Boardwalk) at Savannah Rapids Park | |
| b. Development Services | |
| 1. (I1b1) Alcoholic Beverage License Biscuit Belly LLC KY dba Biscuit Belly | |
| c. Planning Services | |

1. (I1c1) Easement Encroachment Agreement 872 Rollo Domino Circle, Tax Map 067 Parcel 1426
2. (I1c2) Easement Encroachment Agreement 572 Country Place Lane, Tax Map 072G Parcel 035.
3. (I1c3) Easement Encroachment Agreement 681 Whitney Shoals Road, Tax Map 060 Parcel 2103.
4. (I1c4) Easement Encroachment Agreement 533 Meldon Road, Tax Map 078 Parcel 723.
5. (I1c5) Easement Encroachment Agreement 535 Meldon Road, Tax Map 078 Parcel 722.

d. Other Committees

2. Items Added at the Meeting

J. LEGAL MATTERS

County Attorney Driver

K. STAFF REPORTS

Chairman Melear

1. Planning Services

- a. (K1a) August 2026 Planning Department Work Load measurement monthly report
- b. (K1b) July 2026 Plan Review Work Load measurement monthly report

2. Development Services

- a. (K2a) Development Services Division Monthly Report
- b. (K2b) Development Services Division Financial Report
- c. (K2c) Temporary Event Alcohol Permits

L. COMMISSIONERS' AND PUBLIC COMMENTS

Chairman Melear

Anyone desiring to speak before the Committee on an agenda item is limited to five minutes and should stick to 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. All speakers must complete a speaker form. Please speak into the microphone and adjust as needed.

M. EXECUTIVE SESSION

Chairman Melear

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.

N. ADJOURNMENT

Chairman Melear

The next scheduled Development and Planning Services Committee meeting is Tuesday, October 13, 2026 at 8:30 a.m. in the Auditorium of Building A at the Evans Government Center