



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 21, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman Connie M. Melear
Commissioner Donald Skinner, Sr.
Commissioner Alison G. Couch
Deputy County Manager Glenn Kennedy
County Clerk Patrice R. Crawley

Division Directors:

Scott Sterling – Planning Services
Paul Scarbary - Development Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
County Staff
Members of the Media and Public

A. CALL TO ORDER

Chairman Duncan called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Couch gave the invocation.

C. PLEDGE OF ALLEGIANCE

Chairman Duncan led the pledge to the American flag.

D. ROLL CALL / QUORUM

Chairman Duncan declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) May 07, 2024 Board of Commissioners Meeting Minutes and (E2) May 07, 2024 Budget Public Hearing Minutes

Vice Chairman Melear made a motion to approve the minutes of the May 07, 2024 Budget Public Hearing and the Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the agenda.

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. Vice Chairman Melear made a motion to approve the consent agenda as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) YMCA Summer Camp Facility Usage Agreement

Approved the Facility Usage Agreement with the YMCA for the summer camp.

(H2) Management and Internal Services Committee

(H2a) Juvenile Court Independent Contractor Agreements with Margaret Adams, Angela Chambers, Kathleen Conner, Jordan Hanson, Jennifer Hunter, Kelly Kitchens, Muki Patel, Joseph Pride and Sheila Wahman.

Approved Juvenile Court Independent Contractor Agreements for Program Director Margaret Adams, Court Reporter Angela Chambers, Attorney Guardian Ad Litem Kathleen Conner, Indigent Defense Attorney Jordan Hanson, Coordinator Children in Need of Services Jennifer Hunter, Indigent Defense

Attorney Kelly Kitchens, Prosecutor for Children in Need of Services Mukti Patel, Attorney Guardian Ad Litem Joseph Pride and Attorney Guardian Ad Litem Sheila Wahman.

(H2b) Contract Renewal Number One of with CorrectHealth Columbia, LLC. for Inmate Medical Services

Approved Contract renewal number one with CorrectHealth Columbia, LLC. for inmate medical services.

(H2c) Contract with Oasis Management Systems for Inmate Commissary Services

Approved Contract with Oasis Management Systems for inmate commissary services.

(H2d) Tax Appeals Conflict Counsel Agreement with The Nelson Law Group

Approved Tax Appeals Conflict Counsel Agreement with The Nelson Law Group.

(H2e) FY24 Service Agreement for Richmond County Medical Society Project Access, Inc.

Approved the Fiscal Year 2024 Service Agreement for Richmond County Medical Society Project Access, Inc. in the amount of \$25,000; 1011001.533035.

(H2f) FY24 Service Agreements with Junior Achievement Discovery Center and Family Y

Approved the Fiscal Year 2024 Services Agreements with Junior Achievement Discovery Center and Family Y.

(H2g) Reappointment of Dr. Patty McDonald to the Region Two Department of Behavioral Health and Developmental Disabilities Regional Advisory Council

Approved the reappointment of Dr. Patty McDonald to the Region Two Department of Behavioral Health and Development Disabilities Regional Advisory Council.

(H2h) Contract Renewal Number 2 with Acrisure, LLC dba Head Capital Advisors for Employee Group Health Insurance Broker

Approved Contract Renewal Number 2 with Acrisure, LLC. dba Head Capital Advisors for employee group health insurance broker.

(H2i) Contract Renewal Number 3 with Daffin and Company dba Express Employment Professionals for Temporary Workers & Payroll

Approved the Contract Renewal Number 3 with Daffin and Company dba Express Employment Professionals for temporary workers & payroll.

(H2j) United Concordia Dental Product Renewal Years 2025 and 2026

Approved the United Concordia Dental Product renewal.

(H2k) Unum Accident Plan

Approved the Unum Accident Plan.

(H2l) Acceptance of the FY2023 Emergency Management Performance Grant Application

Approved the acceptance of Fiscal Year 2023 Emergency Management Performance Grant.

(H2m) Contract Renewal 4 with Ceres Environmental Services, Inc. for Disaster Debris Management

Approved Contract Renewal 4 with Ceres Environmental Services, Inc. for disaster debris management.

(H2n) Contract Renewal 4 with Debris Tech, LLC. for Disaster Debris Monitoring

Approved Contract Renewal 4 with Debris Tech, LLC. for disaster debris monitoring.

(H2o) Resolution Number 24-22 Amending the Bylaws of the Local Emergency Planning Committee

Approved Resolution Number 24-22 amending the Bylaws of the Local Emergency Planning Committee.

(H2p) Contract Renewal 3 with Pollock Financial Services, Inc. for County-Wide Copier Services

Approved Contract Renewal 3 with Pollock Financial Services, Inc. for county-wide copier services.

(H2q) Contract Renewal 3 with Cintas Corporation for Uniform Services

Approved Contract Renewal 3 with Cintas Corporation for uniform services.

(H2r) Conga Novatus Contract Software Subscription Agreement

Approved the Conga Novatus Contract Software Subscription Agreement in the amount of \$57,826.60; 1011005.533035.

(H2s) Agreement with Classic Collision, Cushman Paint & Body, Headway Collision Center and Kendrick Paint and Body for Auto Collision Repair Services

Approved agreements with Classic Collision, Cushman Paint & Body, Headway Collision Center and Kendrick Paint & Body for auto collision repair services.

(H2t) Award and Contract with AiOS Group, Structured Media Solutions and Wired Communications for Cabling Services

Approved awarding contracts with AiOS Group, Structured Media Solutions and Wired Communications for cabling services.

(H2u) Contract Renewal 3 with NetPlanner Systems, Inc. for Genetec Video Management System Support

Approved Contract Renewal 3 with NetPlanner Systems, Inc. for Genetec video management system support.

(H2v) Contract Renewal 2 with A3 Communications for Genetec Video Management System Support

Approved Contract Renewal 2 with A3 Communications for Genetec video management system support.

(H2w) Contract Renewal 4 Agreement with Dell for Equipment and Services

Approved Contract Renewal 4 with Dell for equipment and services.

(H2x) Contract Renewal 4 with Layer 3 Communications for Managed Security Services

Approved Contract Renewal 4 with Layer 3 Communications for managed security services.

(H2y) Contract Renewal 2 with Highliter Cable Services, Inc. for Fiber Construction, Maintenance & Restoration Services

Approved Contract Renewal 2 with Highliter Cable Services, Inc. for fiber construction, maintenance & restoration services.

(H2z) Contract Renewal 2 with Mainline Information Systems for Data Center Equipment and Services

Approved Contract Renewal 2 with Mainline Information Systems for data center equipment and services.

(H2aa) Contract Renewal 4 with Byron Fred Daniel dba Fred Daniel Mapping Services for Tax Parcel Layer Maintenance Services

Approved Contract Renewal 4 with Byron Fred Daniel dba Fred Daniel Mapping Services for tax parcel layer maintenance services in the amount of \$50,000; 6516500.533035.

(H2bb) Contract Renewal 4 with Scanning America for Scanning Services

Approved Contract Renewal 4 with Scanning America for scanning services.

(H2cc) Contract Renewal 4 with Woolpert Inc. for Cityworks-related Hardware and Software Services

Approved Renewal 4 with Woolpert Inc. for Cityworks related hardware and software services in the amount of \$50,000; GIS operating budget.

(H2dd) Contract Renewal 1 with Accedian Networks, Inc. for Equipment and Services

Approved Contract Renewal 1 with Accedian Networks, Inc. for equipment and services.

(H2ee) Award Bid and Contract to Wired Communications as Cabling Vendor for the Justice Center Renovation

Approved awarding the bid and contract to Wired Communications as cabling vendor for the Justice Center renovation in the amount of \$199,833.53; 22810.32.029.

(H3) Development and Planning Services Committee

(H3a) Variance to Section 42-45(c)(6) Flood Damage Prevention for Parcel 052101

Approved Variance to Section 42-45(c)(6) Flood Damage Prevention for parcel 052101.

(H3b) 2024 Local Road Assistance Administration (LRA) Application with Georgia Department of Transportation

Approved the 2024 Local Road Assistance Administration Application with Georgia Department of

Transportation.

(H3c) Independent Contractor Agreement with PFA Engineering, Inc. for HVAC Upgrades at Patriots Park

Approved the Independent Contractor Agreement with PFA Engineering, Inc. for HVAC upgrades at Patriots Park in the amount of \$20,000; 22450.32.010.

(H3d) Primary Relocate Agreement with Georgia Power for the Racquet Center

Approved the Primary Relocate Agreement with Georgia Power for the Racquet Center.

(H3e) Primary Relocate Agreement with Georgia Power for the Justice Center Expansion

Approved the Primary Relocate Agreement with Georgia Power for the Justice Center Expansion.

(H3f) Easement Encroachment Agreement for Tax Map 081C Parcel 092

Approved the Easement Encroachment Agreement for Tax Map 081C092.

(H3g) Easement Encroachment Agreement for Tax Map 030 Parcel 377

Approved the Easement Encroachment Agreement for Tax Map 030377.

(H3h) Ancillary Dwelling Variance for Tax Map 061 Parcel 001

Approved the ancillary dwelling variance for Tax Map 061001.

(H3i) Intergovernmental Agreement with the City of Grovetown for Potable Water

Approved the Intergovernmental Agreement with the City of Grovetown for Potable Water.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Commissioner Appointment to the Public Works and Engineering & Community and Emergency Services Committees

Vice Chairman Melear made a motion to approve appointing the newly elected District 3 Commissioner as Chair of the Public Works & Engineering Services Committee and Vice Chair of the Community & Emergency Services Committee. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1a2) Contract Renewal Number 2 with MedNow Urgent Care for Employee On-Site Clinic and Medical Services

Vice Chairman Melear made a motion to approve Contract Renewal Number 2 with MedNow Urgent Care for employee on-site clinic and medical services. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ24-05-01, Conditional Use for Massage, 629 Furys Ferry Road, Tax Map 081A Parcel 030, 0.93 +/- acres, and currently zoned P-1 (Professional).

Commissioner Skinner made a motion to approve the request for the conditional use for massage for property located at tax map 081A parcel 030. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b2) RZ24-05-02, Conditional Use for minor vehicle repair for a window tinting business, 3001 McCrary Court, Tax Map 172 Parcel 231G, 1.95 +/- acres and currently zoned M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for the conditional use for minor vehicle repair for a window tinting business for property located at tax map 172 parcel 231G. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b3) RZ24-05-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 7131 Bill Dorn Road, Tax Map 009 portion of Parcel 010, 4 +/- acres of an overall 25.49 +/- acres, and currently zoned R-A (Residential Agricultural). - *Postponed until June 04, 2024*

Commissioner Skinner made a motion to approve the request for the rezoning from R-A to S-1 for property located at tax map 009 portion of parcel 010 subject to the conditions enumerated in the May 2, 2024

Planning Commission Report. Commissioner Couch seconded the motion.

Fredric Carpenter stated his concerns over the rezoning.

James Martin stated the reasons for the rezoning.

After some discussion, Commissioner Skinner made a motion to withdraw his motion. Commissioner Skinner made a motion to postpone the rezoning request to June 04, 2024. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1b4) RZ24-05-04, Rezoning R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 62.72 +/- acres, and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for the rezoning from R-1 to R-2 for property located at tax map 060 parcel 013B subject to the following conditions:

Planning May 02, 2023

Traffic Engineering:

1. Pavement System Design Supplement A requires existing pavement sections on Calloway RD Ext. to be analyzed for structural sufficiency when a subdivision is extended with an increase in traffic loadings beyond its original pavement design. Calloway Rd Ext. must be widened to 24-foot pavement width, 50' beyond the proposed subdivision entrance road.

Commission Condition:

1. The buffer along Calloway Road Extension shall be supplemented with evergreens and shown on the preliminary plat. Species and type of evergreens are to be reviewed with Planning prior to installation.

Chairman Duncan seconded the motion.

Applicant's Engineer Scott Johnson explained why they are requesting rezoning.

Applicant Jared Poe stated that if the project was not rezoned to R-2 then it wouldn't be feasible to move forward.

Commissioner Skinner and Chairman Duncan voted in favor of the motion. Vice Chairman Melear and Commissioner Couch voted against the motion. The action died.

(I1b5) RZ24-05-05, Major S-1 (Special) Revision, 2221 Indigo Hall Drive, 2200 Indigo Hall Drive, & 2000 Indigo Hall Drive, Tax Map 082B Parcels 158C, 158I, & 158E, 3.2 +/- acres, 10.5 +/- acres and 3.0 +/- acres, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for the major S-1 revision for property located at tax map 082B parcels 158C, 158I, & 158E subject to the following condition:

Stormwater:

Downstream analysis of stormwater runoff will be required to determine no adverse impact to properties downstream.

Chairman Duncan seconded the motion. Chairman Duncan and Commissioners Skinner and Couch voted in favor of the motion. Vice Chairman Melear abstained. The motion carried.

(I1b6) RZ24-05-06, Conditional Use for retail package sale of distilled spirits for off-premise consumption and a rezoning from C-C (Community Commercial) to C-2 (General Commercial), 102 South Old Belair Road, Tax Map 068 Parcel 002A, 0.99 +/- acres and currently zoned C-2 (General Commercial) and a 1.96 +/- acre portion of 4730 Columbia Road, Tax Map 068 portion of Parcel 002, and currently zoned C-C (Community Commercial).

Commissioner Skinner made a motion to disapprove the request for the conditional use for retail package sale of distilled spirits for off-premise consumption for property located at tax map 068 parcel 002A and the rezoning from C-C to C-2 for property located at tax map 068 portion of parcel 002. Vice Chairman Melear seconded the motion.

Applicant's Attorney Matt Padgett presented a change in the concept plan.

Vice Chairman Melear and Commissioner Skinner voted in favor of the motion. Chairman Duncan and Commissioner Couch voted against the motion. The action died.

(I1b7) RZ24-05-07, Conditional Use for light industrial uses and rezoning from C-2 (General Commercial) and a split zoned T-R (Townhouse Residential) & R-2 (Single Family Residential) to C-3 (Heavy Commercial), 840 Sana Drive & 850 Sana Drive, 1.66 +/- acre portion of Tax Map 072 Parcel 073I and a 1.88 +/- acre portion of Tax Map 072 Parcel 073E, a total of 3.54 +/- acres and currently zoned C-2 (General Commercial) & a split zoned T-R (Townhouse Residential) & R-2 (Single Family

Residential).

Commissioner Skinner made a motion to approve the request for the conditional use for light Industrial uses and rezoning from C-2 and a split zoned T-R & R-2 to C-3 for a portion of property located at tax map 072 parcels 073I & 073E subject to the following conditions:

Planning:

1. Outdoor storage of vehicles and/or materials is not permitted on the site.
2. ~~Dumpster pickup shall be between the hours of 8AM and 11PM.~~
3. All lighting on the site shall be shielded and directed away from adjacent properties. The method of shielding shall be provided with any building permitting. Prior to approval of a site plan, a photometric plan, showing readings of 0 footcandles at property lines with residential uses, shall be provided.
4. Access road from Washington Road shall be subdivided from the subject properties as a private road only prior to approval of any building permits and/or site plans from Columbia County.

Commission:

1. Dumpster pickup shall be between the hours of 8AM and 7PM.
2. Clean pond.

Dan Ware, Joy Smith and Douglas Kuehl spoke against the rezoning.

Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1b8) VA24-05-01, Variance to Section 90-139 Buffers & screening, 3495 River Watch Parkway, Tax Map 082D Parcel 030A, 3.6 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 082D parcel 030A to reduce structural buffers to 20' against tax map 082B parcel 164 and 25' against tax map 082B parcels 165, 166, & 167 subject to the following conditions:

Planning:

1. The chain link fence shall be supplemented with slats and additional landscaping installed against the residential properties.
2. Structural buffers and landscaping are not required against tax map 082D parcel 029.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

(K1) Gold Cross Contract

Commissioner Couch stated that it has come to her attention that there may be a request for changes to the Gold Cross contract. Given the importance of this service to the citizens of the county, she would request a review of the current contract and any changes that may be proposed.

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) Agreement of Purchase and Sale for Tax Map 074130F and 069090.

Commissioner Couch made a motion to approve the Agreement of Purchase and Sale for Tax Map 074130F and 069090. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) Atlantic Coastline Railroad Company f/k/a Seaboard Coastline Railroad Company for GDOT PI#0013704 Parcel 120 to obtain right of way and/or easements for the Hardy McManus Road widening project.

Commissioner Couch made a motion to approve \$17,900 to Atlantic Coastline Railroad Company f/k/a Seaboard Coastline Railroad Company for GDOT PI#0013704 Parcel 120 to obtain right of way and/or easements for the Hardy McManus Road widening project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1c) Katelyn & Carlton Crider tax map 060063A and Curt Crocker, II tax map 067739 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Couch made a motion to approve \$18,000 to Katelyn & Carlton Crider tax map 060063A

and \$51,600 to Curt Crocker, II tax map 067739 to obtain right of way and/or easements for the Hereford Farm Road widening project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1d) Brenda & Robert Price, Jr. tax map 072D001 for relocation moving expense payment.

Commissioner Couch made a motion to approve \$3,525 to Brenda & Robert Price, Jr. tax map 072D001 for relocation moving expense payment. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1e) Allen & Joy Stewart parcel 072A058 for relocation assistance payment.

Commissioner Couch made a motion to approve \$2,925 to Allen & Joy Stewart parcel 072A058 for relocation assistance payment. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1f) Andrea Stoddard parcel 072A057 for rent supplement payment and relocation moving expense.

Commissioner Couch made a motion to approve \$39,898 to Andrea Stoddard parcel 072A057 for rent supplement payment and relocation moving expense. Vice Chairman Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 7:10 p.m. Vice Chairman Melear seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk