



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, June 18, 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 Michael W. Carraway
Commissioner Alison G. Couch
County Manager Scott Johnson
Deputy County Manager Matt Schlachter
Deputy County Manager Glenn Kennedy
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:

Scott Sterling – Planning Services
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility 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

Chairman Duncan gave the invocation.

C. PLEDGE OF ALLEGIANCE

County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Duncan declared a quorum with five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) June 04, 2024

Vice Chairman Melear made a motion to approve the minutes of the June 04, 2024 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) Management and Internal Services Committee

(H1a) Nulla Bona Report for June 2024

Approved the June 2024 Nulla Bona Report.

(H1b) FY25 Criminal Justice Coordinating Council Accountability Courts Grant J25-8-129

Approved the FY25 Criminal Justice Coordinating Council Accountability Courts Grant J25-8-129.

(H1c) Judicial Circuit Accountability Court Contract for Treatment Services with DeVose & Associates

Approved the Judicial Circuit Accountability Court Contract for treatment services with DeVose &

Associates.

(H1d) Independent Contractor Agreement with Renforce, Inc for the Accountability Court

Approved the Independent Contractor Agreement with Renforce, Inc. for the Accountability Court.

(H1e) Independent Contractor Agreement with Tanya Jeffords to serve as Accountability Court Defense Counsel

Approved the Independent Contractor Agreement with Tanya Jeffords to serve as Accountability Court Defense Counsel.

(H1f) Independent Contractor Agreement with Krista Marie Johnson to serve as the Coordinator for Children in Need of Services for Juvenile Court

Approved the Independent Contractor Agreement with Krista Marie Johnson to serve as the Coordinator for Children in Need of Services for Juvenile Court.

(H1g) Extension of the State Properties Commission Agreement for the Department of Family & Children Services

Approved the extension of the State Properties Commission Agreement for the Department of Family & Children Services.

(H1h) Extension of the State Properties Commission Agreement for the Department of Driver Services

Approved the extension of the State Properties Commission Agreement for the Department of Driver Services.

(H1i) Extension of the State Properties Commission Agreement for the Department of Community Supervision

Approved the extension of the State Properties Commission Agreement for the Department of Community Supervision.

(H1j) United Healthcare Employee Medical Insurance Renewal for Year 2025

Approved the United Healthcare employee medical insurance renewal for Year 2025.

(H1k) Appointment of Kelly Whitener and Brittany Stapleton to the Recreation Board

Approved the appointment of Kelly Whitener and Brittany Stapleton to the Recreation Board.

(H1l) Hazard Mitigation Grant Program (HMGP-4501-0075) Recipient-Subrecipient Agreement

Approved the Hazard Mitigation Grant (HMGP-4501-0075) recipient-subrecipient agreement.

(H1m) Change of Commission Appointments for Library Board of Trustees and Greater Clarks Hill Regional Library Board

Approved the changing of Commission appointments for Hillary Millar and Sandra Carraway on the Library Board of Trustees and the Greater Clarks Hill Regional Library Board.

(H1n) FY 2024/2025 ACCG Property and Liability Insurance Renewal

Approved the FY 2024/2025 ACCG Property and Liability Insurance renewal.

(H1o) Purchase of qPublic Solution from Schneider Geospatial

Approved the purchase of qPublic Solution from Schneider Geospatial in the amount of \$43,164.

(H2) Development and Planning Services Committee

(H2a) Professional Services Contract with Cheatham Fletcher Scott Architects+Designers, Inc for the Pollard House Renovation

Approved a Professional Services Contract with Cheatham Fletcher Scott Architects+Designers, Inc. for the Pollard House renovation in the amount of \$228,300; 24185.34.010.

(H2b) Award BID#2024003-BID3000 and Contract to Shearer-Mutimer Construction, LLC for the Columbia County Coroner's Office Renovation and Addition

Approved awarding the bid and contract to Shearer-Mutimer Construction, LLC. for the Columbia County Coroner's Office renovation and addition in the amount of \$575,000; 2302300-601076-23003.

(H2c) Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for

Special Inspections and Material Testing for The Coroner's Office Renovation and Addition

Approved an Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for special inspections and material testing for the Coroner's Office renovations and addition in the amount of \$4,780; 2302300.601076.23003.

(H2d) Easement Encroachment Agreement for Tax map 081 Parcel 648

Approved the Easement Encroachment Agreement for tax map 081 648.

(H2e) Easement Encroachment Agreement for 918 Rollo Domino Circle

Approved the Easement Encroachment Agreement for tax map 067 1443.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Community and Emergency Services Committee

(I1a1) Resolution 24-30: Fee Schedule Amendment for Columbia County Performing Arts Center - *Second Reading*

Commissioner Couch made a motion to approve the Second Reading of Resolution 24-30: Fee Schedule Amendment for Columbia County Performing Arts Center. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) Resolution 24-18, 24-19, and 24-23 to Establish Street Light Districts in Misty Meadows Ph 1, Kellarie Section 7, and Ivy Falls West - *Second Reading*

Commissioner Carraway made a motion to approve the Second Reading of Resolutions 24-18 Misty Meadows Phase I, 24-19 Kellarie Sec 7, and 24-23 Ivy Falls West to establish street light districts. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b2) Resolutions 24-24, 24-25, and 24-26 to Establish Street Light Districts in Wrights Farm Sec 3, Highland Lakes Ph 2, and River Island Sec 2 Ph 3 - *Second Reading*

Commissioner Carraway made a motion to approve the Second Reading of Resolutions 24-24 Wrights Farm Sec 3, 24-25 Highland Lakes Ph 2 and 24-26 River Island Sec 2 Ph 3 to establish street light districts. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b3) Resolutions 24-27 and 24-28 to Establish Street Light Districts in Jones Mill Ph 2B and Jones Mill Ph 3 - *Second Reading*

Commissioner Carraway made a motion to approve the Second Reading of Resolutions 24-27 Jones Mill Ph 2B and 24-28 Jones Mill Ph 3 to establish street light districts. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c) Development and Planning Services Committee

(I1c1) Resolution Number 24-31 Amendment of the Fee Schedule for Building Standards - *Second Reading*

Commissioner Skinner made a motion to approve the Second Reading of Resolution Number 24-31 Amendment of the Fee Schedule for Building Standards. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Management and Internal Services Committee

(I2a1) Resolution 24-32 Adopting an Annual Budget for All Funds of Columbia County, Georgia for Fiscal Year 2024/2025

Vice Chairman Melear made a motion to approve Resolution Number 24-32 adopting an Annual Budget for All Funds of Columbia County, Georgia for Fiscal Year 2024/2025. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2a2) Ordinance Number 24-01 Adopting Chapter 22 Business and Business Regulations, Article IX Hotels and Motels - *First Reading*

Vice Chairman Melear made a motion to approve the First Reading of Ordinance Number 24-01 Adopting Chapter 22 Business and Business Regulations, Article IX Hotels and Motels. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2a3) Resolution 24-36 Amending Benefits Under the Columbia County Employee Medical Plan

Vice Chairman Melear made a motion to approve Resolution Number 24-36 amending benefits under the Columbia County Employee Medical Plan. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2a4) Resolution 24-37 Water and Sewerage Revenue Bonds, Series 2024 Eighth Supplemental Bond

Vice Chairman Melear made a motion to approve Resolution Number 24-37 Water and Sewerage Revenue Bonds, Series 2024 Eighth Supplemental Bond. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) RZ24-06-01, Major S-1 (Special) Revision, 4594 Columbia Road, 100 Hillcrest Drive, and 2109 Oak Ridge Road, Tax Map 073 Parcel 078A & Tax Map 073C Parcels 034B & 027, 3.6 +/- acres, 7.4 +/- acres and 1.577 +/- acres respectively, 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 073 parcel 078A and tax map 073C parcels 034B & 027 subject to the following condition:

Traffic Engineering:

Must provide an adequate route for pickup and drop-off of students on school property. The school may not use or impede the flow of traffic in Columbia County's Right-of-Way.

Commissioner Couch seconded the motion. Chairman Duncan, Vice Chairman Melear and Commissioners Carraway and Couch voted in favor the motion. Commissioner Skinner abstained. The motion passed.

(I2b2) RZ24-06-03, Major S-1 (Special) Revision, 6379 Washington Road, 6389 Washington Road, and off Washington Road, Tax Map 024 Parcels 067, 065, & 064, a combined 7.4 +/- 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 024 parcels 067, 065, & 064 for a building and parking lot expansion subject to the following conditions:

Planning:

- 1. A combination plat shall be recorded and a copy provided to the Planning Department prior to issuance of any building permit and/or site plan approvals for the subject properties.*
- 2. The existing building in the front setback may remain and the front building setback is reduced to 25' from the front property line for that building only.*

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b3) RZ24-06-05, Major S-1 (Special) Revision, 312 McCormick Road, Tax Map 077B Parcel 581A, 3.23 +/- 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 077B parcel 581A for an additional parking and a new structure subject to the following conditions:

Planning:

- 1. A 6' tall opaque fence shall be installed in the buffer along the shared rear lot lines with Tax Map 077 Parcel IDs 564, 565, 568, and 569.*
- 2. Minor relocation of the building shown on the concept plan is permitted to achieve compliance with the Fire Marshall's requirements, specifically IFC 2018 Chapter 5, Appendix D, and GA120-3-3, during site plan approval and shall not require a separate zoning revision.*

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b4) VA24-06-01, Variance to Section 90-53 List of lot & structure requirements, 224 Flores Lane, Tax Map 082A Parcel 272, 0.33 +/- acres and currently zoned R-3 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax

map 082A parcel 272 to reduce the building setback on the north-east property line to 5' for a proposed addition. Chairman Duncan seconded the motion. The motion carried unanimously.

(12b5) VA24-06-03, Variance to Section 90-53 List of lot & structure requirements, 4781 Silver Lake Drive, Tax Map 071A Parcel 022B, 2.05 +/- acres and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 071A parcel 022B to reduce rear building setbacks to 0' subject to the following condition:

Planning:

The proposed structure and all future structures must be more than 10' from any property lines that comprise Tax Map 071A Parcel ID 022. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(12b6) VA24-06-04, Variance to Section 90-147(g)(10)(b)(2)(v) Use Provisions, 4099 Jimmie Dyess Parkway, Tax Map 074A Parcel 024, 1.18 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made motion to approve the request for a variance for property located at tax map 074A parcel 024 to allow 24-hour operation. Chairman Duncan seconded the motion. Chairman Duncan, Vice Chairman Melear, Commissioners Skinner and Carraway voted in favor of the motion. Commissioner Couch voted against the motion. The motion carried.

(12b7) VA24-06-05, Variance to Section 90-147 (i)(3), Use Provisions, 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- acres and currently zoned C-C (Community Commercial) and C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 074 parcel 046 to allow the proposed drive-thru car wash to have the lanes and any other objects associated with the drive-thru placed between a public street and the associated building subject to the following conditions:

Planning:

1. The landscape plan shall be prepared by a Landscape Architect to provide adequate landscaping and beautification on the site, especially around the drive through areas and pay stations.
2. If approved, the variance only applies to the C-2 portion of property.

Chairman Duncan seconded the motion. The motion carried unanimously.

(13) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) ~~Edward Heath to discuss Hereford Farm Road widening project~~ - Was not present.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) Employment Contract with Zachary Allen for Right of Way Specialist.

Vice Chairman Melear made a motion to approve the Employment Contract with Zachary Allen. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1b) Employment Contract with Renee Caprari for a Visitor Information Specialist (Specialist V) of the CVB.

Vice Chairman Melear made a motion to approve the Employment Contract with Renee Caprari. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Michael Orr parcel 072B047 and Eric Stewart parcel 060035 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Carraway made a motion to approve \$23,728 to Michael Orr parcel 072B047 and \$53,700

to Eric Stewart parcel 060035 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.

(M2b) William & Jean Throneburg parcel 072A022 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Carraway made a motion to approve \$235,700 to William & Jean Throneburg parcel 072A022 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.

(M2c) William & Jean Throneburg parcel 072A022 for replacement housing supplement.

Commissioner Carraway made a motion to approve \$167,750 to William & Jean Throneburg parcel 072A022 for replacement housing supplement. Vice Chairman Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:32 p.m. Chairman Duncan seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk