Columbia County Board of Commissioners Meeting
Minutes of Tuesday, July 16, 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 Michael W. Carraway
County Manager Scott Johnson
Deputy County Manager Matt Schlachter
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Commissioners Skinner and Couch were not present.

Division Directors:
Leanne Reece – Internal Services Director
Scott Sterling – Planning Services
Paul Scarbary - Development Services
John Luton - Community 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 three Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) July 02, 2024
Vice Chairman Melear made a motion to approve the minutes of the July 02, 2024 Board of Commissioners meeting as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) *Removal of item I2b1 Independent Contracts for the installation of a mini-roundabout at the intersection of Riverwood Pkwy and General Wood Pkwy.*
County Manager Johnson requested to remove item I2b1 from the agenda. He stated that the project is not dead but the quotes came in high and staff would like to take time to reevaluate. Chairman Duncan presented the agenda with the requested item removed.

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 Carraway seconded the motion. The motion carried unanimously.

(H1) Management and Internal Services Committee

(H1a) Appointment of Kerry Bridges to serve on the Development Authority of Columbia County
Approved the appointment of Kerry Bridges to serve on the Development Authority of Columbia County.

(H1b) Appointment of Cheney Eldridge and Rick Evans to serve on the Greater Augusta Joint Development Authority

Approved the appointment of Cheney Eldridge and Rick Evans to serve on the Greater Augusta Joint Development Authority.

(H1c) Reappointment of Col. Gwendolyn Fryer and Sheila Wahman to serve on the Department of Family and Children Services Board
Approved the reappointment of Col. Gwendolyn Fryer and Sheila Wahman to serve on the Department of Family and Children Services Board.

(H1d) Service Agreements with Izzy's Foundation and ViaCognitive Health
Approved the Service Agreements with Izzy's Foundation and ViaCongnitive Health.

(H1e) Independent Contractor Agreement with Laura Moore as Accountability Court Judicial Assistant
Approved the Independent Contractor Agreement with Laura Moore as Accountability Court Judicial Assistant.

(H1f) Judicial Circuit Accountability Court Contract with Bryanna Smith for Substance Use Screening
Approved the Judicial Circuit Accountability Court Contract with Bryanna Smith for Substance Use Screening.

(H1g) FY25 Juvenile Justice Incentive Grant Award Y25-8-007
Approved the FY25 Juvenile Justice Incentive Grant Award Y25-8-007.

(H1h) Local Emergency Planning Committee Appointments
Approved the appointment of Brad Hartman, John Ryan, Jim Adkins, Stephanie Hill and Hunter Rhodes to the Local Emergency Planning Committee.

(H1i) Authorization of 2024-2025 Microsoft Enterprise Payment
Approved the authorization of 2024-2025 Microsoft Enterprise Payment in the amount of $362,630.12; 1011005.533035.

(H1j) Independent Contractor Agreement with Southern Computer Warehouse, Inc. for the Data Center HVAC and UPS Units
Approved the Independent Contractor Agreement with Southern Computer Warehouse, Inc. for the data center HVAC and UPS Units in the amount of $780,000; 3503552.601081.35543.

(H2) Development and Planning Services Committee

(H2a) Award BID#2023027-BID3000 and Contract to McKnight Construction Company for the Construction of the New Building "A"
Approved awarding the bid and contract to McKnight Construction Company for the construction of the new Building "A" in the amount of $29,373,806; 24810.34.015.

(H2b) Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for Special Inspections and Material Testing for Building "A"
Approved the Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for special inspections and material testing for the new Building "A" in the amount of $74,884; 24810.34.015.

(H2c) Professional Services Contract with Craig, Gaulden and Davis, Inc. for the PAC Support Facility
Approved the Professional Services Contract with Craig, Gaulden and Davis, Inc. for the PAC support facility in the amount of $500,000; 24180.34.010.

(H2d) Resolution 24-39 Amending Bylaws for the County Construction Board
Approved Resolution 24-39 Amending Bylaws for the County Construction Board.

(H2e) Easement Encroachment Agreement for Tax Map 073C Parcel 311
Approved an Easement Encroachment agreement for tax map 073C parcel 311.

(H2f) Easement Encroachment Agreement for Tax Map 072M Parcel 367

Approved an Easement Encroachment agreement for tax map 072M parcel 367.

(H2g) Easement Encroachment Agreement for Tax Map 072C Parcel 236
Approved an Easement Encroachment Agreement for tax map 072C parcel 236.

(H2h) Ancillary Dwelling Variance for Tax Map 081A Parcel 007
Approved the ancillary dwelling variance for tax map 081A parcel 007.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) Ordinance Number 24-01 Adopting Chapter 22 Business and Business Regulations, Article IX Hotels and Motels *- Second Reading*
Vice Chairman Melear made a motion to approve the Second Reading of Ordinance Number 24-01 Adopting Chapter 22 Business and Business Regulations, Article IX Hotels and Motels. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) Resolution 24-40 Amending the Fee Schedule for Building Standards *- First Reading*
Vice Chairman Melear made a motion to approve the First Reading of Resolution 24-40 Amending the Fee Schedule for Building Standards. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2a2) RZ24-06-04, Major S-1 (Special) Revision, 837 Furys Ferry Road, Tax Map 077 Parcel 064, 7.94 +/- acres and currently zoned S-1 (Special).
Vice Chairman Melear made a motion to approve the request for the major S-1 Revision for property located at tax map 077 parcel 064 subject to the following condition:
Planning:
For the new development, all lighting on the site shall be shielded and directed away from adjacent residentially zoned properties. A photometric plan, showing that footcandle measurements are 1.0 or less at the property line, shall be provided prior to site plan approval.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2a3) RZ24-07-01, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 1209 Lakeview Drive, Tax Map 063 portion of Parcel 003K, 2.50 +/- acres, and currently zoned S-1 (Special).
Vice Chairman Melear made a motion to approve the request for the rezoning from S-1 to R-A for property located at tax map 063 portion of parcel 003K subject to the following conditions:
Planning:
1. A 40 foot landscape or natural buffer is required on the S-1 side of the proposed new lot line. The existing driveway at 1209 Lakeview Drive shall be altered so that the driveway is not within the buffer. Alteration of said driveway shall take place prior to any Certificates of Occupancy being issued for the subject site. Any permits required for alteration of the driveway shall be acquired.
2. Only access to the site is from Lakeview Drive.
3. A subdivision plat must be recorded prior to issuance of any building or land disturbance permits.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2a4) RZ24-07-02, Major PUD (Planned Unit Development) Revision, 1836 Champions Circle, Tax Map 065 Parcel 267, 1 +/- acres and currently zoned PUD (Planned Unit Development).
Vice Chairman Melear made a motion to approve the request for the major PUD revision for property located at tax map 065 parcel 267 to allow retaining walls to exceed 3 feet within the front building setback. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2a5) VA24-07-01, Variance to Section 90-53 *List of lot & structure requirements*, 615 Emerald Crossing, Tax Map 078 Parcel 411, 0.65 +/- acres and currently zoned R-2 (Single Family Residential) and Easement Encroachment Agreement
Vice Chairman Melear made a motion to approve the request for the variance and easement

encroachment agreement for property located at tax map 078 parcel 411 to reduce the side building setback adjacent to tax map 078 parcel 001B to 0 feet subject to the following conditions:
Building Standards:
2018 IRC Chapter 3 Section R302 FIRE-RESISTANT CONSTRUCTION must be followed.
Stormwater:
An Easement Encroachment Agreement will be required.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2a6) VA24-07-02, Variance to Sections 90-98 *List of lot & structure requirements* & 90-147(i)(3) *Use provisions*, 4329 Belair Frontage Road, Tax Map 074 Parcel 094, 1.91 +/- acres, and currently zoned C-2 (General Commercial).
Vice Chairman Melear made a motion to approve the request for the variance for property located at tax map 074 parcel 094 to reduce building setbacks to 10 feet from the property line along Jimmie Dyess Parkway and 85 feet from the centerline of Belair Frontage Road and allow the proposed drive thru location for property located at 4329 Belair Frontage Road subject to the following condition:
Planning:
Landscape plan shall be prepared by a licensed landscape architect.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2b) Public Works and Engineering Services Committee

(I2b1) ~~Independent Contracts for the Installation of a Mini-Roundabout at the Intersection of Riverwood Pkwy and General Wood Pkwy~~ - *This item was removed during the approval of the Agenda.*

(I3) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) Keaton Crowder parcel 067 767 to obtain right of way and/or easements for the Hereford Farm Road widening project.
Commissioner Carraway made a motion to approve $15,300 to Keaton Crowder parcel 067 767 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.

(M2) Personnel

(M2a) Employment Agreement with Stuart Hilsman.
Vice Chairman Melear made a motion to approve the Employment Agreement with Stuart Hilsman. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT
Chairman Duncan made a motion to adjourn the meeting at 6:12 p.m. Vice Chairman Melear seconded the motion. The motion carried unanimously.

Douglas R. Duncan, Jr., Chairman

Patrice R. Crawley, County Clerk