



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, September 17, 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
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:

Scott Sterling – Planning Services
Paul Scarbary - Development 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) September 03, 2024

Vice Chairman Melear made a motion to approve the minutes of the September 03, 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

(G1) Declaration

(G1a) National Service Dog Month Proclamation

Commissioner Couch presented to Nicole Swanson the National Service Dog Month proclamation.

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) December 2024 Committee Meetings

Approved to move the December Community & Emergency Services and Public Works & Engineering Services Committees to December 10, 2024 after the Development and Planning Services Committee.

(H1b) FY25 Service Agreement with FireK 5K, Inc.

Approved the FY25 Service agreement with FireK5K, Inc.

(H1c) National Service Dog Month Proclamation

Approved the Proclamation recognizing September 2024 as National Service Dog Month.

(H1d) Purchase of Refrigerated Trailer from Trailers by Dale Sale, Inc. for the Columbia County Coroner's Office

Approved the purchase of a refrigerated trailer from Trailers by Dale Sale, Inc. for the Columbia County Coroner's Office in the amount of \$69,150; 2302300.601076.23003.

(H1e) ACCG Safety Incentive Discount Program: 2025 Policy Year

Approved the ACCG Safety Incentive Discount Program for 2025.

(H1f) Application and Acceptance of the FY2025 Transportation Trust Fund Program with Georgia Department of Transportation

Approved the application and agreement with Georgia Department of Transportation for FY2025 Transportation Trust Fund Program Allocation in the amount of \$202,426 and authorization for the Chairman to sign the required documents.

(H1g) Application and Acceptance of the FY2026 5311 Rural Transportation Program with Georgia Department of Transportation

Approved the application with Georgia Department of Transportation for the FY2026 Section 5311 Rural Transportation Program application and authorization for the Chairman to sign the required documents.

(H1h) Public Transit Title VI Plan Update

Approved the Public Transit Title VI Plan Update.

(H1i) Cisco Enterprise Agreement and Payment Authorization for 2024-2025

Approved payment of the Cisco Enterprise Agreement for 2024-2025 at a cost of \$153,112.61; 101.1005.533035.

(H1j) Renewal of Agreement with CivicPlus, LLC for CivicClerk Software

Approved the renewal agreement with CivicPlus, LLC for CivicClerk Software in the amount of \$10,906.13; 101.1005.533035.

(H2) Development and Planning Services Committee

(H2a) Traffic Signal Installation and Associated Equipment Purchases for the Intersection of Furrys Ferry Rd and Blackstone Camp Rd

Approved the installation of a traffic signal by internal forces at the intersection of Furrys Ferry Rd and Blackstone Camp Rd, to include the purchase of associated signal equipment and incidental expenses with a not-to-exceed budget of \$400,000; 91312.24.015.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Merchant Services Provider with Queensborough National Bank & Trust

Vice Chairman Melear made a motion to approve the Queensborough National Bank & Trust proposal to provide merchant services for the Columbia County Board of Commissioners and authorizing the Director of Internal Services, Deputy Director of Internal Services or Finance Manager to sign department applications and agreements for First Data Merchant Services, LLC. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ24-09-01, Major PUD (Planned Unit Development) Revision, 5095 Washington Road, Tax Map 065 Parcel 934A, 2.09 +/- acres, and currently zoned PUD (Planned Unit Development).

Josh Muckelvaney with Anchor Signs spoke on behalf of Parker's and why the revision should be considered. Commissioner Skinner made a motion to disapprove the request for the major PUD revision for property located at tax map 065 parcel 934A. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1b2) RZ24-09-02, Rezoning from R-2 (Single Family Residential) & P-1 (Professional) to C-C (Community Commercial) with a Conditional Use for Single Family Residential, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently

zoned R-2 (Single Family Residential) & P-1 (Professional).

Saj Lakhany and Bob Willis spoke in favor of the rezoning.

Commissioner Skinner made a motion to approve the request for the rezoning from R-2 & P-1 to C-C with a Conditional Use for Single Family Residential for property located at tax map 073A Parcels 154-159 subject to the following conditions:

Board of Commission:

- 1. No tobacco, vape, massage, tattoo or liquor store uses may be permitted within the overall development.*
- 2. Conditional use shall only be for 12 months from the date of approval by the Board of Commissioners Planning:*
 - 1. A lighting plan, showing readings of 0 footcandles at the western property lines, shall be provided for review and approval prior to approval of the site plan by Columbia County Plan Review.*
 - 2. Hours of operation, including pickup of any dumpsters on the site or any deliveries to the property, are limited to the hours between 6AM and 10PM. Vice Chairman Melear seconded the motion. The motion carried unanimously.*

(I1b3) VA24-09-04, Variance to Sections 90-139 Buffers & Screening & 90-147(i)(3) Use Provisions, 102 Colonial Road, 303-311 South Belair Road, Tax Map 073A Parcels 154-159, 2.86 +/- combined acres and currently zoned R-2 (Single Family Residential) & P-1 (Professional).

Commissioner Skinner made a motion to approve the request for variances to Section 90-139 & 90-147(i)(3) for property located at tax map 073A parcels 154-159 to allow for a stormwater detention facility within a buffer subject to the following conditions:

Planning:

- 1. A licensed landscape architect shall prepare the landscape plan for the development. The landscape plan shall clearly show how the proposed bioretention facility shall meet the screening requirements of Section 90-139. No reduction in the buffer is permitted.*
- 2. Where adjacent to property zoned C-C with a conditional use for single family residential, a 20 foot structural buffer shall be constructed if a drive thru is constructed on that lot adjacent to the residential use. Access drives may be permitted to go through this buffer to allow access between the two properties.*
- 3. Along the western property line, no reduction in the 50 foot separation requirement for the drive thru is permitted.*

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

(I1b4) RZ24-09-03, Change of Conditions, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional).

Commissioner Skinner made a motion to approve the request for the change of conditions for property located at tax map 073 parcel 366A subject to the following condition:

Planning:

- 1. All ground mounted signs shall be monument based. The monument base should be constructed of brick, stacked stone, or similar masonry type material as compatible with the building.*

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

(I1b5) VA24-09-03, Variance to Section 90-98 List of lot & Structure requirements, 601 Ponder Place Drive, Tax Map 073 Parcel 366A, 3.82 +/- acres and currently zoned P-1 (Professional).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-98 for property located at tax map 073 parcel 366A to remove the maximum front setback requirement subject to the following condition:

Planning:

- 1. The maximum front setback is removed from Ponder Place Court and the shared service drive only.*

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

(I1b6) RZ24-09-05, Major PRD (Planned Residential Development) Revision, 2226 Southland Drive, Tax Map 030 Parcel 399, 0.25 +/- acres and currently zoned PRD (Planned Residential Development).

Commissioner Skinner made a motion to approve the request for the major PUD revision for property located at tax map 030 parcel 399 to reduce the front building setback from 25 feet to 22 feet from the front

property line for the existing structure. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b7) VA24-09-01, Variance to Section 90-139 Buffers & Screening, 4400 River Watch Parkway, Tax Map 078 Parcel 125, 1.9 +/- acres and currently zoned C-3 (Heavy Commercial).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-139 for property located at tax map 078 parcel 125 to eliminate the privacy fence from the required structural buffer subject to the following condition:

Planning:

Limited and General Outdoor Storage, as defined in Section 90-147 (i)(10) & 90-147 (i)(11) of Columbia County Code, is not permitted.

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

(I1b8) Ordinance Number 24-02 Amending Chapter 46 Health and Sanitation, Article V Body Art Section 46-117 Client Files - *First Reading*

Commissioner Skinner made a motion to approve the First Reading of Ordinance Number 24-02 Amending Chapter 46 Health and Sanitation, Article V Body Art Section 46-117 Client Files.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2) 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) RB Buckner Trustee parcel 060056 and Glen & Sarah Windley parcel 067B003 to obtain right of way and/or easements for the Hereford Farm Road widening project.

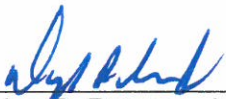
Commissioner Carraway made a motion to approve \$18,900 to RB Buckner Trustee parcel 060056 and \$10,200 to Glen & Sarah Windley parcel 067B003 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1b) Jackie Hendricks parcel 073016 for relocation and moving expenses.

Commissioner Carraway made a motion to approve \$2,125 to Jackie Hendricks parcel 073016 for relocation and moving expenses. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:25 p.m. Chairman Duncan seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk