



**Columbia County Board of Commissioners Meeting  
Minutes of Tuesday, November 5, 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:

Paul Scarbary - Development Services  
Kyle Titus - Engineering 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**

*Commissioner Skinner 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) October 15, 2024**

*Vice Chair Melear made a motion to approve the minutes of the October 15, 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 Chair 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) Agreement with Dominion Energy South Carolina, Inc. regarding recreation amenities within the project boundary of the Stevens Creek hydroelectric project (Ferc Project No. 2535)**

*Approved agreement with Dominion Energy South Carolina, Inc. regarding recreation amenities within the project boundary of the Stevens Creek hydroelectric project.*

**(H1b) Animal Services Donations**

*Approved the acceptance of \$4,000 from ASPCA/Subaru Loves Pets and \$200 from Joseph Ennis to Columbia County Animal Services for the needs of animals in their care; 2250301.433019.01713.*

**(H2) Public Works and Engineering Services Committee**

**(H2a) Easement Encroachment Agreement, 820 Audubon Way, Tax map 081 Parcel 649, and**

**currently zoned PUD (Planned Unit Development)**

*Approved an Easement Encroachment Agreement for parcel 081649.*

**(H2b) Easement Encroachment Agreement, 870 Audubon Way, Tax map 081 Parcel 675, 0.35 +/- acres, and currently zoned PUD (Planned Unit Development).**

*Approved an Easement Encroachment Agreement for parcel 081675.*

**(H2c) Purchase of Replacement UV Disinfection Bulbs from Trojan Technologies**

*Approved the purchase of replacement UV disinfection bulbs from Trojan Technologies in the amount of \$61,681.50; 511.5115.533060.*

**(H2d) Purchase of OEM Repair Parts for the Reed Creek Barscreen from Headworks**

*Approved the purchase of OEM repair parts for the Reed Creek barscreen from Headworks in the amount of \$90,886.98; 511.5115.601081.*

**(H2e) Award Bid for Compact Tracked Carrier to Vermeer Southeast**

*Approved awarding the bid for compact tracked carrier to Vermeer Southeast in the amount of \$48,097; 511.5130.601081.*

**(H2f) Rejection of BID# 2024025-BID5100 for Kohler Portable Generators**

*Approved the rejection of BID#2024025-BID5100 for Kohler portable generators.*

**(H2g) Construction Agreement with Reeves Construction for the TIA 2, Group 4 Resurfacing Project**

*Approved the Construction Agreement with Reeves Construction for the TIA 2 Group 4 resurfacing project in the amount of \$3,054,341.90; 91329.24.015.*

**(H2h) Independent Contractor Agreement with Rhythm Engineering for InSync Coverage Plan and Warranty**

*Approved an Independent Contractor Agreement with Rhythm Engineering for InSync Coverage Plan and Warranty in the amount of \$49,500; 2342710.533035.*

**(H2i) Reject Bid 2024017-BID3313, Rehabilitation of Multiple Roads on Ft. Eisenhower**

*Approved the rejection of BID# 2024017-BID3313 rehabilitation of multiple roads on Ft. Eisenhower.*

## **I. DEBATE AGENDA**

### **(I1) New Business**

#### **(I1a) Management and Internal Services Committee**

##### **(I1a1) Purchase of Lightning Loader Truck from Matthews Motors for Roads and Bridges**

*Vice Chair Melear made a motion to purchase a lightning loader truck from Matthews Motors for Roads and Bridges in the amount of \$219,500. Commissioner Skinner seconded the motion. The motion carried unanimously.*

#### **(I1b) Development and Planning Services Committee**

##### **(I1b1) VA24-09-06, Variance to Sections 90-144 Placement of buildings and structures & 90-135 Signs, 3530 Evans to Locks Road, Tax Map 081B Parcel 370, 1.14 +/- acres, and currently zoned R-2 (Single Family Residential).**

*Attorney David Huguenin stated why the variance for the wall should be granted. Attorney Wright McLeod, AJ Causey and Bob Norland stated why the variance should not be granted. Commissioner Skinner made a motion to disapprove the request for a variance to sections 90-144 & 90-135 for property located at tax map 081B 370 to permit a wall over 3 feet in height within the front building setback and over 6 feet in height within the side building setback and to allow signage over 6 square feet in size to remain. Vice Chair Melear seconded the motion. The motion carried unanimously.*

##### **(I1b2) RZ24-10-01, Conditional Use for a Place of Worship, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional).**

*Judy Howard expressed her concern about the traffic the rezoning would cause. Commissioner Skinner made a motion to approve the request for a conditional use for a place of worship for property located at tax map 073D Parcel 095. Vice Chair Melear seconded the motion. The motion carried unanimously.*

**(I1b3) VA24-10-02, Variance to Section 90-139 Buffers & screening, 201 North Belair Road, Tax Map 073D Parcel 095, 1.18 +/- acres, and currently zoned P-1 (Professional).**

Commissioner Skinner made a motion to approve the request for a variance to Section 90-139 for property located at tax map 073D parcel 095 to reduce the side structural buffers from 20' to 10' subject to the following conditions:

Planning:

1. The reduced buffer will maintain all required structural elements, including opaque fencing and planted landscaping, per Code Section 90-139 Buffers and Screening.
2. An 8' opaque fence shall be installed as a part of the reduced 10' buffer along the eastern lot line abutting 4443 Roxbury Drive.
3. All lighting on the site shall be shielded and directed away from nearby residential property. A photometric plan shall be provided during site plan review showing the types and heights of exterior light fixtures proposed and the calculations for the foot candles originating from the property, at the property lines, and beyond as well as any proposed shielding.

Commissioner Couch seconded the motion. The motion carried unanimously.

**(I1b4) RZ24-10-02, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 231 N Old Belair Road, Tax Map 067 Parcel 121, 4.27 +/- acres, and currently zoned R-1 (Single Family Residential).**

Attorney Alex Merrill explained why the rezoning should be granted. Commissioner Skinner made a motion to approve the rezoning from R-1 to S-1 for property located at tax map 067 parcel 121 with the condition that a landscape and buffer plan be provided to Columbia County Plan Review for review and approval prior to installation. The Installation must be completed by December 31, 2024. Commissioner Couch seconded the motion. The motion carried unanimously.

**(I1b5) RZ24-10-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), Off Columbia Road, Tax Map 050 Parcels 003C & 003B, 2 parcels totaling 21.69 +/- acres, and currently zoned R-A (Residential Agricultural).**

Applicant John Bojeskul stated that he was okay with the conditions. Commissioner Skinner made a motion to approve the request for the rezoning from R-A to S-1 for property located at tax map 050 parcels 003C & 003B subject to the following conditions and that there shall not be a hotel or motel permitted as a use.

Health Department:

Project must be connected to County sewer.

Planning:

1. Modifications to the site entrance and layout may be made to address design concerns from the Fire Marshal, Fire Department, and Traffic Engineering.
2. Prior to approval of a site plan for the proposed natatorium, agreements for offsite parking during events or tournaments shall be provided to Columbia County Planning.

Commissioner Carraway seconded the motion. The motion carried unanimously.

**(I1b6) VA24-10-01, Variance to Section 90-53 List of lot and structure requirements, 127 Old Evans Road, Tax Map 078C Parcel 210, 0.35 +/- acres and currently zoned R-3 (Single Family Residential).**

Commissioner Skinner made a motion to approve the request for the variance to section 90-53 for property located at tax map 078C parcel 210 to reduce the side and rear building setbacks to 3 feet for a new accessory building subject to the following conditions:

Building Standards:

1. Chapter 7 of the 2018 IBC Fire and Smoke Protection Features must be met without exception.
2. Due to the close proximity to the property line, an as-built survey must be submitted and approved by the county prior to passing the footing/foundation inspection.

Planning:

1. The building setbacks shall be reduced only for the proposed metal accessory structure and associated metal lean-to structure. Any future expansion of the residence or any additional structures on the site must meet the required setbacks per code.

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

**(I1b7) VA24-10-03, Variance to Section 90-53 List of lot and Structure Requirements, 7339 Lakeside Drive, Tax Map 001A, Parcel 217, 0.56 +/- acres, and currently zoned R-4 (Recreational Residential).**

Commissioner Skinner made a motion to approve the request for the variance to section 90-53 for property located at tax map 001A parcel 217 to reduce the side building setback along the southern lot line to 3 feet subject to the following conditions:

*Building Standards:*

1. Section R302 Fire-Resistance Construction of the 2018 IRC will need to be followed to the letter.
2. An approved foundation as-built must be provided and approved prior to the foundation inspection being passed.

*Planning:*

Gutters and downspouts will be installed on the proposed garage structure along the roofline nearest to the southern lot line to direct stormwater run-off away from the adjacent parcel.

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

**(I1b8) VA24-10-04, Variance to Section 90-139 Buffers and screening, 1.369 +/- acre portion of 2207 William Few Parkway, Tax Map 050 portion of Parcel 002E, 20.51 +/- acres overall and currently zoned C-C (Community Commercial).**

Commissioner Skinner made a motion to disapprove the request for the variance to section 90-139 for property located at tax map 050 portion of parcel 002E to reduce buffers against county owned property to the north to 15 feet. Commissioner Couch seconded the motion. The motion carried unanimously.

**(I1b9) Vision 2035 Comprehensive Plan Update Agreement with Houseal Lavigne Associates, LLC.**

Commissioner Skinner made a motion to approve the agreement with Houseal Lavigne Associates LLC. for the Vision 2035 Comprehensive Plan Update. Commissioner Melear seconded the motion. The motion carried unanimously.

**(I1c) Public Works and Engineering Services Committee**

**(I1c1) Award BID#2024023-BID5100 and Contract to Gearig Civilworks, LLC. for the Forcemain to Euchee Creek Sewer Project**

Commissioner Carraway made a motion to approve awarding the bid and contract to Gearig Civilworks, LLC. for the forcemain to Euchee Creek sewer project in the amount of \$17,097,998.89. Commissioner Skinner 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**

**(L1) Brian Beard with U.S. Small Business Administration**

Gave an overview of the SBA Disaster Loans that are available to homeowners, renters, businesses and non-profits that were affected by hurricane Helene.

**M. EXECUTIVE SESSION**

**(M1) Property**

**(M1a) Carboy Quarry Properties, LLC. parcel 050001 to obtain temporary or permanent easement for the Harlem forcemain project.**

Commissioner Carraway made a motion to accept the donation from Carboy Quarry Properties, LLC. parcel 050001 to obtain temporary or permanent easement for the Harlem force main project.

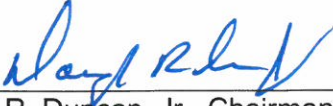
Commissioner Couch seconded the motion. The motion carried unanimously.

**(M1b) Cheralyn & Kenneth Wheeler parcel 073004C, Linda Warren parcel 072B060, Don & Linda Warren parcel 072B059 and Brett & Kelly McKenney parcel 060005B to obtain right of way and/or easements for the Hereford Farm Road widening project.**

Commissioner Carraway made a motion to approve \$3,800 to Cheralyn & Kenneth Wheeler parcel 073004C, \$1,900 to Linda Warren parcel 072B060, \$2,000 to Don & Linda Warren parcel 072B059 and \$14,800 to Brett & Kelly McKenney parcel 060005B to obtain right of way and/or easements for the Hereford Farm Road widening project. Vice Chair Melear seconded the motion. The motion carried unanimously.

**N. ADJOURNMENT**

*Commissioner Couch made a motion to adjourn the meeting at 7:01 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.*



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk