



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, November 19, 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
Kyle Titus - Engineering Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
Stacey Gordon – Water Utility

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 Carraway 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) November 05, 2024

Vice Chair Melear made a motion to approve the minutes of the November 05, 2024 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a Contract Amendment Number 2 with Ceres Environmental Services for Disaster Debris Management Services

County Manager Johnson requested to add Item I2a Contract Amendment Number 2 with Ceres Environmental Services. Chairman Duncan presented the agenda with the requested addition.

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) Management and Internal Services Committee

(H1a) Purchase of Vehicles

Approved the purchase of three Ford Explorer Pursuits at \$46,685 each, five Chevrolet Traverses at \$38,576 each, sixteen Silverado 1500 at \$49,966 each, two Silverado 2500 at \$59,544, one animal transport truck at \$50,059, two service body 2500 at \$50,059 each, four service body 2500 at \$59,544

each, three Ford Escapes at \$27,649 each, one stake body 550 for \$74,076, two service body 3500 at \$60,409 each, one Transit 250 at \$50,623 all from Alan Jay, one Peterbuilt 536 flatbed at \$136,958, and one Peterbuilt 537 dump at \$151,657 from Peterbuilt of Atlanta.

(H1b) Cisco Smartnet Renewal Payment Authorization 2024-2025

Approved the Cisco Smartnet renewal payment authorization for 2024-2025 in the amount of \$237,571.74; 1011005.533035.

(H2) Development and Planning Services Committee

(H2a) Professional Services Contract with PFA Engineering, Inc. for the Evans Library HVAC Renovation

Approved the Professional Services Contract with PFA Engineering, Inc. for the Evans Library HVAC renovation in the amount of \$110,700; 22210.32.010.

(H2b) County Racquet Center Change Order #1 with Shearer-Mutimer Construction, LLC.

Approved the County Racquet Center change order number one with Shearer-Mutimer Construction, LLC. in the amount of \$86,456 for improvements to the existing parking lot and an additional 21 days to the contract time; 3523522.601076.35209.

(H2c) Professional Services Contract with Fall Line Design, LLC. for the design of new restrooms facilities at Evans Towne Center Park and The Columbia County Racquet Center

Approved a Professional Services Contract with Fall Line Design, LLC. for the design of new restroom facilities at Evans Towne Center Park and the County Racquet Center in the amount of \$65,500; 22140.32.015.223.

(H2d) Move Management Services Agreement with Ellefson Transportation Group, Inc. (ADSI Moving Systems, Inc.)

Approved a Move Management Services Agreement with Ellefson Transportation Group, Inc. (ADSI Moving Systems, Inc.).

(H2e) Move Management Services Agreement with E Logic Incorporated

Approved a Move Management Services Agreement with E Logic Incorporated.

(H2f) Easement Encroachment Agreement for 5095 Washington Road, Tax map 065 Parcel 934A

Approved an Easement Encroachment Agreement for tax map 065934A.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-10-04, Change of Conditions, 7013 Evans Town Center Boulevard, Tax Map 072 Parcel 047, 2.06 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a change of conditions with a revised condition to limit massage to Suites 201 and 203 only for property located at tax map 072 parcel 047. Vice Chair Melear seconded the motion. The motion carried unanimously.

(I1a2) RZ24-10-05, Major S-1 (Special) Revision, 4517 Columbia Road, Tax Map 073C Parcel 038D, 5.90 +/- 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 073C parcel 038D to revise the concept plan and narrative for the subject property, subject to the following conditions:

Health Department:

Project must be connected to County sewer.

Building Standards:

All new construction and/or renovation work must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances. Permits must be pulled for all work including the bleachers

for the fields.

Planning:

1. All parking, including bus parking, and access drives shall be paved in phase 2 of the project.
2. No access to Laura Lane Extension is permitted upon removal of the existing residence. Current access to Laura Lane Extension shall be for the occupant of the existing residence only and shall be repaired to allow for emergency vehicle access.
3. If the existing buffer fence is damaged or has been damaged by construction that occurs or has occurred, it shall be replaced in conjunction with phase 1 improvements. If the fence is ever removed, it shall be replaced.
4. All conditions from RZ19-09-02 remain unmodified.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a3) RZ24-11-01, Conditional Use to allow retail package sale of distilled spirits for off-premise consumption and a Change of Conditions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.44 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to disapprove the request for the change of conditions for property located at tax map 068 parcel 019C. Vice Chair Melear seconded the motion. The motion carried unanimously.

(I1a4) RZ24-11-02, Major S-1 (Special) Revision, 5462 Sailing Road, Tax Map 056 Parcel 021, 15.89 +/- 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 056 parcel 021 to reduce building setbacks subject to the following revised condition: Building Standards:

Structures that are less than 5 feet from any property line must meet Section R302 Fire-Resistant Construction of the currently adopted International Residential Code.

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

(I1a5) RZ24-11-03, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 009C, 0.99 +/- 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 054 parcel 009C for a church to permit an addition and parking on the site.

Commissioner Couch seconded the motion. The motion carried unanimously. Jeremy Mills thanked the board for the approval.

(I1a6) VA24-11-01, Variance to Section 90-53 List of lot & Structure requirements, 5607 Washington Road, Tax Map 047 Parcel 082, 2.04 +/- acres, and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-53 for property located at tax map 047 parcel 082 to decrease front building setbacks along Washington Road to 120 feet from the centerline and along M&M Road to 40 feet from the centerline for an existing residence and subject to the following condition:

Planning:

No variance or permitting of the existing mobile home on the site is addressed with this variance request.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Contract Amendment Number 2 with Ceres Environmental Services for Disaster Debris Management Services

Commissioner Carraway made a motion to approve Amendment Number 2 with Ceres Environmental Services for disaster debris management services to be effective September 27, 2024. Commissioner Couch seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

Vice Chair Melear made a motion at 6:14 p.m. to go into Executive Session. Commissioner Skinner seconded the motion. The motion carried unanimously.

Vice Chair Melear made a motion at 6:27 p.m. to adjourn from Executive Session. Commissioner Carraway seconded the motion. The motion carried unanimously.

County Attorney Driver stated that one property matter was discussed.

(M1) Property

(M1a) Dorothy Watkins parcel 073007, Eric Joerg parcel 072237, Robert Key parcel 067009, Carolyn Tomlinson parcel 060002, parcel 073008 and parcel 072D004 to Ronnie Usry to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Carraway made a motion to approve \$78,500 to Brian & Cathy Hamilton parcel 060053, \$4,000 to Dorothy Watkins parcel 073007, \$5,900 to Eric Joerg parcel 072237, \$48,700 to Robert Key parcel 067009, \$38,500 to Carolyn Tomlinson parcel 060002, \$19,700 parcel 073008 and \$7,300 parcel 072D004 to Ronnie Usry 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.

(M1b) Aaron & Allison Sullivan parcel 059043 to obtain right of way for the William Few Parkway and Washington Road intersection improvement project

Commissioner Carraway made a motion to approve \$50,000 to Aaron & Allison Sullivan parcel 059043 to obtain right of way for the William Few Parkway and Washington Road intersection improvement project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1c) Property C

(M2) Personnel

(M2a) One-time merit payment for eligible employees and salary adjustments.

Vice Chair Melear made a motion to approve a one-time merit payment for eligible employees and salary adjustments as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:31 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk