Columbia County Board of Commissioners Meeting
Minutes of Tuesday, December 3, 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
Commissioner Couch 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 19, 2024 Commission Minutes, (E2) November 17, 2024 Planning Advance Minutes, (E3) November 17, 2024 Planning Advance Executive Session Minutes and (E4) November 19, 2024 Commission Executive Session Minutes *Vice Chair Melear made a motion to approve the November 17, 2024 Planning Advance, November 17, 2024 Planning Advance Executive Session, November 19, 2024 Commission and November 19, 2024 Commission Executive Session minutes as presented. Commissioner Couch seconded the motion. The motion carried unanimously.*

F. PRESENTATION AND APPROVAL OF THE AGENDA
Chairman Duncan presented the December 03, 2024 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) Restructuring of the Fleet Services Department
Approved the restructuring of the Fleet Services Department by eliminating the Fleet Manager V, reclassifying the Fleet Operations Manager IV to Manager V and reclassifying the Fleet Shop Manager IV to Manager V.

(H1b) Intergovernmental Agreement with Harlem High School for Donation of Field Equipment
Approved an Intergovernmental Agreement with Harlem High School for donation of field equipment.

(H1c) Senior Center Donation
Approved the acceptance of the Senior Center donation of $375; 2250301.433019.01717.

(H1d) Animal Services Donation
Approved the acceptance of Animal Services Donations in the amount of $935; 2250301.433019.01713.

(H1e) Contract with Wellstar Medical Group for Medical Director
Approved a Contract with Wellstar Medical Group for Medical Director.

(H2) Public Works and Engineering Services Committee

(H2a) Resolution Number 24-45 Concerning the Extension of Time for Satisfactory Completion of Improvements on John Deere Parkway
Approved Resolution Number 24-45 concerning the extension of time for satisfactory completion of improvements on John Deere Parkway.

(H2b) Agreement with Mid State Construction & Stripeing, Inc. for the FY24/25 Safety Striping Project A
Approved an Agreement with Mid State Construction & Stripeing, Inc. for the FY24/25 safety striping project A in the amount of $81,248.40; 2342710.522137.

(H2c) Purchase of In|Time Travel-Time units and In|Sync AI Detection upgrades through Rhythm Engineering
Approved the purchase of fourteen (14) In|Time Travel-Time units and six (6) In|Sync AI Detection upgrades from Rhythm Engineering in the amount of $127,150.00.

(H2d) Change Order Number 1 with Pond & Company for the Clary Cut Rd / Old Union Rd Alignment with Intersection Improvements Project
Approved Change Order Number 1 with Pond & Company for the Clary Cut Road and Old Union Road alignment with intersection improvements project in the amount of $44,690; 91335.24.010.

(H2e) 2025 Local Maintenance Improvement Grant (LMIG) Application with GDOT
Approved the 2025 Local Maintenance Improvement Grant (LMIG) Application with Georgia Department of Transportation.

(H2f) Acceptance of Improvements at Four Oaks Phase III
Approved the acceptance of improvements at Four Oaks Phase III as depicted on the plat created by James G. Swift & Associates dated April 05, 2018 with a two year warranty period from the date of written acceptance of the as-built drawings and contingent upon staff's approval.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-11-04, Major PRD Revision, Off Baker Place Road, Tax Map 051 Parcels, 048, 049, 049A, & 049C, totaling 321.25 +/- acres and currently zoned PRD (Planned Residential Development).
Jason Whinghter explained the request to the Board. Commissioner Skinner made a motion to approve the request for the Major PRD Revision for property located at tax map 051 parcels 048, 049, 049A, & 049C subject to the following condition:
Environmental: Wetlands and Waters of the U.S. are present on the property. Disturbances to the wetlands or waters of the U.S. will require correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.
Commissioner Couch seconded the motion. Chairman Duncan and Commissioners Skinner, Carraway and Couch voted in favor of the motion. Vice Chair Melear voted against the motion. The motion carried.

(I1a2) RZ24-11-05, Rezoning from R-A (Residential Agricultural) to PUD (Planned Unit Development), 272 +/- acre portion of the property located off Horizon South Parkway and Gateway Boulevard, portion of Tax Map 062 Parcel 085, 335 +/- acres and currently zoned R-A (Residential Agricultural).
Joel Presley explained the request to the Commissioners.

Commissioner Skinner made a motion to approve the request for the rezoning from R-A to PUD for property located at tax map 062 parcel 085 subject to the following conditions:
Planning:
1. Front setbacks for the residential areas shall be measured from the right of way.
2. The requirements of Section 90-182, Additional requirements for special, planned unit development and planned development districts, shall apply to this development, including the standards for when minor and major PUD revisions are required.
3. Attached units may not be in groups larger than two.
4. If a sidewalk is provided on only one side of the collector road, it shall be at least 8 feet wide. Sidewalks along the collector road shall allow for the 6-foot street tree planting strip between the curb and the sidewalk, except where environmental or site conditions may require modification.
5. Except as specifically exempted for Section 2B, the major site grading ordinance will apply to this project.
Commissioner Couch seconded the motion. Chairman Duncan and Commissioners Skinner, Carraway and Couch voted in favor of the motion. Vice Chair Melear voted against the motion. The motion carried.

(I1a3) RZ24-11-06, Rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) and M-1 (Light Industrial), off Horizon South Parkway, portion of Tax Map 062 Parcel 085, totaling 61.0 +/- acres and currently zoned R-A (Residential Agricultural).
Commissioner Skinner made a motion to approve the request for the rezoning from R-A to C-2 & M-1 for a portion of property located at tax map 062 parcel 085 subject to the following condition:
Planning: A subdivision plat for the parcel will need to be recorded prior to issuance of any permits for the site.
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
County Manager Johnson stated that the Board had approved for him to amend the "not to exceed amount" with Ceres on the current debris removal contract from Hurricane Helene. The new notice to proceed will be for not to exceed $50 million. It is predicted that the debris removal could end up costing $80 to $100 million. Staff is applying to FEMA for reimbursement for each 90 day period. The first advance reimbursement should be approved next week.

M. EXECUTIVE SESSION

N. ADJOURNMENT
Commissioner Couch made a motion to adjourn the meeting at 6:17 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.

Douglas R. Duncan, Jr., Chairman

Patrice R. Crawley, County Clerk