



**Columbia County Board of Commissioners Meeting
Tuesday, January 5, 2021 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman Gary L. Richardson
Commissioner Connie M. Melear
Commissioner Donald Skinner, Sr.
Commissioner Dewey G. Galeas
County Manager Scott Johnson
Deputy County Manager Glenn Kennedy
Deputy County Manager Matt Schlachter
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community & Leisure Services
Chief Wallen - Fire Services
Michael Blanchard - Technology 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 Melear 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) December 15, 2020

Vice Chairman Richardson made a motion to approve the minutes of the December 15, 2020 Board of Commissioners meeting as presented. Commissioner Melear seconded the motion. Commissioner Skinner abstained. Chairman Duncan, Vice Chairman Richardson and Commissioners Melear and Galeas voted in favor of the motion. The motion carried.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the January 05, 2021 agenda.

G. ELECTION OF OFFICERS

(G1) Vice Chair

Chairman Duncan opened the nomination of Vice Chairman. Commissioner Galeas made a motion to nominate Commissioner Richardson as Vice Chairman. Commissioner Melear seconded the motion. The motion carried unanimously.

H. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(H1) Presentation

(H1a) Kevin Kilburn to speak against RZ20-11-08

Kevin Kilburn spoke during Item J2b1.

I. CONSENT AGENDA

J. DEBATE AGENDA

(J1) Unfinished Business

(J1a) Community and Emergency Services Committee

(J1a1) Resolution Number 20-44 Fee Schedule and Authorization for the General Manager of the Performing Arts Center - *Second Reading*

Commissioner Galeas made a motion to approve the second reading of Resolution Number 20-44 Fee Schedule and Authorization for the General Manager of the Columbia County Performing Arts Center to negotiate on behalf of Columbia County. Commissioner Melear seconded the motion. The motion carried unanimously.

(J1b) Management and Internal Services Committee

(J1b1) Ordinance Numbers 21-01 through 21-04 to amend the compensation of the Clerk of Superior Court, Tax Commissioner, Sheriff and Probate Judge - *Second Reading*

Commissioner Melear made a motion to approve the Second Reading of Ordinance 21-01 amending Section 1-3-2 Salary of clerk of superior court repealing any conflicting ordinance and to go into effect the day after the second reading. Commissioner Galeas seconded the motion. The motion carried unanimously.

Commissioner Melear made a motion to approve the Second Reading of Ordinance 21-02 amending Section 1-3-3 Salary and commissions of tax commissioner repealing any conflicting ordinance and to go into effect the day after the second reading. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

Commissioner Melear made a motion to approve the Second Reading of Ordinance 21-03 amending Section 1-5-47 Compensation of judge of probate court repealing any conflicting ordinance and to go into effect the day after the second reading. Commissioner Skinner seconded the motion. The motion carried unanimously.

Commissioner Melear made a motion to approve the Second Reading of Ordinance 21-04 amending Section 1-3-4 Compensation of sheriff repealing any conflicting ordinance and to go into effect the day after the second reading. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J2) New Business

(J2a) Management and Internal Services Committee

(J2a1) Board and Committee Appointments

Commissioner Melear made a motion to approve the reappointments and appointments as listed on the recommendation sheet to the appropriate Boards and Committees. Commissioner Galeas seconded the motion. The motion carried unanimously.

(J2b) Development and Planning Services Committee

(J2b1) RZ20-11-08, Major S-1 (Special) Revision, Tax Map 068 Parcel 013B, 5.58+/- acres, located at

229 South Old Belair Road, and currently zoned S-1 (Special).

Kevin Kilburn representing the Hamptons community stated that they oppose the request to change the zoning of 229 South Old Belair Road.

Commissioner Skinner made a motion to approve the request for withdrawal without prejudice for RZ20-11-08. Vice Chairman Richardson seconded the motion. Vice Chairman Richardson and Commissioners Skinner and Galeas voted in favor of the motion. Chairman Duncan and Commissioner Melear voted against the motion. The motion carried.

(J2b2) RZ20-12-01, Conditional Use for a single-wide manufactured home, Tax Map 005 Parcel 005A, 10.66+/- acres, located at 3594 Mistletoe Road, and currently zoned R-4 (Recreational Residential).

Commissioner Skinner made a motion to approve the request for conditional use for a single wide manufactured home located on tax map 005 005A. Commissioner Galeas seconded the motion. The motion carried unanimously.

(J2b3) RZ20-12-02 Part I, Rezone from S-1 (Special) and R-2 (Single Family Residential) to R-1 (Single Family Residential), Tax Map 072B Parcel 084, and portions of 088 & 085, 5.77+/- total acres, located at 4521 Cox Road, portions of 4541 Cox Road, and portions of 4505 Meadow Lane, and currently zoned S-1 (Special) and R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from S-1 & R-2 to R-1 for property located at tax map 072B 084 and portions of 088 & 085 subject to the following conditions:

Planning:

The revised plat showing the area to be rezoned to R-1 and any property line modifications shall be filed within six months of approval by the Board of Commissioners and a copy provided to the Planning Department.

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

(J2b4) RZ20-12-02 Part II, Major S-1 (Special) Revision, Tax Map 072B Parcels 087, 088, 086, & 085, 1.74+/- total acres, located at 4545 & 4541 Cox Road and 4503 & 4505 Meadow Lane, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a major S-1 revision for property located at tax map 072B 087, 088, 086 & 085 to alter property lines subject to the following conditions:

Planning:

1. The revised plat showing the area to be rezoned to R-1 and any property line modifications shall be filed within six months of approval by the Board of Commissioners and a copy provided to the Planning Department.

2. Any future expansion of the area zoned S-1 (Special) will require a major or minor revision dependent on the requested expansion in conformance with Section 90-182 Additional requirements for special, planned unit development, and planned development districts.

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

(J2b5) RZ20-12-03, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 544, 0.30+/- acres, located at 612 Whimbrel Court, and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a major PUD revision for property located at tax map 081 544 to allow a retaining wall over 6 feet in height to be constructed within the side setback subject to the following conditions:

Planning:

1. The major revision shall allow a total height for the retaining wall and fence of 16 feet.

Building Standards:

Building Standards approves of the increase wall height and location, as long as:

1. The wall has a cold joint at the property line.

2. Permits are obtained and all inspections are performed by the county.
 3. The storm water system must not be negatively impacted by the design or location of the wall.
 4. All construction must meet all applicable codes and amendments adopted by Columbia County, GA.
- Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J2b6) RZ20-12-04, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 543, 0.26+/- acres, located at 614 Whimbrel Court, and currently zoned PUD (Planned Unit Development). Portion of this request postponed to January 7, 2021 Planning Commission.

Commissioner Skinner made a motion to approve the request for the major PUD revision to property located at tax map 081 543 to allow a retaining wall over 6 feet in height to be constructed within the side setback subject to the following conditions:

Conditions to allow a retaining wall over 6 feet in height to be constructed within the side setback:

Building Standards:

Building Standards approves of the increase wall height and location, as long as:

1. The wall has a cold joint at the property line.
2. Permits are obtained and all inspections are performed by the county.
3. The storm water system must not be negatively impacted by the design or location of the wall.
4. All construction must meet all applicable codes and amendments adopted by Columbia County, GA

Planning:

1. The major revision shall allow a total height for the retaining wall and fence of 16 feet.
2. Driveway access must be from Whimbrel Court as outlined in the PUD narrative.

Water Utility:

If the driveway is retained on Whimbrel Court:

A 3-foot (914 mm) clear space shall be maintained around the circumference of hydrant.

Chairman Duncan seconded the motion. The motion carried unanimously.

(J2b7) RZ20-12-05, Rezone from C-2 (General Commercial) to M-2 (General Industrial), Tax Map 069 Parcel 0011, 23.83+/- acres, located off Horizon South Parkway and north of Wrightsboro Road, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a rezoning from C-2 to M-2 for property located at tax map 069 0011. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J2c) Public Works and Engineering Services Committee

(J2c1) Stormwater Lining Project

Vice Chairman Richardson made a motion to approve the proposal with The Avrett Company for UV-Lining in the amount of \$150,899.66 for the stormwater lining projects. Commissioner Galeas seconded the motion. The motion carried unanimously.

(J3) Items Added at the Meeting

K. LEGAL MATTERS

L. REQUESTS FOR REVIEW BY COMMITTEE

M. PUBLIC COMMENTS AND PARTICIPATION

N. EXECUTIVE SESSION

(N1) Property

(N1a) Four Seasons Real Estate Holding, LLC parcel 17 to obtain temporary and permanent right of

way and/or easements for the Horizon South Parkway Road widening project.

Vice Chairman Richardson made a motion to approve \$38,521 to Four Seasons Real Estate Holding, LLC parcel 17 to obtain temporary and permanent right of way and/or easements for the Horizon South Parkway Road widening project. Commissioner Galeas seconded the motion. The motion carried unanimously.

(N1b) John and Sheila Wilson parcel 86 and 078B 051G to obtain temporary and permanent right of way and/or easements for the Flowing Wells widening project.

Vice Chairman Richardson made a motion to approve \$500 for parcel 86 and \$500 for parcel 078B 051G to John and Sheila Wilson to obtain temporary and permanent right of way and/or easements for the Flowing Wells Road widening project. Commissioner Melear seconded the motion. The motion carried unanimously.

O. ADJOURNMENT

At 6:41 p.m. Commissioner Galeas made a motion to adjourn the meeting. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

Signature on File

Douglas R. Duncan, Jr., Chairman

Signature on File

Patrice R. Crawley, County Clerk