



**Columbia County Board of Commissioners Meeting
Tuesday, March 30, 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
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 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) March 16, 2021

Commissioner Melear made a motion to approve the minutes of the March 16, 2021 Board of Commissioner meeting as presented. Commissioner Galeas seconded the motion. The motion carried unanimously.

(E2) March 16, 2021 Budget Work Session

Commissioner Melear made a motion to approve the minutes of the March 16, 2021 Budget Work Session as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a Extension of the Harlem Wholesale Water Purchase Agreement

County Manager Johnson requested to add Item I2a Extension of the Harlem Wholesale Water Purchase Agreement. Chairman Duncan presented the agenda with the requested addition.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Chairman Duncan recognized students in the Youth Leadership Class.

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Vice Chairman Richardson made a motion to approve the consent agenda as presented.

Commissioner Melear seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Animal Services Donations

Approved the Animal Services donations of \$175 from Michelle Artrip, \$100 from Barbara Williams and \$3,100 from Subaru of America.

(H1b) Columbia County Cares Lease

Approved the Columbia County Cares lease.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Local Augusta LLC dba Local

Approved the alcoholic beverage license for Local Augusta LLC dba Local.

(H2b) Alcoholic Beverage License, Frey Enterprises LLC dba Buzzed Bull Creamery & Roll On In

Approved the alcoholic beverage license for Frey Enterprises LLC dba Buzzed Bull Creamery & Roll On In.

(H3) Public Works and Engineering Services Committee

(H3a) Amending Engineering Proposal, Turnipseed Engineering, Dowling Drive Sewer Extension

Approved the budget adjustment of the Dowling Drive and Springlakes sewer extension project from \$350,000 to \$725,000 and to amend the proposal from Turnipseed Engineering; 57037-25-015-652.

(H3b) Bid, Ultra Violet Light Disinfection System, M.B. Kahn Construction Co., Inc.

Approved awarding the bid and contract to M.B. Kahn Construction Co., Inc. for the ultra violet light disinfection system in the amount of \$12,798,897; 57037.25.015.662.

(H3c) Bid, Reed Creek and Little River Improvements, Southern Civil LLC

Approved awarding the bid and contract to Southern Civil LLC for the Reed Creek and Little River improvements in the amount of \$1,317,000; 511.5115.601090.

(H3d) Reclassify North Old Belair Road to a Minor Collector road

Approved the reclassification of North Old Belair Road to a Minor Collector road.

(H3e) Safety Lighting - Ray Owens at Ridge Road, Scotts Ferry at Tubman Road, Hereford Farm Road at Crestwood Parkway, and Riverwatch Pkwy at Jamaica Ct

Approved for Georgia Power to install safety lighting at the intersection of Ray Owens at Ridge Road, Scotts Ferry at Tubman Road, Hereford Farm Road at Crestwood Parkway and Riverwatch Parkway at Jamaica Court per their proposals; 2342710.522080.20502.

(H3f) Roads & Bridges Message Boards, BID# 2021006-BID1411 - Safety Zone Specialist

Approved awarding the bid to Safety Zone Specialist for the purchase of three message boards in the amount of \$52,425; 2342720-601081.

(H3g) Street Lighting Contract with Jefferson Energy for Greenpoint, Phase 1-A

Approved option one of the street light contract with Jefferson Energy for Greenpoint Phase 1A Subdivision in the amount of \$5,580 utilities 205.2050.522080 and \$15,913 poles 205.2050.522082.

(H3h) Lewiston Road Widening, PI # 0008350 - Amendment # 4 with Kimley-Horn

Approved amendment number 4 with Kimley-Horn for the Lewiston Road widening project in the amount of

\$86,699.36; 91313.24.010.

(H3i) County-wide procedure for Children at Play, Watch for Children or similar warning signs.
Approved a procedure for not installing Children at Play signs, Watch for Children, or similar warning signs.

(H3j) Resolution 21-08 to Amend Nicole's Cove, Section 1, Street Light District #402
Approved Resolution 21-08 to amend Nicole's Cove, Section 1 Street Light District #402 and authorize Georgia Power to install one additional light on a new pole in the amount of \$210.72 utilities 205.2050.522080 and \$468.19 poles 205.5050.522082.

(H3k) Green Infrastructure/Low Impact Development Program Update and Stormwater Utility Credit Manual Update Proposal from Goodwyn Mills Caewood, Inc. (GMC)
Approved a proposal from GMC for updates to the Green Infrastructure/Low Impact Development Program and Stormwater Utility Credit Manual in the amount of \$25,955; 5215200.601100.

(H3l) Easement Encroachment Agreement-612 Whimbrel Court and 779 Marsh Point Road
Approved the easement encroachment agreement for 612 Whimbrel Court and 779 Marsh Point Road.

(H3m) Easement Encroachment Agreement-111 Clarinbridge Lane
Approved an easement encroachment agreement for 111 Clarinbridge Lane.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ21-03-07, Conditional Use for Massage, Tax Map 082G Parcel 023, 0.87+/- acres, located at 106 Davis Road, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a Conditional Use for Massage for tax map 082G 023 subject to the following condition:

Planning:

The Conditional Use for Massage shall be limited to 106 Davis Road, Suite D located within the subject property.

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

(I1a2) RZ21-03-09, Rezone from R-1 (Single Family Residential) to M-1 (Light Industrial) and M-2 (General Industrial), Tax Map 069 Parcel 004D, 1.76 +/- acres, located at 4945 Wrightsboro Road, and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from R-1 to M-1 and M-2 for tax map 069 004D subject to the following conditions:

Planning:

1. The property identified as Parcel A1 must be combined with the adjacent M-2 property, Tax Map 069 Parcel 003D, within 60 days of approval by the Board of Commissioners, and a copy of said plat showing the combination must be submitted to the Planning Department.

2. The existing house may not be used for a business until the property is developed to commercial standards, including but not limited to paved parking, landscaping, buffers, and all other applicable code requirements. No business license shall be approved on the property until the site is in compliance with County codes.

3. On-site lighting must be oriented to reduce or eliminate spillover onto adjacent residential parcels. A photometric plan must be submitted to Columbia County as part of site plan approval.

4. The following uses are prohibited on this property:

- a. Adult bookstores, entertainment establishments, and adult theatres*
- b. Exterminating, fumigating, septic services*

Traffic Engineering:

1. Due to close proximity of parcel to John Deere Parkway signal and the proposed zoning, the applicant/developer is required to secure an access easement through adjoining M2 parcel for connectivity to John Deere Parkway traffic signal. An improved full access driveway on Wrightsboro Rd is not guaranteed to be granted due to safety and volume concerns. Furthermore, Wrightsboro Rd widening is in the very early stages of planning and is expected to be a 4-lane road with a raised median. The access on Wrightsboro Rd for this property is anticipated to be a left turn restricted driveway (i.e. right in/right out only).

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1a3) Resolution 21-10 to Transmit Vision 2035 Comprehensive Plan Update

Commissioner Skinner made a motion to approve Resolution 21-10 to transmit Vision 2035 Comprehensive Plan update to the Central Savannah River Regional Commission and Georgia Department of Community Affairs for official review of the comprehensive plan. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) Resolution 21-06 to establish Street Light District 515B Southwind Village, Phase 2 - *First Reading*

Vice Chairman Richardson made a motion to approve the first reading of Resolution 21-06 to establish Street Light District 515B Southwind Village, Phase 2 and authorize Georgia Power to proceed with installation. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Extension of the Harlem Wholesale Water Purchase Agreement

Vice Chairman Richardson made a motion to approve a one year extension of the Harlem Wholesale Water Purchase Agreement to expire on April 01, 2022. Commissioner Melear seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

Bob Willis commented on the policy for road closures and available space for the VFW at the Thunder over Evans event.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Gail Wren Tax Map 073 D320 and Mary Jo Scott Tax Map 073 D318 to obtain right of way and/or temporary or permanent easement for the Shadowmoor Subdivision stormwater upgrade.

Vice Chairman Richardson made a motion to accept the easement donations from Gail Wren Tax Map 073 D320 and Mary Jo Scott Tax Map 073 D318 to obtain right of way and/or temporary or permanent easement for the Shadowmoor Subdivision stormwater upgrade. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1b) Robert and Mary Elizabeth Wynn Tax Map 077 G285 to obtain right of way and/or temporary or permanent easement for the Hackamore Subdivision Creek repair for the Stormwater Department.

Vice Chairman Richardson made a motion to accept the easement donation from Robert and Mary

Elizabeth Wynn Tax Map 077 G285 to obtain right of way and/or temporary or permanent easement for the Hackamore Subdivision creek repair for the Stormwater Department. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1c) The Estate of Clarence E. Brown and the Estate of Marion H. Brown parcel 64 to obtain right of way and/or temporary or permanent easement for the Flowing Wells Road widening project.

Vice Chairman Richardson made a motion to approve \$5,100 to The Estate of Clarence E. Brown and the Estate of Marion H. Brown parcel 64 to obtain right of way and/or temporary or permanent easement for the Flowing Wells Road widening project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1d) Resolution Number 21-09, Declarations of Taking and Order by Condemnation for a portion of tax map G03 010 for the improving, widening, paving, aligning and maintaining of Horizon South Road project.

Vice Chairman Richardson made a motion to approve the Resolution Number 21-09, Declarations of Taking and Order by Condemnation for a portion of tax map G03 010 for the improving, widening, paving, aligning and maintaining of Horizon South Road project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1e) Winfield Community Center, Inc. Tax Map 006 046 to obtain .55 acres to install an IT Pavilion.

Vice Chairman Richardson made a motion to approve \$19,250 to Winfield Community Center, Inc. Tax Map 006 046 to obtain .55 acres to install an IT Pavilion. Commissioner Galeas seconded the motion. The motion carried unanimously.

(M1f) Utility easement from James Carey, Jr. for a portion of parcel 078A 145 for the Dowling Drive sewer project.

Vice Chairman Richardson made a motion to accept the donation of a utility easement from James Carey, Jr. for a portion of parcel 078A 145 for the Dowling Drive sewer project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1g) Utility easement from Thomas and Linda Kelly for a portion of parcel 078A 143 for the Dowling Drive sewer project.

Vice Chairman Richardson made a motion to accept the donation of a utility easement from Thomas and Linda Kelly for a portion of parcel 078A 143 for the Dowling Drive sewer project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1h) Utility easement from Robert and Karla Mall for a portion of parcel 078A 142 for the Dowling Drive sewer project

Vice Chairman Richardson made a motion to accept the donation of a utility easement from Robert and Karla Mall for a portion of parcel 078A 142 for the Dowling Drive sewer project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1i) Utility easement from William Nadolski for a portion of parcel 078A 144 for the Dowling Drive sewer project

Vice Chairman Richardson made a motion to accept the donation of a utility easement from William Nadolski for a portion of parcel 078A 144 for the Dowling Drive sewer project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1j) Property purchase for Tax Map 067 133J from Eleanor Shepherd add to the Crawford Creek Water Pollution Control Plant property

Vice Chairman Richardson made a motion to approve \$55,000 to purchase 4 acres Tax Map 067 133J from Eleanor Shepherd to add to the Crawford Creek Water Pollution Control Plant property. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1k) The purchase of Tax Map 065 009W, 4975 Hardy McManus Road, Evans, Ga

Commissioner Melear made a motion to approve \$6,000,000 to purchase Tax Map 065 009W and for the Chairman to execute any documentation necessary to complete this purchase. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:25 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