



**Columbia County Board of Commissioners Meeting
Minutes of June 1, 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
Scott Sterling - Planning Services
John Luton - Community & Leisure Services
Chief 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 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) May 18, 2021

Vice Chairman Richardson made a motion to approve the minutes of the May 18, 2021 Board of Commissioners meeting as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

(E2) May 25, 2021 Budget Work Session

Commissioner Skinner made a motion to approve the May 25, 2021 Board of Commission Budget Work Session minutes as presented. Commissioner Melear seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the June 01, 2021 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) Annie Anderson to speak concerning maintenance of a ditch - moved to the June 15, 2021 meeting

Annie Anderson request to speak was moved to the June 15, 2021 meeting.

(G1b) Cooper Cliatt to speak against VA21-05-03

Cooper Cliatt spoke during agenda item 12a4.

(G1c) Leslie Kromke to discuss Airbnb Property

Leslie Kromke stated her concerns regarding the safety of allowing Airbnb's to operate in subdivisions.

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Commissioner Galeas made a motion to approve the consent agenda as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Georgia Glamping Company- Long Term Glamping Site Renewal

Approved the renewal with Georgia Glamping Company, LLC for Long Term Glamping Sites.

(H1b) Purchase of Nutrition Services Agreement between the Senior Center & Columbia County Sheriff's Office

Approved the renewal with the Columbia County Sheriff's Office for the purchase of nutrition services in the amount of \$138,050; 1011611.533035.

(H1c) Library Services Agreement with the Greater Clarks Hill Regional Library System

Approved the Library Services Agreement with the Greater Clarks Hill Regional Library System and Columbia County Library Board in the amount of \$405,723.94; 9310301-43310 and 9310301.43314.

(H1d) Board of Regents of the University System of Georgia (Extension Services)

Approved the renewal contract with the Board of Regents of the University of Georgia Cooperative Extension in the amount of \$138,987; 1011514.533035.

(H1e) Request to accept a donation from Woodmen of the World

Approved the acceptance of a donation from Woodmen of the World and authorization to amend the budget of the Fire Services fund in the amount of \$500.

(H2) Management and Internal Services Committee

(H2a) Agreement with Acrisure, LLC dba Head Capital Advisors to provide insurance broker services for the Employee Group Health Plan.

Approved an agreement with Acrisure, LLC dba Head Capital Advisors to provide insurance broker services for the Employee Group Health Plan.

(H3) Public Works and Engineering Services Committee

(H3a) Change Order Number 2, Blair Construction, Jones Creek Force Main Phase II

Approved change order number 2 with Blair Construction, Inc. for the Jones Creek Force Main Phase II in the amount of \$6,000; 57037.25.015.639.

(H3b) Change Order #1, Sol Construction LLC, Old Louisville ground storage tank

Approved change order number 1 with Sol Construction LLC for the Old Louisville ground storage tank project in a net adjust amount of \$147,448 and an additional 160 days of contract time; 57037.25.015.653.

(H3c) Bid Rejection, Kraftsman Equipment Trailer

Approved the rejection of bid number 2021017-BID1414 for a Kraftsman equipment trailer.

(H3d) Change order #1, Beam's Contracting, Inc., Water Main Washington to Flowing Wells

Approved change order number 1 for option 2 with Beam's Contracting, Inc. for the Washington to Flowing Wells water main in the amount of \$288,393.84; 57037.25.015.657.

(H3e) Proposal from Georgia Power to provide safety lighting at the intersection of Wrightsboro Rd and Brigadier Landing

Approved the proposal from Georgia Power to provide safety lighting at the intersection of Wrightsboro Road and Brigadier Landing in the annual amount of \$603.60; 2342720.522080.20502.

(H3f) Amendment of the Columbia County Radar Permit for the Columbia County Sheriff's Office

Approved the amendment of the Columbia County Radar Permit as presented.

(H3g) Contract with Mid State Construction & Stripeing for Columbia County Fiscal Year 2021 Striping Project B

Approved the contract with Mid State Construction & Stripeing for Fiscal Year 2021 Striping Project B in the amount of \$96,644.39; 2342710.522137.

(H3h) County-Wide Procedure for Work Zone Traffic Control

Approved the County-Wide Procedure for Work Zone Traffic Control.

(H3i) Design Services with Southern Civil Solutions for the 2021 Storm Water Rehabilitation Projects

Approved the design proposal with Southern Civil Solutions for the 2021 Storm Water rehabilitation projects in the amount of \$21,900; 5215200.601100.

(H3j) Resolution 21-20, Initial Resolution regarding abandonment of an old portion of Parham Rd Right-of-Way (ROW)

Approved Resolution 21-20 regarding the initiation of the abandonment of an old portion of Parham Road right of way.

(H3k) Resolution 21-26, Initial Resolution regarding abandonment of a portion of Evans Town Center Blvd Right-of-Way (ROW)

Approved Resolution 21-26 regarding the initiation of the abandonment of a portion of Evans Town Center Blvd right of way.

(H3l) Agreement with Georgia Department of Transportation (GDOT) for acquisition of Right-of-Way (ROW) for the Hardy McManus Rd Widening PI #0013704

Approved an agreement with Georgia Department of Transportation for acquisition of right of way for the Hardy McManus Road widening PI#0013704.

(H3m) Developer Agreement with Bulldog Trucking and Grading, Inc. and Eben Gray's Tree Service, LLC. for Grimaud Farms, Section 2

Approved a Developer Agreement with Bulldog Trucking and Grading, Inc. and Eben Gray's Tree Services, LLC. for the improvement of Arthur Grimaud Way with the condition that the developers must make the \$30,000 contribution prior to staff approval of the final plat for Grimaud Farms, Section 2.

(H3n) Contract with Reeves Construction for the Savannah Rapids Pavilion Upper Parking Lot Expansion, Bid #2021014-BID2720

Approved the contract with Reeves Construction for the Savannah Rapids Pavilion upper parking lot expansion in the amount of \$836,954.78; 81104.13.015.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) Ordinance Number 21-01 Amending Chapter 22 Article V Regulation of Timber Harvesting - Second Reading

Commissioner Skinner made a motion to approve the Second Reading of Ordinance Number 21-01 amending Chapter 22 Article V Regulation of Timber Harvesting with the effective date being the day after adoption. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ21-05-02, Conditional Use for a Special Event Facility, Tax Map 074A Parcel 133, 2.76+/- acres, located at 507 CDP Industrial Boulevard, and currently zoned M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for a Conditional Use for a Special Event Facility for property located at tax map 074A 133. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a2) RZ21-05-03, Change of Conditions, Tax Map 052 Parcel 037, 96.74+/- acres, located off Hamilton Road, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request to modify an existing zoning condition for property located at tax map 052 037 subject to the following conditions:

Planning:

- 1. The 50-foot undisturbed buffer shall be required on Wrightsboro Road.*
- 2. The lots fronting on Hamilton Road shall not be mass graded.*
- 3. All other conditions of approval from file RZ20-01-01 shall remain in effect.*

Vice Chairman Richardson seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioners Melear and Skinner voted in favor of the motion. Commissioner Galeas voted against the motion. The motion carried.

(I2a3) VA21-05-02, Variance to Section 90-139 Buffers and Screening, Tax Map 052 Parcel 037, 96.74+/- acres, located off Hamilton Road, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to a motion to approve the request for a variance to Section 90-139 Buffer and Screening for property located at tax map 052 037 subject to the following conditions:

Planning:

- 1. The 50-foot undisturbed buffer shall be required on Wrightsboro Road.*
- 2. The lots fronting on Hamilton Road shall not be mass graded.*

Chairman Duncan seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioners Melear and Skinner voted in favor of the motion. Commissioner Galeas voted against the motion. The motion carried.

(I2a4) VA21-05-03, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 077C Parcel 027, 0.48+/- acres, located at 109 Shaw Street, and currently zoned C-2 (General Commercial).

Cooper Cliatt and Chadwick McCrickard stated their concerns of the requested variance. Lamar McCoy and Anthony Sorrells were available to answer any questions on behalf of the applicant.

Commissioner Skinner made a motion to deny the request for a variance to Section 90-98 List of Lot & Structure Requirements for property located at tax map 077C 027 to reduce building setbacks for existing and proposed structures. Commissioner Galeas seconded the request. Vice Chairman Richardson made a revised motion to table the item until the June 15, 2021 meeting. Commissioner Skinner seconded the motion. Vice Chairman Richardson and Commissioner Skinner voted in favor of the revised motion. Chairman Duncan and Commissioners Melear and Galeas voted against the revised motion. The revised

motion died. Chairman Duncan and Commissioners Melear and Galeas voted in favor of the motion to deny the request. Vice Chairman Richardson and Commissioner Skinner voted against the motion to deny the request. The motion to deny carried.

(I2a5) RZ21-05-04, Rezone from R-3 (Single-Family Residential) to C3 (Heavy Commercial) with a Conditional Use for Light Industrial, Tax Map 078 Parcel 125, 1.97+/- acres, located at 4400 River Watch Parkway, and currently zoned R-3 (Single Family Residential).

Billy Frankie and Doug Edmondson were available to answer questions concerning the rezoning. Commissioner Skinner made a motion to approve the request for a rezoning from R-3 to C-3 with a conditional use for a light industrial use under Sec. 90-147.h1.a for property located at tax map 078 125 subject to the following condition:

Planning:

Limited and general outdoor storage, as defined in Section 90-147 (i)(10) & 90-147 (i)(11) of Columbia County Code, is not permitted.

Commissioner Melear seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioner Melear and Skinner voted in favor of the motion. Commissioner Galeas voted against the motion. The motion carried.

(I2a6) VA21-05-04, Variance to Sections 90-98 List of Lot & Structure Requirements and 90-139 Buffers and Screening, Tax Map 077A Parcels 064A, 063A, 063 and 064B; a combined 3.2+/- acres, located at 4285 Washington Road, 545, 541, and 551 Rountree Way respectively, and currently zoned C-2 (General Commercial).

Vice Chairman Richardson recused himself from voting on agenda item I2a6 due to a conflict.

Commissioner Skinner made a motion to approve the request for variances to Section 90-98 List of Lot and Structure Requirements and 90-139 Buffers & Screening for property located at tax map 077A 064A, 063A, 063 and 064B. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b) Public Works and Engineering Services Committee

(I2b1) Resolutions 21-23 and 21-24 to establish Street Light Districts in Eagle Creek and Brigadier Landing, Phase II - *First Reading*

Vice Chairman Richardson made a motion to approve the first reading of Resolutions 21-23 SLD 531 Eagle Creek and 21-24 SLD 516B Brigadier Landing, Phase II to establish street light districts and to authorize Georgia Power to proceed with the installation per their proposals. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2b2) Resolution 21-25, Adoption of Utility Permitting Fees - *First Reading*

Vice Chairman Richardson made a motion to approve the first reading of Resolution 21-25 Adoption of Utility Permitting Fees. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I3) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

At 6:56 p.m. Commissioner Galeas made a motion to go into Executive Session. Commissioner Skinner seconded the motion. The motion carried unanimously.

At 7:21 p.m. Chairman Duncan made a motion to adjourn Executive Session. Commissioner Melear seconded the motion. The motion carried unanimously.

At 7:22 p.m. Chairman Duncan called the meeting back into session.

County Attorney Driver stated that there was one property item and one personnel item discussed in Executive Session. No action is needed.

Property

(M1a) Murphy Oil USA parcel 068 1062 for right of way and permanent and temporary easements for the Horizon South Widening project

Vice Chairman Richardson made a motion to approve \$51,974.94 to Murphy Oil USA parcel 068 1062 for right of way and permanent and temporary easements for the Horizon South Widening project.

Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) Permanent and temporary easements from Adrian & Mary Ann Rivera parcel 074H 140, Vicki & George Vanco, III parcel 073A 550, James & Rachelle Whetzel parcel 073A 549, Matthew & Kelly Nylund parcel 074H 235, Sherman & Diana Marriott 074H 151, Richard & Pamela Stewart parcel 074H 146, Kyle Conoly 074G 025, C&C Holdings LLC parcel 074G 018, Jason & Katrina Jones parcel 074G 024, Gesella Lopez parcels 073A 555 and 073A 556, Cynthia & Jeffrey Parrack parcel 074G 015, Belair Baptist Church, Inc. parcel 074 176, Stacy Ware parcel 074H 159, Benja Rarivoson parcel 074H 156, Peter Staadt parcel 074G 016 and Jessica Perara parcel 074G 019 for the Crawford Creek sewer project

Vice Chairman Richardson made a motion to accept the donations of permanent and temporary easements from Adrian & Mary Ann Rivera parcel 074H 140, Vicki & George Vanco, III parcel 073A 550, James & Rachelle Whetzel parcel 073A 549, Matthew & Kelly Nylund parcel 074H 235, Sherman & Diana Marriott 074H 151, Richard & Pamela Stewart parcel 074H 146, Kyle Conoly 074G 025, C&C Holdings LLC parcel 074G 018, Jason & Katrina Jones parcel 074G 024, Gesella Lopez parcels 073A 555 and 073A 556, Cynthia & Jeffrey Parrack parcel 074G 015, Belair Baptist Church, Inc. parcel 074 176, Stacy Ware parcel 074H 159, Benja Rarivoson parcel 074H 156, Peter Staadt parcel 074G 016 and Jessica Perara parcel 074G 019 for the Crawford Creek sewer project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1c) Property C

Personnel

(M2a) Personnel A

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn the meeting at 7:24 p.m. 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