



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, August 17, 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 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
Commissioner Connie M. Melear was not present.

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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 3, 2021

Vice Chairman Richardson made a motion to approve the August 03, 2021 Board of Commissioners meeting minutes as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the August 17, 2021 agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

Chairman Duncan stated that all presentations would be heard during the agenda item.

(G1a) Dean Thompson to speak against the request for change of conditions for RZ21-08-02

(G1b) Thomas Burnside to speak in favor of the request for change of conditions for RZ21-08-02

(G1c) Derrick Williard to speak in favor of the request for change of conditions for RZ21-08-02

(G1d) Rachelle Hitchler to speak in favor of the request for a variance for VA21-08-01 & 02

H. CONSENT AGENDA

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

(H1) Management and Internal Services Committee

(H1a) Service Agreement with CSRA Alliance for Fort Gordon

Approved the Service Agreement with CSRA Alliance for Fort Gordon.

(H1b) Service Agreements with the Columbia County Ballet, Fire 5K and Concerned Women, Inc.

Approved the Service Agreements with the Columbia County Ballet, Fire 5K and Concerned Women, Inc.

(H1c) Supplemental Pay for Extension Services Employees

Approved the supplemental pay for Extension Services employees in the amount of \$22,000; 10115114.511061.

(H1d) Superior Court contract with CSRA Probation Services, Inc.

Approved a contract for misdemeanor probation with CSRA Probation Services, Inc. for Superior Court.

(H1e) 2022 ACCG GSIWCF Safety Incentive Discount

Approved the ACCG-GSIWCF Safety Discount verification form.

(H1f) Anthem (Blue Cross Blue Shield of Georgia) Medical Plan Provider for 2022

Approved awarding and entering into a contract with Anthem and authorization for the Chairman to sign any necessary documents.

(H1g) 2021-22 Criminal Justice Coordinating Council Grant Award Y22-8-008

Approved the acceptance of the 2021-2022 Juvenile Justice Incentive Grant in the amount of \$118,739.

(H1h) ACCG-IRMA Safety Incentive Discount Program: July 1, 2022 through June 30, 2023 Policy Year

Approved the ACCG-IRMA Safety Incentive Discount Program verification form.

(H1i) Annual Support Agreement and License Agreement for iasWorld Software

Approved the payment of the annual support agreement and license agreement with iasWorld Software.

(H1j) Contract with Highliter Cable Services, Inc. for Fiber Construction, Maintenance and Restoration Services

Approved awarding and entering into a contract with Highliter Cable Services, Inc. for fiber construction, maintenance and restoration services.

(H1k) 2021-2022 Cisco Smartnet Renewal

Approved the 2021-2022 Cisco Smartnet renewal in the amount of \$225,544.60; 1011005-533035.

(H1l) 2021-2022 Microsoft Enterprise Agreement Annual Payment

Approved the second installment payment of the Microsoft Enterprise Agreement in the amount of \$284,243.78; 1011005-533035.

(H2) Development and Planning Services Committee

(H2a) CCSO Detention Center Reroof Change Order 01

Approved change order number 01 for the Columbia County Sheriff's Office Detention Center reroof

project to deduct \$42,990 from the contract sum.

(H2b) Easement Encroachment Agreement for 3586 Pebble Beach Drive

Approved the Encroachment Agreement for 3586 Pebble Beach Drive.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Public Works and Engineering Services

(I1a1) Ordinance No. 21-06 – Amendment to the Code of Ordinances Columbia County, Georgia for a Right-of-Way Encroachment Ordinance - *Second Reading*

Vice Chairman Richardson made a motion to approve Ordinance Number 21-06 amending the Official Code of Columbia County Chapter 18, Article III, Permits to become effective upon the date of its adoption. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) Easement Encroachment Agreement-227 Hornsby Lane - *tabled from July 20, 2021*

Commissioner Skinner made a motion to approve the easement encroachment agreement for 227 Hornsby Lane contingent upon the approval of variance RZ21-08-01. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ21-06-01 Part 1, Rezone from R-2 (Single-Family Residential) and M-1 (Light Industrial) to S-1 (Special), Tax Map 051 Parcel 008J, 10.23 +/- acres, located at 561 Baker Place Road, and currently split zoned R-2 (Single Family Residential) and M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for a rezoning from M-1 and R-2 to S-1 for property located at tax map 051 008J for a place of worship and associated uses subject to the following conditions:

Planning:

The architectural elevations require Planning Commission approval prior to permitting.

Landscape:

Engineer to meet with the Columbia County Landscape Architect on site to review the required tree survey before 50% site plan design. The goal of this meeting will be to map out certain trees on site that will be saved within the required landscape strip, parking lot, and buffers.

Water and Sewer:

No water service taps are allowed from the 16" water main. Any connections must be 6" in diameter or larger.

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

(I2a2) RZ21-06-01 Part 2, Major S-1 (Special) Revision, Tax Map 051 Parcels 008I, 10.23 +/- acres combined, located at 571 Baker Place Road, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a major revision to S-1 for property located at tax map 051 008I for a place of worship and associated uses subject to the following conditions:

Planning:

The architectural elevations require Planning Commission approval prior to permitting.

Landscape:

Engineer to meet with the Columbia County Landscape Architect on site to review the required tree survey

before 50% site plan design. The goal of this meeting will be to map out certain trees on site that will be saved within the required landscape strip, parking lot, and buffers.

Water and Sewer:

No water service taps are allowed from the 16" water main. Any connections must be 6" in diameter or larger.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a3) VA21-07-01, Variance to Section 90-53 List of Lot and Structure Requirements, Tax Map 082 Parcel 354, 0.27 +/- acres, located at 5829 Carriage Hills Drive, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to disapprove the request for a variance to Section 90-53 List of Lot and Structure Requirements for property located at tax map 082 354 and require that the existing fence within the side setback must be reduced to 6 feet or less and also that the existing carport structure must be removed within 60 days. Any replacement structure must receive building permits and be built in accordance with the required building setback and building codes. Additionally, Commissioner Skinner made a motion to disapprove the request for the easement encroachment agreement. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a4) VA21-07-02, Variance to Sections 90-98 List of Lot and Structure Requirements and 90-147(i)(3) Use Provisions, Tax Map 072A Parcel 104, 0.9 +/- acres, located at 516 North Belair Road, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for variances to Section 90-98 List of Lot and Structure Requirements to remove the maximum building setback from Peachtree Road and to Section 90-147(i)(3) Use Provision to permit the location of a drive-thru lane along Peachtree Road for property located at tax map 072A 104. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a5) RZ21-08-01, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 610, 0.26 +/- acres, located at 227 Hornsby Lane, and currently zoned PUD (Planned Unit Development) to reduce side building setbacks for a proposed retaining wall.

Commissioner Skinner made a motion to approve the request for a Major PUD Revision for property located at tax map 081 610 to reduce side building setbacks for a proposed retaining wall subject to the following conditions:

Stormwater:

An easement encroachment agreement is required.

Planning:

A fence up to 6 feet tall will be allowed on top of the wall for safety. The combined height of the wall and fence shall not exceed 16 feet.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a6) RZ21-08-02, Change of Conditions, Tax Map 079 Parcel 066, 50.62 +/- acres, located at 285 Flowing Wells Road, and currently zoned S-1 (Special).

Dean Thompson stated his concerns about the change of conditions. Thomas Burnside and Derrick Willard explained why Augusta Prep requested the change of conditions.

Commissioner Skinner made a motion to revise the existing conditions of RZ11-08-01 for tax map 079 066 as set forth:

Planning:

1. Augusta Prep will limit the total number of days on which the lights can be used to eighteen (18) days per school year. This does not include time for installation, initial burn-in and other measures necessary for construction and maintenance of the lighting system.
2. Augusta Prep will not schedule the start of an interscholastic competition using the lights after 7:30PM.
3. Augusta Prep will comply with all applicable Noise Ordinances.
4. Augusta Prep will not use lights for any practices.

5. Augusta Prep will not rent the athletic field for a use that includes using the light system.
6. Augusta Prep will turn off the lights by 10:30PM after the initial burn-in period; provided that unforeseen circumstances may arise on rare occasions during games such as overtime, weather, or injury delays which may require the use of the lights beyond 10:30PM.
7. Augusta Prep shall plant and maintain a significant landscape buffer in accordance with the terms therefore contained in the Agreement entered into between Augusta Prep and Springlakes Community Association, Inc. dated August 4, 2011.

Commission:

1. That a landscape buffer plan shall be submitted and approved by County Staff.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a7) RZ21-08-03, Major PUD (Planned Unit Development) Revision, Tax Map 078 Parcel 116D, 0.46 +/- acres, located at 2569 Trade Center Drive, and currently zoned PUD (Planned Unit Development).

Shane Neal explained that the proposed use is to offer permanent cosmetic services and boutique-style tattoos.

Commissioner Skinner made a motion to approve the request for a Major PUD Plan Revision for property located at tax map 078 116D to add a tattoo parlor to the permitted uses for the subject property. Vice Chairman Richardson seconded the motion. Commissioner Galeas opposed the motion. Chairman Duncan, Vice Chairman Richardson and Commissioner Skinner voted in favor of the motion. The motion carried.

(I2a8) RZ21-08-04, Major S-1 (Special) Revision, Tax Map 082B Parcel 158E, 3 +/- acres, located at 2200 Indigo Hall Drive, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a Major S-1 Plan Revision for property located at tax map 082B 158E to eliminate lot lines for the proposed senior cottages subject to the following conditions:

Environmental:

The residential living structures/cottages shall not be converted to assisted living structures unless they meet the provisions of the ordinance. Columbia County Code of Ordinances, Chapter 42-Floods, Section 42-46, Standard for Critical Facilities, critical facilities shall not be located in the 100 year floodplain or the 500 year floodplain.

Engineering Services:

The drainage behind the existing retaining walls and the existing retaining walls located on the western side of tax map 082B parcel 158G shall be repaired in conjunction with the development plan for 2200 Indigo Hall Drive. Columbia County will not issue any permits for the new development until this is completed to the satisfaction of Engineering Services. Either a piping system or concrete line swale above the walls according to the approved development plans for Indigo Hall Phase I is required to remedy this issue.

Building Standards:

A stamped letter from a structural professional engineer (PE) will be required once the wall has been assessed and determined it meets or exceeds the structural design.

Planning:

Buffers must be undisturbed and supplemented with additional plantings as required to create an opaque screen. There shall be no grading into the buffer areas.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a9) RZ21-08-05, Major PUD (Planned Unit Development) Revision, Tax Map 081B Parcel 940, 0.35 +/- acres, located at 3654 Camelback Lane and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a major revision to the existing PUD zoning for property located at tax map 081B 940 to reduce building setbacks to the extent necessary to allow the proposed pool and retaining wall set forth in the submitted plans subject to the following conditions:

Planning:

The landscape plan shall be implemented as per the zoning submittal with any details worked out with the County Landscape Architect.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a10) RZ21-08-06, Conditional Use for Massage, Tax Map 072B Parcel 126, 0.45 +/- acres, located at 4571 Cox Road and currently zoned P-1 (Professional).

Commissioner Skinner made a motion to approve the request for a Conditional Use for Massage for property located at tax map 072B 126 with the condition that there shall only be one massage service for this property. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a11) VA21-08-01, Variance to Sections 74-82(d) Lots and 90-131(5)(c)(2) In General, Tax Map 081E Parcel 008, 1.24 +/- acres, located at 423 Watroak Lane, and currently zoned R-1 (Single Family Residential).

Rachelle Hitchler stated the reasons for requesting the variance for VA-21-08-01 and VA-21-08-02. Commissioner Skinner made a motion to disapprove the request for a variance to Section 74-82(d) Lots and 90-131(5)(c)(2) in General for the property located at tax map 081E 008 and any improvements located within the County right of way shall be removed within 60 days. Vice Chairman Richardson seconded the motion. Chairman Duncan opposed the motion. Vice Chairman Richardson and Commissioners Skinner and Galeas voted in favor of the motion. The motion carried.

(I2a12) VA21-08-02, Variance to Sections 74-82(d) Lots and 90-131(5)(c)(2) In General, Tax Map 081E Parcel 007, 1.3 +/- acres, located at 425 Watroak Lane, and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to disapprove the request for a variance to Section 74-82(d) Lots and 90-131(5)(c)(2) in General for the property located at tax map 081E 007 and any improvements located within the County right of way shall be removed within 60 days. Commissioner Galeas seconded the motion. Chairman Duncan opposed the motion. Vice Chairman Richardson and Commissioners Skinner and Galeas voted in favor of the motion. The motion carried.

(I2a13) VA21-08-04, Variance to Section 90-144 Placement of Buildings and Structures, Tax Map 082K Parcel 126A, 0.98 +/- acres, located at 118 Lakestone Pond Way, and currently zoned R-3 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-144 Placement of Buildings and Structures for the property located at tax map 082K 126A subject to the conditions enumerated in the August 05, 2021 Planning Commission report.

Commissioner Skinner amended his motion to disapprove the request for a variance to Section 90-144 Placement of Buildings and Structures for the property located at tax map 082K 126A. Commissioner Galeas 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

(M1) Property

(M1a) Horizonmark Development Company parcel 069 001J for right of way, permanent and

temporary easements for the Horizon South Parkway Road widening project

Vice Chairman Richardson made a motion to approve \$187,882.50 to Horizonmark Development Company parcel 069 001J for right of way, permanent and temporary easements for the Horizon South Parkway Road widening project. Commissioner Galeas seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 7:02 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