



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, October 19, 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
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning 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 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) October 05, 2021

Commissioner Galeas made a motion to approve the minutes of the October 05, 2021 Board of Commissioners meeting as presented. Commissioner Melear seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

Chairman Duncan stated that the people who wanted to speak would be called when the item came up on the agenda.

(G1a) Ricky Wiggins to speak concerning RZ21-10-05

(G1b) Eric Crossan to speak on VA21-10-03

H. CONSENT AGENDA

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

(H1) Management and Internal Services Committee

(H1a) Service Agreement with The Mosaic Center

Approved the service agreement with The Mosaic Center.

(H1b) Comprehensive Policy Manual Revision of Policy Number 105.1, Public Records Request

Approved the Comprehensive Policy Manual Revision of Policy Number 105.1 Public Records Request.

(H1c) December 2021 Committee Meetings

Approved to hold all December 2021 Board of Commissioners Committee meetings on Tuesday, December 14, 2021.

(H1d) Georgia Department Of Transportation Fiscal Year 2023 5311 Rural Transportation Program Application

Approved the Georgia Department of Transportation Fiscal Year 2023 5311 Rural Transportation Program application with authorization to submit payment in the amount of \$6,459 for the purchase of 1 replacement shuttle van and for the Chairman to sign all documents concerning the contract.

(H1e) Adoption of the revised Georgia Department of Transportation Title VI Program Plan for public transit

Approved the adoption of the revised Georgia Department of Transportation Title VI Program Plan for public transit.

(H1f) Fiscal Year 20/21 Required Budget Adjustment for Audit

Approved the Fiscal Year 20/21 budget adjustments as presented for June 30, 2021.

(H1g) Intergovernmental Agreement with Lincoln County for the purchase of three vehicles

Approved the Intergovernmental Agreement with Lincoln County concerning the purchase of a 2009 Ford F-150, 2013 Ford F-150 and 2015 Dodge Charger in the amount of \$7,500.

(H1h) Verizon Tower Attachment Site Lease Addendum for 2298 County Camp

Approved the Verizon Tower attachment site lease addendum for 2298 County Camp.

(H1i) Planters Communications Fifth Indefeasible Right-of-Use Agreement for Dark Fiber

Approved the Planters Communication Fifth Indefeasible Right-of-Use Agreement for Dark Fiber.

(H1j) Addendum to Agreement with Pictometry International for Digital Orthophotography

Approved the addendum to the agreement with Pictometry International for digital orthophotography.

(H2) Development and Planning Services Committee

(H2a) Ancillary Dwelling, Tax Map 065 Parcel 302, 1.34 +/- Acres, located at 1863 Champions Circle, and currently zoned PUD (Planned Unit Development).

Approved an ancillary dwelling to be placed on property located at Tax Map 065 Parcel 302.

(H2b) Easement Encroachment Agreement at 5409 Victoria Falls (Parcel 061 1801)

Approved the easement encroachment agreement for parcel 061 1801.

(H2c) Easement Encroachment Agreement at 5411 Victoria Falls (Parcel 061 1800)

Approved the easement encroachment agreement for parcel 061 1800.

(H2d) Easement Encroachment Agreement at 5413 Victoria Falls (Parcel 061 1799)

Approved the easement encroachment agreement for parcel 061 1799.

(H2e) Easement Encroachment Agreement at 5415 Victoria Falls (Parcel 061 1798)

Approved the easement encroachment agreement for parcel 061 1798.

(H2f) Easement Encroachment Agreement at 5417 Victoria Falls (Parcel 061 1797)

Approved the easement encroachment agreement for parcel 061 1797.

(H2g) Utility Easement Acceptance for Cornerstone Creek Section 4, Harlem, GA, Larry S. Prather, Sr.

Approved the utility easement for parcel 032 265 to include sanitary sewer and water easements as depicted on a plat prepared by H&C Surveying Inc. dated June 16, 2021 for Cornerstone Creek Section 4 contingent upon staff's approval.

(H2h) Columbia County Sheriff's Administration Building Georgia Power Easements and Construction Agreements

Approved Georgia Power Easements and Construction Agreements for the Columbia County Sheriff's Administration Building.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) RZ21-09-04, Rezone from R-3 (Single Family Residential) to S-1 (Special), Tax Map 077C Parcels 064 & 065, 0.94 & 1.26+/- acres respectively, located off Kuhlke Drive and Brittany Way, and currently zoned R-3 (Single Family Residential) -*Tabled from October 05, 2021*

Pamela Lightsey and Jonathan Crawford spoke in reference to the rezoning of Tax Map 077C 064 & 065. Commissioner Skinner made a motion to table the rezoning until November 02, 2021. Commissioner Galeas seconded the motion. Chairman Duncan and Commissioner Skinner voted in favor of the motion. Vice Chairman Richardson, Commissioners Melear and Galeas opposed the motion. The motion failed. Vice Chairman Richardson made a motion to approve the request for a rezoning from R-3 to S-1 for property located at Tax Map 077C Parcels 064 & 065 for a proposed utility contracting business subject to the following conditions:

Planning:

- 1. Prior to submittal of the site plan to Columbia County, the landscape plan will require review by the Columbia County landscape architect and Water Utility to address the design of the buffer on the east side of the property. Particular attention shall be paid to maintaining a buffer that is in compliance with easement requirements.*
- 2. The Planning Commission shall review and approve the proposed building elevations prior to approval of a building permit.*
- 3. Building materials on the eastern facing façade shall consist of the following materials or a mixture: brick, stucco, stone, cementitious fiber board, synthetic paneling (Nichiha panels), or wood. Metal may be allowed on 25% of the elevation.*

Stormwater Management:

Provide a 20 ft. ingress/egress easement along the east side of the property in order for Columbia County Stormwater to access the detention pond for Hillwood Court.

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

(I2) New Business

(I2a) Management and Internal Services Committee

(I2a1) Ordinance Number 21-07: Amending Chapter 18 to create Chapter 18, Article XI, Broadband Ready Community - *First Reading*

Commissioner Melear made a motion to approve the First Reading of Ordinance Number 21-07 Amending Chapter 18 to create Chapter 18, Article XI, Broadband Ready Community. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a2) Resolution Number 21-42 to support Columbia County Local District Draft Map titled 2020 Proposed District Map V1

Commissioner Melear made a motion to approve Resolution Number 21-42 to support Columbia County Local District Draft Map titled 2020 Proposed District Map V1. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) RZ21-09-05, Major PUD (Planned Unit Development) Revision, Tax Map 082 Parcel 526, 5.68 +/- acres, located at 1000 West Lake Commons Drive, and currently zoned PUD (Planned Unit Development) - *Tabled to November 02, 2021*

Mahi Majanovic spoke about his concerns regarding the request for a major PUD revision for property located at Tax Map 082 526.

Commissioner Skinner made a motion to table the request for a major PUD revision for property located at Tax Map 082 526 for November 02, 2021. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b2) RZ21-10-01, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 555, 0.19 +/- acres, located at 4412 Ibis Way, and currently zoned PUD (Planned Unit Development) and an easement encroachment agreement.

Commissioner Skinner made a motion to approve the request for a Major Revision and easement encroachment agreement for the property located at Tax Map 081 Parcel 555 subject to the following conditions:

Planning:

The combined height of the retaining wall and fence shall not exceed 16 feet.

Building Standards:

- 1. The wall and footing shall have a cold joint at the property line, if it crosses from one property to another.*
- 2. All permits must be pulled prior to any work beginning, if inspections are done by a private Professional Provider (Third Party), prior written approval shall be obtained from the Columbia County Building Official.*

Stormwater Management:

An Easement Encroachment Agreement is required.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2b3) RZ21-10-02, Major PUD (Planned Unit Development) Revision, Tax Map 081 Parcel 556, 0.19 +/- acres, located at 4414 Ibis Way, and currently zoned PUD (Planned Unit Development) and an easement encroachment agreement.

Commissioner Skinner made a motion to approve the request for a Major Revision and easement encroachment agreement for the property located at Tax Map 081 Parcel 556 in order to construct a retaining wall within the rear building setback subject to the following conditions:

Planning:

The combined height of the retaining wall and fence shall not exceed 16 feet.

Building Standards:

- 1. The wall and footing shall have a cold joint at the property line, if it crosses from one property to another.*
- 2. All permits must be pulled prior to any work beginning, if inspections are done by a private Professional Provider (Third Party), prior written approval shall be obtained from the Columbia County Building Official.*

Stormwater Management:

An Easement Encroachment Agreement is required.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2b4) RZ21-10-03, Major PUD (Planned Unit Development) Revision, Tax Map 077H Parcel 178, 0.49 +/- acres, located at 711 Michael's Creek, and currently zoned PUD (Planned Unit Development) and an easement encroachment agreement.

Commissioner Skinner made a motion to approve the request for a major PUD revision and easement encroachment agreement for property located at Tax Map 077H Parcel 178 to reduce building setbacks for existing and proposed structures as shown on the provided site plan subject to the following conditions:

Planning:

- 1. The applicant shall provide sufficient information as part of the Land Disturbance Permit process to verify that stormwater is not being directed directly onto the adjacent property at 709 Michaels Creek.*
- 2. The reduction in building setbacks only applies to the existing structures and proposed smoke house that was submitted as part of this revision. Future structures must meet building setbacks.*

Stormwater Management:

An easement encroachment agreement is required.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b5) RZ21-10-05, Rezone from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).

Ricky Wiggins stated his concerns about the request for the rezoning located at Tax Map 073 038. Frank Pittman, representing the owner, was present and answered questions about the rezoning.

Commissioner Skinner a motion to approve the request for a rezoning from R-2 to C-1 for property located at Tax Map 073 Parcel 038 to construct a medical office complex subject to the following conditions:

Traffic Engineering:

Provide left and right turn lanes on Owens Rd for proposed driveway access including turn lane storage lengths and/or tapers, widening tapers, and other requirements per Columbia County Project Access Improvement policy.

Commission:

Provide a 30 ft undisturbed buffer and install an 8 ft fence on the interior edge of the buffer adjacent to the eastern property line that links up to the 20 ft structural buffer adjacent to the Owens Road access road.

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

(I2b6) VA21-10-04, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 073 Parcel 038, 15.0 +/- acres, located at 325 North Belair Road, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-98 List of Lot & Structure Requirements located at Tax Map 073 Parcel 038 for the removal of the maximum front building setback requirement and an increase in building height subject to the following condition:

Planning:

The height variance is approved for the building(s) closer to North Belair Road to allow 79 feet from the lowest finished grade to the highest point of the building. Any portion of a building within 400 feet of the eastern property line shall comply with the 55-foot maximum building height as per code.

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

(I2b7) RZ21-10-06, Rezone from M-2 (General Industrial) to M-1 (Light Industrial) with a Conditional Use for a Car Wash, Tax Map 061 Parcel 2154 (portion of), 1.93 +/- portion of 11.73 +/- total acres, located at 1880 William Few Parkway, and currently zoned M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for a rezoning from M-2 to M-1 with a Conditional Use for a Car Wash for property located at Tax Map 061 portion of Parcel 2154 a proposed car wash with the following condition:

Commission:

A Traffic Impact Study is required for the project. If the study warrants mitigation, the applicant shall provide left and right turn lanes on William Few Parkway for proposed driveway access including turn lane

storage lengths and/or tapers, widening tapers, and other requirements per Columbia County Project Access Improvement policy.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b8) RZ21-10-07, Change of Conditions, Tax Map 078 Parcel 149, 1.14 +/- acres, located at 4108 Evans to Locks Road, and currently zoned C-1 (Neighborhood Commercial).

Commissioner Skinner made a motion to approve the request for a Change of Conditions to the existing Conditional Use for Massage for Tax Map 078 Parcel 149 subject to the following condition:

Planning:

The conditional use for massage is limited to Suite 4116.

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

(I2b9) VA21-10-02, Variance to Section 90-53 List of Lot & Structure Requirements, Tax Map 081B Parcel 004, 0.54 +/- acres, located at 3508 Saint Andrews Way, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-53 List of Lot and Structure Requirements for property located at Tax Map 081B Parcel 004 subject to the following conditions:

Building Standards:

All existing structures must meet the Fire-Resistant Construction section of the IRC that was adopted at the time it was constructed. All new construction or renovation work must meet all applicable codes and amendments adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances.

Planning:

1. The front setback to West Lake Drive is reduced to 20 feet from the property line.
2. Existing structures are approved as part of this variance application. No future expansions of the existing structures may occur except in compliance with the applicable setbacks.
3. The elevations of the addition shall be generally as submitted with any minor modifications approved by staff.
4. Gutters and downspouts shall be included on the addition and stormwater shall be directed away from the adjacent property.

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

(I2b10) VA21-10-03, Variance to Section 90-144(c)(1) Placement of Buildings and Structures, Tax Map 078 Parcel 250, 0.62 +/- acres, located at 3497 Greenway Drive, and currently zoned R-3 (Single Family Residential) - *Tabled to December 21, 2021*

Commissioner Skinner made a motion to table until December 21, 2021 the request for a variance for property located at Tax Map 078 250. Commissioner Melear 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) S.A. Limited Liability tax map 062 parcel 2920, 2921, and 2922 for right of way, permanent and temporary easements for Horizon South Parkway Road widening project

Vice Chairman Richardson made a motion to approve \$120,000 to S.A. Limited Liability tax map 062 parcel 2920, 2921, and 2922 for right of way, permanent and temporary easements for Horizon South Parkway Road widening project. Commissioner Galeas seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:51 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