



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, December 7, 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 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 Donald Skinner, Sr. was not present.

Division Directors:
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community & Leisure 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

Vice Chairman Richardson 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) November 16, 2021

Commissioner Melear made a motion to approve the minutes of the November 16, 2021 Board of Commissioners meeting as presented. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the December 07, 2021 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) Lynda Brown to speak about placing documents of America's Law and Government in the Justice Center Annex

Lynda Brown explained the documents she would like placed in the Justice Center Annex.

(G1b) Kaye Jones to speak concerning RZ 21-11-06

Kaye Jones was not present at the meeting.

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

(H1) Community and Emergency Services Committee

(H1a) Resolution 21-46 Dissolution of the Community Events Committee

Approved Resolution 21-46 Dissolution of the Community Events Committee.

(H1b) Resolution 21-47 Dissolution of the Monument and Public Arts Committee

Approved Resolution 21-47 Dissolution of the Monument and Public Arts Committee.

(H1c) Request to increase special off duty compensation

Approved raising the special off-duty compensation for firefighters to \$40 per hour with a four hour minimum to be effective January 01, 2022.

(H2) Public Works and Engineering Services Committee

(H2a) Moontown Road Water Line Extension

Approved the extension of Moontown Road water line to parcel 015 007B, acceptance of the contribution of \$20,000 towards the extension from Diana Morris and to waive two water tap fees for her to connect to the system once construction is completed.

(H2b) Water Distribution System Construction Specification Addendum

Approved the addendum to the Water Distribution System Construction Specification in order to maintain DR 14 as the standard PVC water line.

(H2c) Verizon Wireless Change of Ownership, Harlem High School Elevated Tank

Approved the Verizon Wireless change of ownership form for the Harlem High School elevated tank.

(H2d) Speed Hump Installation on Shallow Creek Crossing

Approved the installation of speed humps on Shallow Creek Crossing for the estimated cost of \$3,000; 2342720.533195.

(H2e) Proposal from Georgia Power to provide safety lighting at the intersection of Tubman Rd and Louisville Rd

Approved the proposal from Georgia Power to provide safety lighting at the intersection of Tubman Road and Louisville Road with an upfront pole cost of \$374.57 and an annual cost of \$603.60; 2342720.522080.20502.

(H2f) Contract with Beam's Contracting for 2021 LMIG, Phase 2, Bid # 2021040-BID3313

Approved awarding the bid and contract to Beam's Contracting for the 2021 LMIG Phase 2 in the amount of \$4,090,672.21; 81310.12.015.820.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Management and Internal Services Committee

(I1a1) Agreement with Engel Entertainment - *Tabled from November 16 2021*

Commissioner Melear made a motion to disapprove the agreement with Engel Entertainment. Vice

Chairman Richardson seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Community and Emergency Services Committee

(I2a1) Ordinance Number 21-08 Amending the Official Code of Columbia County Chapter 18, Buildings And Building Construction, Article VI, Naming And Renaming Of Roads, Structures, And Facilities, And Allowing Placement Of Memorials, Monuments, Sculptures, Park Benches And Works Of Art On County Owned Designated Property Section 18-239, Memorials, Monuments, Sculptures, Park Benches, And Works Of Art ("Collectively Works Of Art") (b) Application and Chapter 62, Parks and Recreation, Article II Recreation Board, Section 62-42, Functions - *First Reading*

Commissioner Galeas made a motion to approve the First Reading of Ordinance Number 21-08 Amending the Official Code of Columbia County Chapter 18, Buildings and Building Construction, Article VI, Naming and Renaming of Roads, Structures, and Facilities, and Allowing Placement of Memorials, Monuments, Sculptures, Park Benches and Works of Art on County Owned Designated Property Section 18-239, Memorials, Monuments, Sculptures, Park Benches, and Work of Art ("Collectively Works of Art") (b) Application and Chapter 62, Parks and Recreation, Article II Recreation Board, Section 62-42, Functions. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) RZ21-11-05 Part I, Rezone from R-1 (Single Family Residential) to PUD (Planned Unit Development), Tax Map 069 Parcel 097A (portion of), 11.42 +/- portion of 16.45 +/- total acres, located at 4848 Wrightsboro Road, and currently zoned R-1 (Single Family Residential).

Commissioner Melear made a motion to approve the request for a rezoning from R-1 to PUD for property located at Tax Map 069 Parcel 097A subject to the condition that the Wrights Farm Major PUD Revision is approved reflecting the additional property in this application. Vice Chairman Richardson seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioner Melear voted in favor of the motion. Commissioner Galeas voted against the motion. The motion carried.

RZ21-11-05 Part II, Major PUD (Planned Unit Development) Revision, Tax Map 075 Parcel 098, 71.1 +/- acres, located at 729 Reynolds Road, and currently zoned PUD (Planned Unit Development).

Commissioner Melear made a motion to approve the request for a Major PUD Revision to property located at Tax Map 075 Parcel 098 and Tax Map 069 Parcel 097A to revise the concept plan for the Wrights Farm PUD subject to the following conditions:

Planning:

- 1. The minimum buffer width along Wrightsboro Road and Reynolds Road shall be 50 feet.*
- 2. Required buffers must be supplemented to meet or exceed the standards of Section 90-139 and must provide a visual screen to a height of at least 6 feet within two growing seasons. Any existing vegetation within the buffer area shall be retained.*
- 3. 7.5-foot side setbacks shall apply to the 50- and 60-foot lots in the development, provided they comply with the design standards outlined in the PUD narrative and pattern book.*

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

(I2b2) RZ21-11-06, Major PUD (Planned Unit Development) Revision, Tax Map 051 Parcels 1422-1426, a total of 11.2 +/- acres, located off Baker Place Road, Warrior Way, and William Few Parkway, and currently zoned PUD (Planned Unit Development).

Jeremy Pennington expressed concerns about the traffic in the area of this development.

Commissioner Melear made a motion to approve the request for a Major Revision to the existing PUD for property located at Tax Map 051 Parcels 1422-1426 to revise uses and the development plan for the five stated parcels subject to the following conditions:

Traffic Engineering:

1. All driveways shall be designed in conformance with the Criteria and Guidelines for Project Access Improvements on County Roadways.
2. A single right-in, right-out driveway will be allowed on Baker Place Road provided all driveway spacing requirements are met and that the driveway will provide a median to prevent left turns.
3. Full access on William Few Parkway will require right and left turn lanes.
4. Secondary access onto William Few Parkway will be limited to right-in only and must meet driveway spacing requirements.
5. For reference, the minimum driveway spacing for a 45mph road is 230 FT as measured from the termini of the return radius.

Planning:

1. The townhome amenities shall include benches and trees in the common gathering space.
2. Signage shall be of a monument style compatible with the sign on the adjacent parcel located at tax map 051 parcel 1421.

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

(I2c) Public Works and Engineering Services Committee

(I2c1) Resolution 21-43 to establish a Street Light District in Crawford Creek South, Phase VIIIB - First Reading

Vice Chairman Richardson made a motion to approve the First Reading of Resolution 21-43 to establish a street light district for Crawford Creek South, Phase VIIIB and to authorize Georgia Power to proceed with installation per their proposal. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I3) Items Added at the Meeting

J. LEGAL MATTERS

(J1) Resolution Number 21-49 Authorizing the Approval, Solely for the Purpose of Section 147(F) of the Internal Revenue Code of 1986, of the Issuance of \$13,000,000 Maximum Aggregate Principal Amount of Revenue Refunding Bonds in One or More Series, Federally Taxable and/or Tax-Exempt (The Series 2021 Bonds) By the Development Authority of Columbia County for the School for Arts-Infused Learning, Inc., (SAIL)

Abigail Caffee of SAIL explained why the bonds are necessary.

Commissioner Melear made a motion to deny Resolution Number 21-49. Vice Chairman Richardson seconded the motion. Vice Chairman Richardson and Commissioner Melear voted in favor of the motion. Chairman Duncan and Commissioner Galeas voted against the motion. The motion failed.

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) Chris Casey parcel 073A 546, Alan & Julie Griffin parcel 073A 545, Kimberly Huttar parcel 073A 399, Herbert & Marie Ledbetter parcel 073A 398 and Paul & Sara Klepal parcel 073A 580 for permanent and temporary easements for the Crawford Creek Sewer Phase II project.

Vice Chairman Richardson made a motion to approve \$1,000 to Chris Casey parcel 073A 546 and to accept the donation from Alan & Julie Griffin parcel 073A 545, Kimberly Huttar parcel 073A 399, Herbert & Marie Ledbetter parcel 073A 398 and Paul & Sara Klepal parcel 073A 580 for permanent and temporary

easements for the Crawford Creek Sewer Phase II project. Commissioner Galeas seconded the motion. The motion carried unanimously.

(M1b) REB Investments, LLC for parcel 082D 089 & 082D 090 for permanent and temporary easements for the Kelly Branch II project

Vice Chairman Richardson made a motion to accept the donation from REB Investments, LLC for parcel 082D 089 & 082D 090 for permanent and temporary easements for the Kelly Branch II project. Commissioner Galeas seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:37 p.m. Commissioner Galeas adjourned 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