



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, March 1, 2022 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

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
Kyle Titus - Engineering 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

Chairman Douglas R. Duncan, Jr. was not present.

Members of the Media and Public

A. CALL TO ORDER

Vice Chairman Richardson called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Galeas gave the invocation.

C. PLEDGE OF ALLEGIANCE

County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Vice Chairman Richardson declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 15, 2022

Commissioner Melear made a motion to approve the minutes of the February 15, 2022 Board of Commissioners meeting as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a addition of a condition to VA22-02-01

County Manager Johnson requested to add Item I2a addition of a condition to VA22-02-01. Vice Chairman Richardson presented the March 01, 2022 agenda with the requested addition.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) Harold & Jacqueline Mitchell to speak against RZ22-02-02

(G1b) Kevin Hauser to speak against RZ22-02-02

Vice Chairman Richardson requested that the speakers wait until their item comes up.

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) Community and Emergency Services Committee

(H1a) Request to purchase 18 Lucas 3 chest compression systems

Approved the purchase of 18 Lucas 3 chest compression systems from Stryker in the amount of \$387,532.36 using ARPA funds.

(H1b) Request to purchase 25 Zoll X-Series EKG monitors and enter into the ALS/BLS Solution Master Application Service Provider Agreement

Approved the purchase of 25 Zoll X-Series EKG monitors and entering into an ALS/BLS Software Solution Master Application Service Provider Agreement in the amount of \$1,035,788.91 to be paid out of ARPA funds.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Jennifer Chen dba Baby Jo's

Approved the alcoholic beverage license for Jennifer Chen dba Baby Jo's.

(H2b) Alcoholic Beverage License, Ruby Tuesday Operations LLC dba Ruby Tuesday

Approved the alcoholic beverage license for Ruby Tuesday Operations LLC dba Ruby Tuesday.

(H3) Public Works and Engineering Services Committee

(H3a) Professional Services Agreement with Goodwyn Mills Cawood for the Building A replacement project

Approved the professional services proposal from GMC for the schematic design phase of work for the Building A replacement project in the amount of \$166,988; 22840.32.010.

(H3b) Plaza Park Change Order 01

Approved change order number 1 for the Plaza Park to deduct \$144,945.23 from the contract sum; 17150.37.015.

(H3c) Engineering Proposal, Annual Biosolids Land Application Program, Ardurra Group, Inc.

Approved the engineering proposal from Ardurra Group, Inc. for the annual biosolids land application program in the amount of \$15,500; 511.5115.533035.

(H3d) Purchase, Permanganate System for Jim Blanchard WTP, Merrick

Approved the purchase of a permanganate system for Jim Blanchard WTP from Merrick in the amount of \$250,458; 511.5105.601081.

(H3e) Realignment Agreement with Queensborough National Bank and Trust Company for a portion of Evans Town Center Blvd

Approved the realignment agreement with Queensborough National Bank and Trust Company for a portion of Evans Town Center Blvd.

(H3f) Stream Mitigation Credits for Horizon South Parkway Widening, PI# 0008351

Approved the purchase of stream mitigation credits for Horizon South Parkway widening project in the amount of \$354,990; 91309.24.015.

(H3g) Purchase of Mast Arm Poles from Southern Lighting & Traffic Systems for the Traffic Signal Upgrade at the intersection of William Few Pkwy and Riverwood Pkwy

Approved the purchase of mast arm poles from Southern Lighting & Traffic Systems for the traffic signal upgrade at the intersection of William Few Parkway and Riverwood Parkway in the amount of \$51,600; 17370.37.015.

(H3h) Department of Transportation Traffic Signal Application for South Old Belair Road at Columbia Road

Approved the Georgia Department of Transportation traffic signal application for South Old Belair Road at Columbia Road.

I. DEBATE AGENDA

(I1) New Business

(I1a) Community and Emergency Services Committee

(I1a1) Love Locks Public Art Sculpture at Savannah Rapids Park

Michael Johnson spoke in favor of keeping the love locks.

Commissioner Galeas made a motion to accept the recommendation of the Recreation Board to allow the CVB's public art sculpture in Savannah Rapids Park at the location indicated on the provided aerial.

Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ22-02-02 Part I, Rezone from R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 051 Parcel 069, 31.02 +/- acres, located off Wrightsboro Road, and currently zoned R-A (Residential Agricultural).

RZ22-02-02 Part II, Major PRD (Planned Residential Development) Revision, Tax Map 051 Parcel 049B, 265.94 +/- acres, located off Baker Place Road, and currently zoned PRD (Planned Residential Development).

Harold & Jacqueline Mitchell did not show up to speak. Kevin Hauser explained why he was opposed to the rezoning.

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to PRD for property located at Tax Map 051 Parcel 069 subject to the following conditions:

Planning:

1. The lot standards provided shall not be interpreted to include a maximum lot width. The minimum lot width is to be as indicated in the narrative for each lot type, and every lot must meet at least this width at the minimum building line.

2. Each building permit application will include a signed approval letter from the Architectural Review Board for the design of the home and any accessory structures.

3. Parks shall not be reduced below those shown on the concept plan. Park types shall be determined at preliminary plat and the overall development must include at least 4 of each type.

4. Pedestrian connections outside of the right of way must be shown on preliminary plats for the relevant sections and developed in conjunction with those phases.

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

Commissioner Skinner made a motion to approve the request for a Major PRD Revision for property located at Tax Map 051 Parcel 049B in order to expand the Tillery Park PRD and revise the conceptual site plan subject to the following conditions:

Planning:

- 1. The lot standards provided shall not be interpreted to include a maximum lot width. The minimum lot width is to be as indicated in the narrative for each lot type, and every lot must meet at least this width at the minimum building line.*
- 2. Each building permit application will include a signed approval letter from the Architectural Review Board for the design of the home and any accessory structures.*
- 3. Parks shall not be reduced below those shown on the concept plan. Park types shall be determined at preliminary plat and the overall development must include at least 4 of each type.*
- 4. Pedestrian connections outside of the right of way must be shown on preliminary plats for the relevant sections and developed in conjunction with those phases.*

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

(I1b2) RZ22-02-03, Rezone from R-A (Residential Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development), Tax Map 051 Parcels 008K, 003K, 1768, 004E, & 004B and Tax Map 051 Parcel 004G (portion of), 173.55 +/- total acres, located off Baker Place Road, and currently zoned R-A (Residential Agricultural) and PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to PUD for the properties located at Tax Map 051 Parcels 008K, 003K, 1768, a portion of 004G, 004E, and 004B subject to the following conditions:

Planning:

- 1. A plat delineating the portion of the property to remain R-A must be submitted within 60 days of approval by the Board of Commissioners.*
- 2. Provide an internal pedestrian connection to Retreat at Baker Place. Final location is to be determined during preliminary plat review, and must be agreed upon between the applicant, Planning, and Traffic Engineering.*
- 3. An additional connection point into the 10 acre parcel must be provided through the southern or western property line. The final location of this additional connection point will be determined at preliminary plat.*

Traffic Engineering:

- 1. A pedestrian crossing is required over Baker Place Road. The preferred location is away from intersections where turning movements are not in conflict with the pedestrians. Baker Place sidewalk improvements must include a connection to the Retreat at Baker Place sidewalk at the southern property corner. Please contact the Engineering Department to discuss the scope and route of this system.*
- 2. Provide a street and sidewalk connection to Kellarie subdivision at Kearsley St and Radcliff Dr intersection. The road shall be constructed at minimum to the property line of Arden Glen. If agreement is provided from the adjacent property owner, applicant and/or current property owner(s) shall construct the road to tie into the existing end of pavement.*
- 3. Provide left and right turn lanes on Baker Place Rd for the outparcel driveway and the subdivision entrance at Hero Way intersection. Please contact the Engineering Department to discuss the scope and limits of the turn lane improvements.*

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

(I1b3) VA22-02-05, Variance to Sections 90-53 List of Lot & Structure Requirements & 90-144 Placement of Buildings and Structures, Tax Map 078B Parcel 106, 0.312 +/- acres, located at 408 Old Anderson Road, and currently zoned R-2 (Single Family Residential) and an easement encroachment agreement.

Commissioner Skinner made a motion to approve an encroachment agreement and the request for variances to Section 90-53 List of Lot & Structure Requirements & 90-144 Placement of Buildings and Structures for property located at Tax Map 078B Parcel 106 to reduce building setbacks for existing structures and to allow an existing chain link fence to remain subject to the following conditions:

Conditions:

Planning:

- ~~1. The revised setback shall only apply to the two existing accessory buildings and the porch addition to the house. Any additional construction must comply with R-2 setbacks.~~
- ~~2. If the existing fence is replaced, it must meet County code.~~
- ~~3. The temporary accessory building shall be removed within 180 days of action by the Board of Commissioners on the requested variance.~~

~~Stormwater:~~

~~An Easement Encroachment Agreement is required for the structures and house that are within the 5 foot Drainage & Utility Easements.~~

~~Commission:~~

- ~~1. Revised Planning Condition number 1 to read the revised setback shall only apply to the accessory building number 1 as shown on the exhibit and the porch addition to the house. Any additional construction must comply with R-2 setbacks.~~
 - ~~2. Accessory building number 2 as shown on the exhibit shall be moved to meet County code.~~
- ~~Commissioner Melear seconded the motion. The motion carried unanimously.~~

(I1c) Public Works and Engineering Services Committee

(I1c1) Resolution Number 22-09 Suspension of Utility Encroachment Permitting Fee Collections

Vice Chairman Richardson made a motion to approve Resolution Number 22-09 Suspension of Utility Encroachment Permitting Fee Collections. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Addition of a condition to VA22-02-01, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 078 Parcel 144, 8.84 +/- acres, located at 475 Columbia Industrial Boulevard, and currently zoned M-2 (General Industrial)

Commissioner Skinner made a motion to add the Planning Board condition that a landscape strip shall be required along the front of the property and the detention pond of approximately 200 feet in length and designed in collaboration with the County Landscape Architect. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) Georgia Power Company for county property located at tax map 072K400, 072196D, 060001T, 060968X and 082090 for the LIMS project.

Vice Chairman Richardson made a motion to approve easement agreements with Georgia Power Company for county property located at tax map 072K400, 072196D, 060001T, 060968X and 082090 for the LIMS project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) United States Post Office tax map 072 045C for permanent easement for the Ronald Reagan sewer project

Vice Chairman Richardson made a motion to approve \$2,500 to the United States Post Office for permanent easement for the Ronald Reagan sewer project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1c) Fernando Vazquez parcel number 077G134, Julian James, Jr. parcel number 077G210, Aurora Cantarella parcel 077G211, Luigi Jaramillo parcel 077G209, Nathan & Ashlee Barrette parcel 077G263 and Richard & Kristen Goolsby parcel 077G1161 for permanent and temporary easement for the Wynngate sewer project

Vice Chairman Richardson made a motion to accept the donation of properties from Fernando Vazquez parcel number 077G134, Julian James, Jr. parcel number 077G210, Aurora Cantarella parcel 077G211, Luigi Jaramillo parcel 077G209, Nathan & Ashlee Barrette parcel 077G263 and Richard & Kristen Goolsby parcel 077G1161 for permanent and temporary easement for the Wynngate sewer project. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:32 p.m. Commissioner Galeas made a motion to adjourn the meeting. Commissioner Melear seconded the motion. The motion carried unanimously.

Signature on File

Douglas R. Duncan, Jr., Chairman

Signature on File

Patrice R. Crawley, County Clerk