



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, March 15, 2022 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
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

Members of the Media and Public

A. CALL TO ORDER

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

B. INVOCATION

Chairman Duncan 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) March 01, 2022 Commission Meeting

Commissioner Melear made a motion to approve the minutes of the March 01, 2022 Board of Commissioners meeting as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

(E2) March 08, 2022 Elected Officials Work Session

Commissioner Melear made a motion to approve the minutes of the March 08, 2022 Elected Officials Work Session as presented. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) Several people would like to speak in favor of RZ-22-03-01

Chairman Duncan stated that he would call the people to speak during the item they are interested in.

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) Employee Assistance Program (EAP) Contracts with Employee Services, Inc.

Approved two agreements with Employee Services, Inc. for public safety and non-public safety employees beginning July 1, 2022.

(H1b) United Concordia Dental Product Renewal for Years 2023 and 2024

Approved the renewal of the dental contract with United Concordia.

(H1c) Reclassifying the Planning Technician position to a Planner I position

Approved the position reclassification from Planning Technician Grade 21 non-exempt to Planner I Grade 24 exempt with a category B phone allowance and category A vehicle allowance to take effect March 16, 2022.

(H1d) Reclassification of Three Positions in Development Services Division

Approved the position reclassifications in the Building Standards Department a Building Inspector V Grade 28 to a Manager III Grade 29, in the Permitting Department a Permit Supervisor Grade 23 to a Manager II Grade 27 and an Administrative Coordinator Grade 19 to a CSR V Grade 19 to take effect with the pay period beginning March 28, 2022.

(H1e) Lease Agreement between Climavision and Columbia County Board of Commissioners

Approved the lease agreement with Climavision.

(H1f) Amend Comprehensive Policy Number 217.1 Classification and Compensation to include Sheriff's Office Personnel Working For Columbia Judicial Circuit

Approved the amendment to Comprehensive Policy Number 217.1 Classification and Compensation.

(H1g) Resolution No. 22-10 establishing Member Participation in Purchasing Cooperative of America (PCA)

Approved Resolution Number 22-10 establishing Member Participation in Purchasing Cooperative of America (PCA).

(H1h) Information Technology Dell Equipment Lifecycle Replacement

Approved the purchase of replacement equipment from Dell Inc. in the amount of \$206,694.70; 1011005.601081.

(H2) Development and Planning Services Committee

(H2a) Additional \$850,000 in PE Budget for final plans and construction services, including Professional Services Supplemental Task Order 7 with AECOM for the Hereford Farm Road Widening Project (PI 0012865)

Approved increasing the PE budget in the amount of \$850,000 and entering into Task Order 7 with AECOM for the Hereford Farm Road widening project in the amount of \$757,278.80.

(H2b) Alcoholic Beverage License, Senor Mezcal LLC

Approved the alcoholic beverage license for Senor Mezcal LLC.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) 2022 Columbia County Local Emergency Operations Plan Update

Commissioner Melear made a motion to approve the 2022 Columbia County Local Emergency Operations Plan. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) Ancillary Dwelling, Tax Map 067 Parcel 079G, 2.2 +/- acres, located at 305 Canterbury Drive, and currently zoned R-1 (Single Family Residential).

Michael Bradley explained why the Board should approve the request.

Commissioner Skinner made a motion to disapprove an ancillary dwelling to be placed on Tax Map 067 Parcel 079G. Vice Chairman Richardson seconded the motion. Chairman Duncan opposed the motion. Vice Chairman Richardson, Commissioners Melear, Skinner and Galeas voted in favor of the motion. The motion carried.

(I1b2) RZ21-11-07, Rezone from R-4 (Recreational Residential) to S-1 (Special), Tax Map 001 Parcel 004, 23.17 +/- acres, located at 3850 Kamper Klub Road, and currently zoned R-4 (Recreational Residential).

Jeanne Whitaker stated why the Board should approve the request.

Commissioner Skinner made a motion to disapprove the request for a rezoning from R-4 to S-1 for property located at Tax Map 001 Parcel 004. Vice Chairman Richardson seconded the motion. Chairman Duncan and Commissioner Galeas opposed the motion. Vice Chairman Richardson and Commissioners Melear and Skinner voted in favor of the motion. The motion carried.

(I1b3) RZ22-03-01, Change of Conditions, Tax Map 068 Parcel 013, 5.71 +/- acres, located at 213 South Old Belair Road, and currently zoned S-1 (Special) - *Postponed to March 29, 2022*

Adam Nelson, Steve Cassell, Jennifer Viger, Katie King, Arlie Caudill and Maribeth Burns explained why the Board should approve the request.

Commissioner Skinner made a motion to disapprove the request to change the zoning condition from RZ21-11-01 in regards to turn lanes for the property located at Tax Map 068 Parcel 013. Commissioner Melear seconded the motion. After some discussion, Commissioner Skinner amended his motion to postpone RZ22-03-01 to the March 29, 2022 Commission Meeting. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b4) RZ22-03-02, Rezone from R-2 (Single Family Residential) to M-1 (Light Industrial), Tax Map 074C Parcel 009, 1.5 +/- acres, located off South Old Belair Road, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to M-1 for property located at Tax Map 074C Parcel 009 for a proposed office warehouse use subject to the following condition:

Planning:

The access road from South Old Belair Road must be paved to a width of at least 20' from South Old Belair Road to, at a minimum, the parking lot of the proposed development.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b5) VA22-03-02, Variance to Sections 90-98 List of Lot & Structure Requirements & 90-139 Buffers & Screening, Tax Map 074C Parcel 009, 1.5 +/- acres, located off South Old Belair Road, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Sections 90-98 List of Lot & Structure Requirements & 90-139 Buffers & Screening for property located at Tax Map 074C Parcel 009 to reduce building setbacks and buffers subject to the following conditions:

Planning:

1. Building setbacks are reduced to 10' except against tax map 074C parcel 008 where it is permitted to be 3' by code. Structural buffers are waived adjacent to the following parcels: tax map 074C parcels 210, 111C, 018L, 008 & 018K. Where required by Section 90-147 Use Provisions, the structural buffer shall be required as specified in that section. The structural buffer is reduced to 10' adjacent to all other property lines.

2. A photometric plan showing footcandle readings of 1.0 or less at the property line shall be submitted and reviewed at site plan review.

3. Dumpsters shall not be picked up except between the hours of 8AM and 11PM.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b6) VA22-03-01, Variance to Section 90-53 List of Lot & Structure Requirements, Tax Map 054 Parcel 003, 2.5 +/- acres, located at 5727 Old Augusta Highway, and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-53 List of Lot & Structure Requirements for property located at Tax Map 054 Parcel 003 to reduce building setbacks for existing structures subject to the following conditions:

Building Standards:

The existing structures on this parcel, may remain until they are altered, renovated, repaired or rebuilt for any reason. All new, alteration, renovation, repair or reconstruction work must meet all applicable codes and amendments adopted by Columbia County, GA. These include but not limited to the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, Swimming Pool and Spa Code and Columbia County ordinance.

Planning:

Any future structure on the site must meet building setbacks.

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

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

Bob Willis gave his opinion on the South Old Belair Road turn lanes discussed in item I1b3.

M. EXECUTIVE SESSION

(M1) Property

(M1a) M.P.R. Consultants Inc. for the remainder of parcel number 077 009F to obtain permanent easement for the Fury's Ferry road project

Vice Chairman Richardson made a motion to approve \$152,600 to M.P.R. Consultants Inc. for the remainder of parcel number 077 009F to obtain permanent easement for the Fury's Ferry road project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1b) Murphy Oil USA parcel 068 1062 for permanent and temporary easement for the Horizon South road project

Vice Chairman Richardson made a motion to approve \$34,671.78 to Murphy Oil USA parcel 068 1062 for permanent and temporary easement for the Horizon South road project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1c) William & Elaine Carter parcel 068 960E for permanent and temporary easement for the Horizon South road project

Vice Chairman Richardson made a motion to approve \$5,325.72 to William & Elaine Carter parcel 068 960E for permanent and temporary easement for the Horizon South road project. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn the meeting at 7:26 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