



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, March 29, 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

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) March 15, 2022 Budget Work Session

Commissioner Melear made a motion to approve the minutes of the March 15, 2022 Budget Work Session. Commissioner Skinner seconded the motion. The motion carried unanimously.

(E2) March 15, 2022 Commission Meeting

Commissioner Melear made a motion to approve the minutes of the March 15, 2022 Commission Meeting. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the March 29, 2022 agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Special Recognition

(G1a) Presentation of Resolution 22-11 declaring Columbia County a Hidden Heroes County

Commissioner Galeas presented to Ann Way a Resolution declaring Columbia County a Hidden Heroes County.

(G1b) Resolution 22-14 Recognizing our Sister City Nowy Sacz, Poland

Commissioner Galeas read a Resolution recognizing our Sister City Nowy Sacz praising the citizens and the entire nation of Poland in their efforts to support the people of Ukraine as they fight to maintain their freedom.

H. CONSENT AGENDA

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

(H1) Community and Emergency Services Committee

(H1a) Columbia Judicial Circuit Independent Contractor Agreement with Sarah K. Ruppensburg for a grants coordinator

Approved the independent contractor agreement with Sarah K. Ruppensburg for grants coordinator to begin upon execution and end on December 31, 2022 in an amount not to exceed \$12,918 funded from the ARPA grant budget.

(H1b) Animal Services Donations

Approved acceptance of the Animal Services donations in the total amount of \$4,650 for medical care and spay/neuter of shelter animals.

(H1c) Purchase of Christmas light displays from IES, Inc. for Evans Towne Center Park

Approved the purchase of custom-made Christmas light displays for Evans Towne Center Park from IES, Inc. in the amount of \$150,000.

(H1d) Tournament Agreement with Major League Fishing (MLFLW) Phoenix Bass Fishing League (BFL)

Approved the agreement with Major League Fishing (MLFLW) for the Phoenix Bass Fishing Tournament to be held on May 21, 2022 on Clarks Hill Lake.

(H1e) Resolution 22-11 declaring Columbia County a Hidden Heroes County

Approved Resolution 22-11 declaring Columbia County a Hidden Heroes County in support of Columbia County's military and veteran caregivers.

(H1f) Intergovernmental Agreement with Harlem, Ga for surplus fire equipment

Approved an intergovernmental agreement with the City of Harlem for the donation of miscellaneous surplus fire equipment.

(H2) Public Works and Engineering Services Committee

(H2a) Lease Agreement with Norit Activated Carbon for Porta-PAC

Approved the lease agreement with Norit Activated Carbon for Porta-Pack in the amount of \$27,800; 511.5105.533035.

(H2b) Contract with Bluewater Engineering for the Water Utility Campus Stormwater Improvements

Approved the contract with Bluewater Engineering for the Water Utility Campus stormwater improvements in the amount of \$35,200; 511.5000.601090.

(H2c) Contract with Dee Haire, Inc. for Evanston sewer replacement

Approved the contract with Dee Haire, Inc. for Evanston sewer replacement in the amount of \$87,852.25; 511.5130.601090.

(H2d) Construction Contract with Southeast Pipe Survey for the 2022 Storm Water Rehabilitation Projects, Bid # 2022006-BID5200

Approved the construction contract with Southeast Pipe Survey, Inc. for the 2022 Stormwater Rehabilitation projects in the amount of \$769,022; 22716.32.015.

(H2e) Construction Contract with Augusta Quality, LLC for Gateway Landscaping, Bid 2022004-BID3313

Approved the construction contract with Augusta Quality, LLC. for Gateway Landscaping in the amount of \$309,492.87; 17311.37.015.

(H2f) Construction Contract with Southern Asphalt for the paving of Grimaud Farms, Phase I

Approved the construction contract with Southern Asphalt for paving Grimaud Farms, Phase I in the amount of \$55,335; 91321.22.015.

(H2g) Acceptance of Improvements and Conditional License, Encroachment & Maintenance Agreement for Tillery Park Section 1-A

Approved the conditional license, encroachment & maintenance agreement with Tillery Park Development LLC. and the acceptance of the improvements as specified and depicted on a plat for Tillery Park Section 1-A prepared by H&C Surveyors, Inc. dated October 01, 2021 contingent upon staff's approval with the warranty period of two years.

(H2h) Acceptance of Improvements for Tillery Park Section 1-B

Approved acceptance of improvements as specified and depicted on a plat for Tillery Park Section 1-B prepared by H&C Surveyors, Inc. dated February 01, 2021 contingent upon staff's approval with a warranty period for two years.

(H2i) Additional cost for the LMIG 2021 contract with Reeves Construction

Approved the additional funding for the LMIG 2021 contract with Reeves Construction in the amount of \$54,902.97; 91305.21.015.955.

(H2j) Waiver of appraisal requirements for the intersection of South Old Belair Road and Old Belair Lane

Approved to proceed with acquisitions as outlined in Section 2-452 of the Official Code of Columbia County for the intersection of South Old Belair Road and Old Belair Lane.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) 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 May 03, 2022.*

Commissioner Skinner made a motion to postpone RZ22-03-01 to the May 3, 2022 meeting. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Community and Emergency Services Committee

(I2a1) Resolution 22-14 recognizing the government and people of our sister city, Nowy Sacz, Poland

Commissioner Galeas made a motion to approve Resolution Number 22-14. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) RZ22-03-03, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.73 +/- acres, located at 949 Appling Harlem Road, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a Major Revision to the existing S-1 zoning for Tax Map 031A Parcel 002 to add sales of motor coaches as an allowed use on the site subject to the following condition:

Planning:

With the exception of Planning condition #4, all other conditions adopted as part of file RZ14-01-05 shall still apply. Planning condition # 4 shall be considered to be revised to include the proposed sales office use as the only additional allowed use on the site.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2b2) RZ22-03-05, Major PUD (Planned Unit Development) Revision, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 96.82 +/- acres in total, located off Wrightsboro Road, and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for the Major Revision for Tax Map 069 Parcel 097C and Tax Map 075 Parcel 098 to revise the conceptual plan subject to the following conditions:

Planning:

- 1. The minimum buffer width along Wrightsboro Road and Reynolds Road shall be 50 feet.*
- 2. The buffer along Wrightsboro Road, to the west of the produce stand, shall include a minimum 6-foot tall privacy fence, with a finished appearance to Wrightsboro Road. The HOA shall be responsible for maintaining this fence on all affected lots, and shall choose a consistent stain or paint color for the entire length of the fence.*
- 3. 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.*
- 4. A landscape plan prepared by a landscape architect must be submitted as part of the preliminary plat for the affected sections to the west of the produce stand, with frontage on Wrightsboro Road. The plan shall exceed the planting requirements of Section 90-139 and shall include a variety of plant material suitable for the area that provides adequate screening and visual interest to this primary road frontage.*
- 5. 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. Chairman Duncan, Vice Chairman Richardson and Commissioners Melear and Skinner voted in favor of the motion. Commissioner Galeas voted against the motion. The motion carried.

(I2b3) RZ22-03-06, Rezone from C-2 (General Commercial) and R-4 (Recreational Residential) to R-4 (Recreational Residential), Tax Map 024 Parcel 010D, 3.03 +/- acres, located at 6564 Washington Road, and currently split zoned C-2 (General Commercial) and R-4 (Recreational Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from C-2 to R-4 for property located at Tax Map 024 Parcel 010D. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2b4) RZ22-03-08, Rezone C-2 (General Commercial) to M-1 (Light Industrial), Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for a rezoning from C-2 to M-1 for a proposed self-storage facility for a portion of property located at Tax Map 061 030L subject to the following

conditions:

Planning:

1. Prior to issuance of a building permit, all building elevations must be approved by the Planning Commission. Finish materials shall include brick, stone, stucco, cementitious fiber, glass, or a combination thereof. The western façade is permitted to include metal on up to 50% of its face. Metal may be used as roofing or accent material on the remaining facades. Alternate materials may be approved by the Planning Commission.

2. No roll up doors may be visible to the northern, eastern, or southern property lines.

Commission:

1. That the building will only be a single story building.

Chairman Duncan seconded the motion. The motion carried unanimously.

(I2b5) VA22-03-04, Variance to Sections 90-98 List of Lot & Structure Requirements, 90-139 Buffers & Screening, and 90-147(h)(3) Use Provisions, Tax Map 061 Parcel 030L, 1.0 +/- acre portion of 30.46 +/- acres, located at 475 Lewiston Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Commissioner Skinner made motion to approve the request for a variance to Sections 90-98 List of Lot & Structure Requirements, 90-139 Buffers & Screening, & 90-147 (h)(3) Use provisions for property located at a portion of Tax Map 061 Parcel 030L to reduce building setbacks to 3' against property zoned C-2 and 20' for property zoned S-1 and to waive structural buffer requirements against property zoned S-1 and require a 6' privacy fence only against the southern and eastern property lines. Chairman Duncan seconded the motion. The motion carried unanimously.

(I2b6) RZ22-03-09, Major S-1 (Special) Revision, Tax Map 079 Parcel 066, 50.62 +/- acres, located at 285 Flowing Wells Road, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a major revision for property located at Tax Map 079 Parcel 066 to add a building. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b7) VA22-03-03, Variance to Section 90-53 List of Lot & Structure Requirements, Tax Map 077E Parcel 031, 0.33 +/- acres, located at 420 Halifax Court, 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 the property located at Tax Map 077E Parcel 031 subject to the following conditions:

Planning:

1. The front setback from Blue Ridge Drive is reduced to 3 feet from the right of way for the proposed car port.

2. This variance shall reduce the front setback from Blue Ridge Drive to accommodate the present locations of the house and the existing garage. In the event that either of these structures is damaged and requires reconstruction, this variance shall allow new structures of the same size in the same locations.

3. The front setback from Halifax Court is reduced to 15 feet from the right of way to accommodate the proposed car port only. All other structures are required to meet the front setbacks as per County code.

4. Any other proposed construction on the site must comply with the required building setbacks.

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) Personnel

(M1a) Grievance Appeal Request of Geovanni Gonzales-Cortes

Commissioner Melear made a motion to not hear the Grievance Appeal request of Geovanni Gonzales-Cortes and uphold his termination. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Quit claim deed to Georgia Department of Transportation all right of way along Washington Road from William Few Parkway to Gibbs Rd

Vice Chairman Richardson made a motion to quit claim deed to Georgia Department of Transportation all right of way along Washington Road from William Few Parkway to Gibbs Rd. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2b) Brandon Dotson parcel 077G1163, Emanuel Carrasquillo parcel 077G135 and Wellington Park LLC parcel 077G180 for permanent and temporary easement for the Wynngate Sewer project

Vice Chairman Richardson made a motion to accept the donations of Brandon Dotson parcel 077G1163, Emanuel Carrasquillo parcel 077G135 and Wellington Park LLC parcel 077G180 for permanent and temporary easement for the Wynngate Sewer project. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:28 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