



**Columbia County Board of Commissioners**  
**Agenda for May 3, 2022 at 6:00 PM**  
**Evans Government Center Auditorium, Evans, Georgia**

**Commissioners:**

Chairman - Douglas R. Duncan

District 1 - Connie M. Melear  
District 2 – Donald Skinner, Sr.

District 3 – Gary L. Richardson  
District 4 - Dewey G. Galeas

A. CALL TO ORDER Chairman Duncan

B. INVOCATION Vice Chairman  
Richardson

C. PLEDGE OF ALLEGIANCE Chairman Duncan

D. ROLL CALL / QUORUM Chairman Duncan

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Duncan

1. (E1) April 19, 2022

F. PRESENTATION AND APPROVAL OF THE AGENDA Chairman Duncan

The Chairperson of the Board of Commissioners shall prepare and present the agenda for each meeting of the Board of Commissioners. Sec 2-81(4) Columbia County Code of Ordinances

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION Chairman Duncan

Anyone desiring to speak before the Board on an agenda item is limited to five minutes and should stick to relevant information regarding (their) position and should avoid being repetitious. If a group wishes to speak, one person must be designated to speak for the group. Please speak into the microphone and adjust as needed. A speaker form must be completed. You may view the video of the Board of Commissioners meeting on our website [www.columbiacountyga.gov](http://www.columbiacountyga.gov).

1. Presentation Chairman Duncan

a. (G1a) Proclamation to US Coast Guard Auxiliary proclaiming May 21 Commissioner Galeas  
- 27, 2022 as National Safe Boating Week

b. (G1b) Heather McGinnis to speak in favor of VA22-04-01

H. CONSENT AGENDA Chairman Duncan

The Board, upon a motion and second, shall vote on the items on the consent agenda collectively. A vote on the consent agenda shall constitute a vote on each and every item listed thereon. Upon a vote of a majority of the members of the Board present and voting approving the consent agenda items, each and every item shall stand approved as if voted on individually. Section 2-81(6) Columbia County Code of Ordinances.

1. Community and Emergency Services Committee Commissioner Galeas

- a. (H1a) Contract Renewal with Brainfuse Inc. for online tutoring and job assistant services
- b. (H1b) Contract Renewal with Georgia Glamping Company for long term glamping sites
- c. (H1c) Contract Renewal with Russell Loyd for the Wildwood Park Ranger's Cottage Lease
- d. (H1d) Contract Renewal with Columbia County Cares, Inc. for a facility lease

- e. (H1e) Contract Renewal with Columbia County Convention & Visitors Bureau, Inc.
  - f. (H1f) Contract Renewal with Professional Disc Golf Association, Inc. to manage the Disc Golf Center in Wildwood Park
  - g. (H1g) Animal Services Donations
  - h. (H1h) Senior Center Donation
  - i. (H1i) Contract with UGA for Extension Services Office Personnel
  - j. (H1j) Donation from the Columbia County 4-H
  - k. (H1k) Contract Renewal with EPR Systems USA, Inc. for Fireworks Software RMS
  - l. (H1l) Reclassification of 9 Fire Fighter positions to Engineer
  - m. (H1m) Donation of a 2007 Freightliner Ambulance from Gold Cross EMS, Inc. to be used for EMS training
2. Public Works and Engineering Services Committee Commissioner Richardson
- a. (H2a) Contract with RD Brown Contractors for the Interior Renovations to the Department of Family & Childrens Services Facility
  - b. (H2b) Intergovernmental Agreement with the Development Authority for Development of Roads and Infrastructure in Phase II of White Oak Business Park
  - c. (H2c) Contract with R. D. Brown Contractors for the Laydown Yard on William Few Parkway
  - d. (H2d) Contract with Blair Construction, Inc. for the Crawford Creek Sewer Phase II project
  - e. (H2e) Master Professional Services Agreement with Cayenta, A Division of N. Harris Computer Corporation and Harris Cloud Services Agreement for Utility Billing
  - f. (H2f) Resolution 22-12 to Amend One Marshall's Place, Street Light District #1994-322
  - g. (H2g) Change Order 1 to Peek Pavement Marking for the LMIG SAP Striping and Signage 2021 contract
  - h. (H2h) Georgia Power Lighting Agreement for Martinez Park
  - i. (H2i) Georgia Department of Transportation Traffic Signal Application for Horizon South Parkway at John Huffman Way
  - j. (H2j) Georgia Department of Transportation Traffic Signal Application for Fury's Ferry Road at Blackstone Camp Road
  - k. (H2k) Design Services with Cranston Engineering for William Few Parkway Intersection Improvements
  - l. (H2l) Independent Contractor Agreement with Dee Haire, Inc. for minor intersection improvements at the entrance of Whispering Pines
  - m. (H2m) Authorize William Eubank as a Responsible Official with the Georgia Environmental Protection Division
  - n. (H2n) Acceptance of Improvements for Crawford Creek South, Phase X and approval of the Conditional License, Encroachment & Maintenance Agreement
  - o. (H2o) Acceptance of Improvements for Jones Mill, Phase III
  - p. (H2p) Acceptance of Improvements for Whispering Pines, Section 4B and 5B

## I. DEBATE AGENDA

1. Unfinished Business

Chairman Duncan

a. Development and Planning Services Committee

Commissioner  
Skinner

1. (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 from March 29, 2022.***

2. New Business

Chairman Duncan

a. Community and Emergency Services Committee

Commissioner Galeas

1. (I2a1) Proclamation for National Safe Boating Week May 21-27, 2022

b. Development and Planning Services Committee

Commissioner Skinner

1. (I2b1) RZ22-04-01, Conditional Use for a Car Wash & Ceramic Coating Business, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial).
2. (I2b2) VA22-04-03, Variance to Section 90-147 (h)(4)(b) *Use Provisions*, Tax Map 078 Parcel 160, 1.934 +/- acres, located at 4186 Crosstowne Court, and currently zoned M-2 (General Industrial).
3. (I2b3) RZ22-04-02, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 030, 1.0 +/- acres, located at 629 Furys Ferry Road, and currently zoned R-2 (Single Family Residential).
4. (I2b4) RZ22-04-03, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 081A Parcel 029C, 0.97 +/- acres, located at 633 Furys Ferry Road, and currently zoned R-2 (Single Family Residential).
5. (I2b5) RZ22-04-04, Rezone R-1 (Single Family Residential) to R-2 (Single Family Residential), Tax Map 072 Parcel 131, 0.72 +/- acres, located at 576 Gibbs Road, and currently zoned R-1 (Single Family Residential).
6. (I2b6) RZ22-04-05, Rezone R-2 (Single Family Residential) to P-1 (Professional), Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential).
7. (I2b7) VA22-04-02, Variance to Section 90-139 *Buffers & Screening*, Tax Map 073 Parcel 091, 0.56 +/- acres, located at 4351 Columbia Road, and currently zoned R-2 (Single Family Residential).
8. (I2b8) RZ22-04-06, Rezone R-4 (Recreational Residential) to S-1 (Special), Tax Map 002 Parcel 022F, 0.47 acre portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential).
9. (I2b9) VA22-04-04, Variance to Section 90-147 (f)(2)(b) *Use Provisions*, Tax Map 002 Parcel 022F, 0.47 +/- acre portion of 21.47 +/- acres overall, located off Winfield Road, and currently zoned R-4 (Recreational Residential).
10. (I2b10) VA22-04-01, Variance to Sections 90-52 *Ancillary Dwelling* & 90-53 *List of Lot & Structure Requirements*, Tax Map 078H Parcel 167, 0.46 +/- acres, located

at 4221 Green Ivy Lane, and currently zoned R-2 (Single Family Residential) -  
***Postponed to May 17, 2022***

11. (I2b11) Ordinance 22-02 Amending Chapter 6, Alcoholic Beverages - ***First Reading***
12. (I2b12) Ordinance 22-03 Amending Chapter 90, Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97, Allowed Uses; Article IV Supplemental Requirements, Section 90-147, Use Provisions - ***First Reading***

c. Public Works and Engineering Services Committee Commissioner Richardson

1. (I2c1) Resolutions 22-13 to establish a Street Light District in Jackson Heights, Phase I - ***First Reading***

3. Items Added at the Meeting

J. LEGAL MATTERS County Attorney Driver

K. REQUESTS FOR REVIEW BY COMMITTEE Chairman Duncan

L. PUBLIC COMMENTS AND PARTICIPATION Chairman Duncan

M. EXECUTIVE SESSION Chairman Duncan

All portions of meetings held in executive session shall be held in accordance with the provisions of O.C.G.A. Section 50-14-1 through 50-14-4 to discuss exempt personnel matters, land acquisitions, pending or threatened lawsuits, and other matters as permitted by law.

1. Property

- a. (M1a) Joshua & Mallory Cunningham, Tax Parcel Number 065 013A to obtain right of way and/or easements for the Hardy McManus Road Widening Project
- b. (M1b) Gerald Robinson, Tax Parcel Number 065 014K, to obtain right of way and/or easements for the Hardy McManus Road Widening Project
- c. (M1c) Michael Rhodes, Tax Parcel Number 071 002B, to obtain right of way and/or easements for the Hardy McManus Road Widening Project
- d. (M1d) Quit claim deeds of release of existing permanent easements for parcel 077G258 BSFR I Owner I, L.P., parcel 077G211 Aurora Cantarella, parcel 077G135 Emanuel Carrasquillo, parcel 077G1163 Brandon Dotson, parcel 077G1160 Phillip Edwards, parcel 077G1161 Richard & Kristen Goolsby, parcel 077G209 Luigi Jaramillo, parcel 077G1162 Jarus Myles, parcel 077G176 Ginny Sapp, parcel 077G264 Robert Smith, Jr., parcel 077G268 Ryan & Lindsay Straughn, parcel 077G180 Wellington Park, LLC and parcel 077G257 Richard & Pimorendina Willis for the Wynngate Sewer Project.
- e. (M1e) Antoni Shanks, parcel 077G 266, to obtain right of way and/or easements for the Wynngate Sewer Project
- f. (M1f) parcels 082D032 and 083071 from Duffie Properties Number Two, LLC & Duffie Properties Number Four, LLC to obtain right of way and/or easements for the Kelly Branch II Sewer Project

2. Personnel

- a. (M2a) Employment Agreement for Garrett Dragano
- b. (M2b) Employment Agreement for Right of Way Specialist Ashlyn Bedgood

N. ADJOURNMENT

Chairman Duncan

**The next scheduled meeting is Tuesday, May 17, 2022 at 6:00 p.m. in the Auditorium of Building A  
at the Evans Government Center**