



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, May 3, 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

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 five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 19, 2022

Commissioner Melear made a motion to approve the minutes of the April 19, 2022 Board of Commissioners meeting as presented. Commissioner Skinner 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) Proclamation to US Coast Guard Auxiliary proclaiming May 21 - 27, 2022 as National Safe Boating Week

Commissioner Galeas presented a proclamation to Larry Wiggins from the US Coast Guard Auxiliary proclaiming the week of May 21st as National Safe Boating Week.

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

Chairman Duncan explained to Heather McGinnis that she may speak when her item comes up on the

agenda.

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) Contract Renewal with Brainfuse Inc. for online tutoring and job assistant services

Approved the contract renewal with Brainfuse, Inc. for online tutoring and job assistant services in the amount of \$12,000; 9319300.533035.

(H1b) Contract Renewal with Georgia Glamping Company for long term glamping sites

Approved the contract renewal with Georgia Glamping Company for long term glamping sites.

(H1c) Contract Renewal with Russell Loyd for the Wildwood Park Ranger's Cottage Lease

Approved the contract renewal with Russell Loyd for the Wildwood Park Ranger's Cottage lease.

(H1d) Contract Renewal with Columbia County Cares, Inc. for a facility lease

Approved the contract renewal with Columbia County Cares, Inc. for a facility lease.

(H1e) Contract Renewal with Columbia County Convention & Visitors Bureau, Inc.

Approved the contract renewal with Columbia County Convention & Visitors Bureau, Inc.

(H1f) Contract Renewal with Professional Disc Golf Association, Inc. to manage the Disc Golf Center in Wildwood Park

Approved the contract renewal with Professional Disc Golf Association, Inc. to manage the Disc Golf Center in Wildwood Park.

(H1g) Animal Services Donations

Approved the acceptance of donations from Attic Treasures in the amount of \$1,000 and Savannah River Academy in the amount of \$157 to Columbia County Animal Services for the medical care of shelter animals.

(H1h) Senior Center Donation

Approved the donation of \$200 from Marilyn Sullivan to the Columbia County Senior Center in memory of her sister Barbara Aufiero.

(H1i) Contract with UGA for Extension Services Office Personnel

Approved a contract with UGA for Extension Services office personnel in the amount of \$138,117; 1011514.533035.

(H1j) Donation from the Columbia County 4-H

Approved the acceptance of a donation from the Columbia County 4-H in the amount of \$1,242 for Fire Rescue's fire prevention and smoke detector program.

(H1k) Contract Renewal with EPR Systems USA, Inc. for Fireworks Software RMS

Approved the contract renewal with EPR Systems USA Inc. for Fireworks Software RMS in the amount of \$45,616; 2322510.533035 & 522100.

(H1l) Reclassification of 9 Fire Fighter positions to Engineer

Approved the reclassification of 9 Fire Fighter positions to Engineer.

(H1m) Donation of a 2007 Freightliner Ambulance from Gold Cross EMS, Inc. to be used for EMS training

Approved the acceptance of a donation from Gold Cross EMS, Inc. of a 2007 Freightliner Ambulance to Fire Services to be used for EMS training.

(H2) Public Works and Engineering Services Committee

(H2a) Contract with RD Brown Contractors for the Interior Renovations to the Department of Family & Childrens Services Facility

Approved a contract with RD Brown Contractors for the interior renovations to the Department of Family & Children Services Facility in the amount of \$92,000; 3503550.601090.35521.

(H2b) Intergovernmental Agreement with the Development Authority for Development of Roads and Infrastructure in Phase II of White Oak Business Park

Approved an Intergovernmental Agreement with the Development Authority for the development of roads and infrastructure in Phase II of White Oak Business Park.

(H2c) Contract with R. D. Brown Contractors for the Laydown Yard on William Few Parkway

Approved a contract with RD Brown Contractors, Inc. for the laydown yard on William Few Parkway in the amount of \$656,500; 57037.25.015.593.

(H2d) Contract with Blair Construction, Inc. for the Crawford Creek Sewer Phase II project

Approved a contract with Blair Construction, Inc. for the Crawford Creek Sewer Phase II project in the amount of \$2,886,909.70; 57037.25.015.663.

(H2e) Master Professional Services Agreement with Cayenta, A Division of N. Harris Computer Corporation and Harris Cloud Services Agreement for Utility Billing

Approved the Master Professional Services Agreement with Cayenta, a Division of N. Harris Computer Corporation and Harris Cloud Services Agreement for Utility Billing in the amount of \$1,482,751; 511.5100.601090.

(H2f) Resolution 22-12 to Amend One Marshall's Place, Street Light District #1994-322

Approved Resolution 22-12 to amend One Marshall's Place Street Light District #1994-322.

(H2g) Change Order 1 to Peek Pavement Marking for the LMIG SAP Striping and Signage 2021 contract

Approved Change Order 1 to Peek Pavement Marking in the amount of \$32,598.00 for the LMIG SAP Striping and Signage 2021 contract.

(H2h) Georgia Power Lighting Agreement for Martinez Park

Approved two Georgia Power Lighting Services Agreements for the lighting at Martinez Park in the amount of \$44,516 for upfront installation.

(H2i) Georgia Department of Transportation Traffic Signal Application for Horizon South Parkway at John Huffman Way

Approved the Georgia Department of Transportation traffic signal application for Horizon South Parkway at John Huffman Way.

(H2j) Georgia Department of Transportation Traffic Signal Application for Fury's Ferry Road at Blackstone Camp Road

Approved the Georgia Department of Transportation traffic signal application for Fury's Ferry Road at Blackstone Camp Road.

(H2k) Design Services with Cranston Engineering for William Few Parkway Intersection

Improvements

Approved the design services with Cranston Engineering for William Few Parkway Intersection improvements in the amount of \$123,400.

(H2l) Independent Contractor Agreement with Dee Haire, Inc. for minor intersection improvements at the entrance of Whispering Pines

Approved the independent contractor agreement with Dee Haire, Inc. for minor intersection improvements at the entrance of Whispering Pines in the amount of \$45,080; 17372.37.015.

(H2m) Authorize William Eubank as a Responsible Official with the Georgia Environmental Protection Division

Approved the authorization of William Eubank as a Responsible Official with the Georgia Environmental Protection Division.

(H2n) Acceptance of Improvements for Crawford Creek South, Phase X and approval of the Conditional License, Encroachment & Maintenance Agreement

Approved the Conditional License, Encroachment & Maintenance Agreement and acceptance of all improvements and easements as depicted on the plat for Crawford Creek South, Phase X with a warranty period for two years and contingent upon staff's approval.

(H2o) Acceptance of Improvements for Jones Mill, Phase III

Approved the acceptance of all improvements and easements as depicted on the plat for Jones Mill Phase III with a warranty period for two years and contingent upon staff's approval.

(H2p) Acceptance of Improvements for Whispering Pines, Section 4B and 5B

Approved the acceptance of all improvements and easements as depicted on the plat for Whispering Pines Section 4B and 5B with a two year warranty period contingent upon staff's approval.

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 from March 29, 2022.*

Commissioner Skinner made a motion to approve the request to modify the BOC condition requiring the left and right turn lanes subject to and contingent upon an executed agreement with SRA and the receipt of payment to the county in the agreed upon amount of \$96,645. The certificate of occupancy shall be contingent upon the payment to the county and the completion of the work. I also make a motion to enter into a contract with Reeves in the amount of \$71,145 for the asphalt overlay at the intersection of South Old Belair and Mural Court contingent upon an executed agreement with SRA. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Community and Emergency Services Committee

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

Commissioner Galeas made a motion to proclaim the week of May 21-27, 2022 as National Safe Boating Week in Columbia County, Georgia. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(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).

Applicant Tyler Duke was available to answer questions concerning this request.

Commissioner Skinner made a motion to approve the request for a Conditional Use for a Car Wash for property located at Tax Map 078 Parcel 160 subject to the following conditions:

Planning:

1. The applicant is required to coordinate with the Planning Department, including the County Landscape Architect, to ensure that the required buffer is installed in compliance with Section 90-139 prior to beginning business operations on the site. The business license for this location will not be approved until the buffer is in compliance.

2. Lighting added to the site shall be shielded and/or directed away from residential properties.

Chairman Duncan seconded the motion. The motion carried unanimously.

(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).

Commissioner Skinner made a motion to approve the request for a variance from Section 90-147 (h)(4)(b) Use Provisions for Tax Map 078 Parcel 160 to permit a car wash within 50 feet of a ground floor residential use. Commissioner Galeas seconded the motion. The motion carried unanimously.

(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).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to P-1 for property located at Tax Map 081A Parcel 030 subject to the following conditions:

Health Department:

Connection to county sewer is required.

Planning:

A photometric plan, showing readings of 0 footcandles at the property lines of residentially zoned properties, shall be provided prior to approval of the site plan.

Commissioner Melear seconded the motion. The motion carried unanimously.

(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).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to P-1 for property located at Tax Map 081A Parcel 029C subject to the conditions:

Health Department:

Connection to county sewer is required.

Planning:

A photometric plan, showing readings of 0 footcandles at the property lines of residentially zoned properties, shall be provided prior to approval of the site plan.

Commissioner Melear seconded the motion. The motion carried unanimously.

(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).

Applicant David Kendall was available to answer questions concerning this request.

Commissioner Skinner made a motion to approve the request for a rezoning from R-1 to R-2 for property located at Tax Map 072 Parcel 131. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(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).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to P-1 for Tax Map 073 Parcel 091 subject to the following condition:

Planning:

Removal of the fence within the Columbia Road right of way is required and must be shown on the site plan submitted to Plan Review. Removal of the fence is required prior to a business operating on this property.

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

(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).

Commissioner Skinner made a motion to approve the request for a variance to 90-139 Buffers & Screening for Tax Map 073 Parcel 091 to allow 10 foot wide structural buffers along the side property lines subject to the following conditions:

Planning:

1. The reduction to 10 feet for structural buffers shall apply to the side property lines only.

2. The accessory structure in the north-west corner shall be removed and the buffer replanted.

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

(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).

Applicant Sonny Reece was available to answer questions concerning this request.

Commissioner Skinner made a motion to approve the request for a rezoning from R-4 to S-1 for an existing cemetery for property located at Tax Map 002 Parcel 022F. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(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).

Commissioner Skinner made a motion to approve the request for a variance from Section 90-147(f)(2)(b) Use provisions for property located at Tax Map 002 Parcel 022F to waive the requirement for graves to be set back a minimum of 50 feet from any property line. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(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**

Applicant Heather McGinnis explained to the Board why her request should be approved.

Commissioner Skinner made a motion to postpone this request to the May 17, 2022 meeting.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b11) Ordinance 22-02 Amending Chapter 6, Alcoholic Beverages - **First Reading**

Pranav Patel spoke to the Board as to why this amendment should not be approved. Deep Patel spoke to the Board as to why this amendment should be approved.

Commissioner Skinner made a motion to approve the First Reading of Ordinance Number 22-02 amending Chapter 6 Alcoholic Beverage and to go into effect the day after the second reading. Commissioner Melear seconded the motion. The motion carried unanimously.

(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

Commissioner Skinner made a motion to approve the First Reading of Ordinance Number 22-03 amending Chapter 90 Zoning Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 Allowed Uses; Section 90-147 Use Provisions and to go into effect the day after the second reading. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2c) Public Works and Engineering Services Committee

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

Vice Chairman Richardson made a motion to approve the First Reading of Resolution 22-13 to establish a Street Light District in Jackson Heights, Phase I. Commissioner Galeas 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) Property

(M1a) Joshua & Mallory Cunningham, Tax Parcel Number 065 013A to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$81,100 to Joshua & Mallory Cunningham, Tax Parcel Number 065 013A to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1b) Gerald Robinson, Tax Parcel Number 065 014K, to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$5,100 to Gerald Robinson, Tax Parcel Number 065 014K, to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1c) Michael Rhodes, Tax Parcel Number 071 002B, to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$90,000 to Michael Rhodes, Tax Parcel Number 071 002B, to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(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.

Vice Chairman Richardson made a motion to approve the 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 & Pilorendina Willis for the Wynngate Sewer Project. Commissioner Galeas seconded the motion. The motion carried unanimously.

(M1e) Antoni Shanks, parcel 077G 266, to obtain right of way and/or easements for the Wynngate Sewer Project

Vice Chairman Richardson made a motion to approve \$3,194 to Antoni Shanks, parcel 077G 266, to obtain right of way and/or easements for the Wynngate Sewer Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1f) Duffie Properties Number Two, LLC & Duffie Properties Number Four, LLC parcels 082D032 and 083071 to obtain right of way and/or easements for the Kelly Branch II Sewer Project

Vice Chairman Richardson made a motion to approve the donations from 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. Commissioner Melear seconded the motion. The motion carried unanimously.

(M2) Personnel

(M2a) Employment Agreement for Garrett Dragano

Commissioner Melear made a motion to approve the employee agreement with Garrett Dragano. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2b) Employment Agreement for Right of Way Specialist Ashlyn Bedgood

Commissioner Melear made a motion to approve the employment contract with Ashlyn Bedgood to be effective May 02, 2022. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:59 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