



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, June 7, 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
County Attorney Jordan Bell
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) May 17, 2022

Commissioner Melear made a motion to approve the minutes of the May 17, 2022 Board of Commissioners meeting as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

Chairman Duncan stated that everyone who would like to speak will do so under the item.

(G1a) Shonda Blount-Ray to speak of the Flowing Wells Road property

(G1b) Dustin Young to speak in favor of RZ22-05-06

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. Vice

Chairman Richardson seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Agreement with Business Oriented Software Solutions for IT Service Desk and Asset Management Software

Approved the agreement with Business Oriented Software Solutions for IT service desk and asset management software in the amount of \$21,424; 1011005.533035.

(H1b) Agreement with Savannah Rapids Kayak, Rental LLC.

Approved an agreement with Savannah Rapids Kayak, Rental LLC.

(H1c) Contract Renewal with Simke Tennis Academy

Approved the contract renewal with Simke Tennis Academy.

(H1d) Clark Hill Committee of the CSRA Bass Tournaments Agreement

Approved the Clark Hill Committee of the CSRA Bass Tournaments Agreement in the amount of \$5,000; 2242200.533080.

(H1e) Contract Renewal with Bulls Soccer Club for Athletic Field and Park Usage

Approved the contract renewal with Bulls Soccer Club for athletic field and park usage.

(H1f) Renewal Contract with the Columbia County Sheriff's Office for the Purchase of Nutrition Services

Approved the contract renewal with the Columbia County Sheriff's Office for the purchase of nutrition services.

(H1g) Contract Renewal with Silver Palm Catering Company, LLC for the Exhibition Center Caterer

Approved the contract renewal with Silver Palm Catering Company, LLC for the Exhibition Center.

(H1h) 3M Scott In-House Repair Center Authorization

Approved the 3M Scott In-House repair center authorization.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Pluto 2007 LLC dba Lewiston Express

Approved the Alcoholic Beverage License for Pluto 2007 LLC. dba Lewiston Express.

(H3) Public Works and Engineering Services Committee

(H3a) Change Order 2 with Reeves Construction for the Savannah Rapids Pavilion Parking Lot contract

Approved change order number 2 with Reeves Construction for the Savannah Rapids Pavilion parking lot contract in the amount of \$20,992.76; 81104.13.015.

(H3b) Bid# 2022017-Bid1415 County Exterminating Services

Approved the award and the contract with Northwest Exterminating Company for county exterminating services.

(H3c) Bid# 2022016-Bid1415 Elevator Maintenance Services

Approved the award and the contract with Otis Elevator for county elevator maintenance services.

(H3d) Resolution 22-21 to Amend Hidden Creek, Section H, Street Light District #2018-475J

Approved Resolution 22-21 to Amend Hidden Creek Section H Street Light District Number 2018-475J.

(H3e) Proposal from Georgia Power to provide safety lighting at the intersection of Baker Place Rd and Kellarie Way

Approved the proposal from Georgia Power to provide safety lighting at the intersection of Baker Place Road and Kellarie Way in the amount of \$932.04; 2342710.522080.20502.

(H3f) Contract with Peek Pavement Markings for Columbia County Fiscal Year 2022 Striping Project B

Approved a contract with Peek Pavement Markings for Columbia County Fiscal Year 2022 Striping Project B in the amount of \$78,151.90; 2342710.522137.

(H3g) Resolution 22-22 on the creation of a “No Parking” zone at the entrance of Whispering Pines subdivision

Approved Resolution 22-22 for the creation of a No Parking zone at the entrance of Whispering Pines subdivision.

(H3h) Purchase of material from TAPCO for the Plaza Signage Post Upgrades

Approved the purchase of material from TAPCO for decorative sign poles and sign backers in the amount of \$39,468.85; 91328.22.015.

(H3i) Contract Services with Augusta Industrial Services for the Windmill Plantation Storm Water Rehabilitation Project

Approved contract services with Augusta Industrial Services for the Windmill Plantation storm water rehabilitation project in the amount of \$420,622.65; 22723.32.015.

(H3j) Acceptance of Improvements 422 Lewiston Road (Popeye’s Restaurant)

Approved acceptance of the permanent sewer easement as shown on the plat by Augusta Land Surveying dated March 29, 2022 and revised on April 27, 2022 for 4422 Lewiston Road and contingent upon staff’s approval.

(H3k) Acceptance of Improvements for Grimaud Farms, Section II

Approved acceptance of improvements depicted on the plat for Grimaud Farms Section II with a two year warranty period from the date of written acceptance of the as-built drawings and contingent upon staff’s approval.

(H3l) Acceptance of Improvements for Highland Lakes Section 1-C

Approved acceptance of improvements depicted on the plat for Highland Lakes Section 1-C with a two year warranty period from the date of written acceptance of the as-built drawings and contingent upon staff’s approval.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ22-05-04, Rezone R-3 (Single Family Residential) to P-1 (Professional), Tax Map 077F Parcel 034, 0.93 +/- acres, located at 4031 River Watch Parkway, and currently zoned R-3 (Single Family Residential).

Angela Edmond stated that she was in favor of the request.

Commissioner Skinner made a motion to disapprove the request for rezoning from R-3 to P-1 for the property located at Tax Map 077F Parcel 034, 0.93 +/- acres. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a2) RZ22-05-06, Change of Conditions, Tax Map 068 Parcel 036, 1.619 +/- acres, located at 420 Lewiston Road, and currently zoned C-C (Community Commercial).

Commissioner Melear abstained. Dustin Young and Moyeen Azhar stated that they were in favor of the request.

Commissioner Skinner made a motion to approve the request for a change of conditions for Tax Map 068 Parcel 036 to allow a free-standing sign on the parcel with an associated change in the sign design subject to the following conditions:

Planning:

- 1. Except planning condition #6, all conditions from RZ20-11-04 shall still apply.*
- 2. The sign permit shall include the monument sign design as presented with this application.*

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1a3) RZ22-05-07, Major S-1 (Special) Revision, Tax Map 031A Parcel 002, 2.71 +/- 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 property located at Tax Map 031A Parcel 002 to add Horizon Towing as an allowed use on the property subject to the following conditions:

Planning:

- 1. With the exception of Planning condition #4, all other conditions adopted as part of file RZ14-01-05 and RZ22-03-03 shall still apply. RZ14-01-05 Planning condition # 4 shall be revised to include the proposed Horizon Towing business as the only additional allowed use on the site.*
- 2. This approval shall not extend to any other towing or wrecker services, or storage of impounded vehicles.*

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a4) RZ22-05-08, Conditional Use for a Daycare, Tax Map 078C Parcel 005, 0.81 +/- acres, located at 208 Flowing Wells Road, and currently zoned PDD (Planned Development District).

Shonda Blount-Ray spoke in favor of the request.

Commissioner Skinner a motion to disapprove the request for a Conditional Use for a Daycare for property located at Tax Map 078C Parcel 005. Commissioner Galeas seconded the motion. Chairman Duncan opposed the motion. Vice Chairman Richardson and Commissioners Melear, Skinner and Galeas voted in favor of the motion.

(I1b) Public Works and Engineering Services Committee

(I1b1) Columbia County Performing Arts Center Change Order Number 013

Vice Chairman Richardson made a motion to approve change order number 13 for the Columbia County Performing Arts Center in the amount of \$657,389.40 and the addition of 177 days. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b2) Ordinance Number 22-04 amending Chapter 18; Article IX, Wireless Telecommunications Facilities; Sec. 18-315 - *First Reading*

Vice Chairman Richardson made a motion to approve the First reading of Ordinance Number 22-04 amending Chapter 18; Article IX, Wireless Telecommunications Facilities; Section 18-315 to go into effect the day after the second reading. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b3) Resolutions 22-15 through 22-20 to establish Street Light Districts in Anderson Farms, Section II; Hawes Creek; Kellarie, Section 5B; Royal Oak & Linsmore, Section II; Whispering Pines, Section 5A; and Wrights Farm, Section II - *First Reading*

Vice Chairman Richardson made a motion to approve the First Reading of Resolutions 22-15 through 22-20 to establish Street Light Districts in Anderson Farms Section II, Hawes Creek, Kellarie Section 5B, Royal Oak & Linsmore Section II, Whispering Pines Section 5A and Wrights Farm Section II.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b4) Acceptance of supplemental Right of Way along Rountree Way

Vice Chairman Richardson abstained. Commissioner Galeas made a motion to approve acceptance of supplemental right of way along Rountree Way as shown on the plat by Land Engineering dated April 18, 2022 and contingent upon staff's approval. Commissioner Melear 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

M. EXECUTIVE SESSION

(M1) Property

(M1a) William Martin, Tax Parcel # 065 014A to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$65,600 to William Martin, Tax Parcel # 065 014A 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) John & Mary Duckworth, Tax Parcel # 065 014F to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$18,000 to John & Mary Duckworth, Tax Parcel # 065 014F 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) Theresa & Jerry Wood, II, Tax Parcel # 065 014C to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$26,620 to Theresa & Jerry Wood, II, Tax Parcel # 065 014C 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) Susan & Kevin Stitch, Tax Parcel # 065 010A to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$24,500 to Susan & Kevin Stitch, Tax Parcel # 065 010A to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1e) Lisa & Steven Stitch, Tax Parcel # 065 011 to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$5,000 to Lisa & Steven Stitch, Tax Parcel # 065 011 to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1f) Berkley Hills Neighborhood Association, Inc., Tax Parcel # 060 420 to obtain right of way and/or easements for the William Few Parkway at Whispering Pines Intersection Improvement Project

Vice Chairman Richardson made a motion to approve \$10,000 to Berkley Hills Neighborhood Association, Inc., Tax Parcel # 060 420 to obtain right of way and/or easements for the William Few Parkway at Whispering Pines Intersection Improvement Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1g) Theresa & Robert Doerr, Tax Parcel # 074 015 to obtain right of way and/or easements for the S. Old Belair at Old Belair Lane Intersection Improvement Project

Vice Chairman Richardson made a motion to approve \$500 to Theresa & Robert Doerr, Tax Parcel # 074 015 to obtain right of way and/or easements for the S. Old Belair at Old Belair Lane Intersection Improvement Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1h) John and Katrina Turner, Tax Parcel # 068 008A to obtain right of way and/or easements for the S. Old Belair at Old Belair Lane Intersection Improvement Project

Vice Chairman Richardson made a motion to approve \$11,600 to John and Katrina Turner, Tax Parcel # 068 008A to obtain right of way and/or easements for the S. Old Belair at Old Belair Lane Intersection Improvement Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1i) James & Tarrah Bieranowski, Tax Parcel # 077 157, Kaitlyn Rozanas, Tax Parcel 077 158, and Maples Ferry Homeowners Association, Inc., Tax Parcel 077 844 to obtain right of way and/or easements for the Anderson Circle Sewer line Extension Project

Vice Chairman Richardson made a motion to approve the donations from James & Tarrah Bieranowski, Tax Parcel # 077 157, Kaitlyn Rozanas, Tax Parcel 077 158, and Maples Ferry Homeowners Association, Inc., Tax Parcel 077 844 to obtain right of way and/or easements for the Anderson Circle Sewer line Extension Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1j) BSFR I Owner I, LP, Tax Parcel # 077G 258 and to approve \$1,686.00 to Douglas Salter, Jr., Tax Parcel 077G 179 to obtain right of way and/or easements for the Wynngate Sewer Project.

Vice Chairman Richardson made a motion to approve the donation from BSFR I Owner I, LP, Tax Parcel # 077G 258 and to approve \$1,686.00 to Douglas Salter, Jr., Tax Parcel 077G 179 to obtain right of way and/or easements for the Wynngate Sewer Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1k) Joseph A. Oliphant, for Tax Parcel # 078B 127 to be used for future growth at the Flowing Wells Road Water Storage Tank and Booster Station

Vice Chairman Richardson made a motion to approve \$192,000.00 to Joseph A. Oliphant, for Tax Parcel # 078B 127 to be used for future growth at the Flowing Wells Road Water Storage Tank and Booster Station. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1l) Jordon & David Barnes Jr. for Tax Parcel # 065A 017 for Waltons Pass Stormwater Improvements

Vice Chairman Richardson made a motion to approve \$350,000.00 to Jordon & David Barnes Jr. for Tax Parcel # 065A 017 for Waltons Pass Stormwater Improvements. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn at 6:49 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