



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, July 19, 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
Deputy County Clerk Renee Peloquin

Division Directors:
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community & Leisure Services
Michael Blanchard - Technology 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) July 05, 2022

Commissioner Melear made a motion to approve the minutes of the July 05, 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

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) Grant Award FY23 Criminal Justice Coordinating Council Incentive Grant

Approved the FY23 Criminal Justice Coordinating Council Incentive Grant Y23-8-007 for Juvenile Court in the amount of \$130,000.

(H1b) Intergovernmental Agreement with Grovetown and Harlem for SPLOST 23-28

Approved the Intergovernmental Agreement between the County and the cities of Grovetown and Harlem for the proceeds of the 23-28 SPLOST.

(H1c) Board Appointment for the Department of Behavioral Health and Developmental Disabilities Region Two Advisory Council

Approved the reappointment of Dr. Angela Burke to the Department of Behavioral Health and Developmental Disabilities Region Two Advisory Council, for a 3-year term, ending June 30, 2025.

(H1d) Columbia County Community Connections Provision of Service Agreement

Approved the Columbia County Community Connections Provision of Service Agreement for the term of July 1, 2022 through June 30, 2023.

(H1e) Amendment of Comprehensive Policy Number 305.1 Department of Transportation Drug and Alcohol Testing Program

Approved the Amendment of Comprehensive Policy Number 305.1 Department of Transportation Drug and Alcohol Testing Program.

(H1f) Amendment of Comprehensive Policy Number 401.1 Education Reimbursement Program

Approved amending Comprehensive Policy Number 401.1 Education Reimbursement Program to increase the rate to \$5,250 per calendar year.

(H1g) Amendment of Comprehensive Policy Number 614.1 Vehicle Allowance and Mileage Reimbursement

Approved amending Comprehensive Policy Number 614.1 Vehicle Allowance and Mileage Reimbursement to increase the rate to 58.0 cents per mile.

(H1h) Annual Support and License Agreement for MUNIS Software

Approved renewal of the Annual Support and License Agreement for MUNIS Software with Tyler Technologies from July 1, 2022 through June 30, 2023 in the amount of \$279,244.73; 1011005.533035.

(H1i) 2022 Cisco Smartnet Renewal Payment Authorization

Approved the renewal of Cisco Smartnet for 2022-2023 at a cost of \$264,423.60; 1011005.533035.

(H1j) 2022-2023 Cisco Enterprise Agreement Payment Authorization

Approved the renewal of the Cisco Enterprise Agreement for 2022-2023 at a cost of \$101,573.28; 1011005.533035.

(H1k) WC Fiber, LLC IRU for Millhouse Station and MacArthur Park

Approved the WC Fiber, LLC IRU for Millhouse Station and MacArthur Park.

(H1l) WC Fiber, LLC IRU for Fury's Ferry Road Construction

Approved the WC Fiber, LLC IRU for Fury's Ferry Road Construction.

(H1m) Dedicated Internet Access Agreement with Cogent Communications

Approved the Dedicated Internet Access Agreement with Cogent Communications.

(H2) Development and Planning Services Committee

(H2a) Columbia Rd (SR 232) at South Old Belair Rd Traffic Signal

Approved installation of the new traffic signal for Columbia Rd (SR 232) at South Old Belair Rd, to include the purchase of all necessary equipment and materials, by internal forces, for a not-to-exceed amount of \$300,000; 22316.32.015.

(H2b) BID# 2022013-BID2720 Wildwood Park Area 2 Bathhouse & Area 3 Renovations

Approved awarding the bid and contract to R.D. Brown Contractors, Inc. for the Wildwood Park Area 2 Bathhouse and Area 3 Restroom Renovations and Additions in the amount of \$614,000; 71103.13.015.

(H2c) Professional Services Contract with PFA Engineering, Inc. for the Fleet Maintenance Shops HVAC Renovation

Approved the professional services contract with PFA Engineering, Inc. in the amount of \$45,000 to design the HVAC systems at the Fleet Maintenance Shops; 3503550.601090.35525.

(H2d) Alcoholic Beverage License, Utsav Enterprise LLC dba Super Express 4

Approved the Alcoholic Beverage License for Utsav Enterprise LLC dba Super Express 4.

(H2e) Alcoholic Beverage License, Tsushi 2 LLC dba Takosushi

Approved the Alcoholic Beverage License for Tsushi 2 LLC dba Takosushi.

(H2f) Variance Request LN Wine & Liquor Inc. dba Hot Shot Liquor

Approved the variance to Columbia County Code Section 6-56, automatic forfeit section, to allow LN Wine & Liquor Inc. dba Hot Shot Liquor alcoholic beverage license to remain active for an additional 139 days, until December 31, 2022.

(H2g) Ancillary Dwelling, 2643 Panda Lane, Tax Map 027 Parcel 055B, 8.33 +/- acres, and currently zoned R-A (Residential Agricultural).

Approve the request to exceed 1,800 square feet in size for an ancillary dwelling located at 2643 Panda Lane, tax map 027 parcel 055B.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Resolution 22-26 SPLOST 23-28

Commissioner Melear made a motion to approve Resolution 22-26 SPLOST 23-28. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ22-06-03, Conditional Use for a Convenience Store with Gas Pumps, Tax Map 074 Parcel 048, 0.6 +/- acres, located at 220 South Belair Road, and currently zoned C-1 (Neighborhood Commercial)

Commissioner Skinner made a motion to approve the request for a Conditional Use of a Convenience Store with Gas Pumps located at Tax Map 074 Parcel 048 subject to the following condition:

Building Standards:

All work on existing and new structures must be permitted through the Building Standards Department prior to starting work.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b2) VA22-06-05, Variance to Section 90-147 (g)(10)(b) Use provisions, 220 South Belair Road, Tax Map 074 Parcel 048, 0.6 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-147 (g)(10)(b) Use provisions for property located at Tax Map 074 Parcel 048 to decrease building setbacks to allow existing gas pumps to remain in place subject to the following condition:

Building Standards:

All work on existing and new structures must be permitted through the Building Standards Department prior to starting work.

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

(I1b3) RZ22-06-04, Conditional Use for a Tattoo Parlor, Tax Map 079 Parcel 098D, 3.3 +/- acres, located at 4150 Washington Road, and currently zoned C-2 (General Commercial).

Kristin Callaway spoke in favor of the Conditional Use for a tattoo parlor. Applicant Leeanne Usry was available to answer questions.

Commissioner Skinner made a motion to disapprove the request for a Conditional Use for a Tattoo Parlor located at Tax Map 079 Parcel 098D. Commissioner Melear seconded the motion. Commissioners Skinner, Melear and Galeas voted in favor of the motion. Chairman Duncan and Vice Chairman Richardson opposed the motion. The motion carried.

(I1b4) RZ22-06-05, Rezone R-2 (Single Family Residential) to P-1 (Professional) , a 0.22 +/- acre portion of the property located at 460 North Belair Road, Tax Map 072A parcel 086, 1.14 +/- total acres, and currently split zoned R-2 (Single Family Residential) & P-1 (Professional).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to P-1 for the property located at Tax Map 072A parcel 086 subject to the following condition:

Planning:

If a site plan submittal is not otherwise required, the applicant shall submit a plan to the Planning Department depicting the design of the play area and the required structural buffer. Said plan must be approved by the Planning Department prior to construction, and the buffer shall be in place prior to the play area being used.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b5) VA22-06-06, Variance to Section 90-139 Buffers & screening, Tax Map 072A Parcel 086, 1.14 +/- total acres, located at 460 North Belair Road, and currently split zoned P-1 (Professional) and R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-139 Buffers & screening for property located Tax Map 072A Parcel 086 subject to the following condition:

Planning:

If a site plan submittal is not otherwise required, the applicant shall submit a plan to the Planning Department depicting the design of the play area and the required structural buffer. Said plan must be approved by the Planning Department prior to construction, and the buffer shall be in place prior to the play area being used.

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

(I1b6) VA22-06-03, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 029 Parcel 018C, 4.75 +/- acres, located at 1808 Lonergan Hulme Road, and currently zoned M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-98 List of Lot & Structure Requirements for the property located at Tax Map 029 Parcel 018C to reduce building setbacks subject to the following condition:

Planning:

The building setback is reduced to 10 feet along the southern and western property lines.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b7) VA22-06-04, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 072 Parcel 043B, 2.942 +/- acre portion of 6.0 +/- acres, located at 683 Commerce Court, and currently zoned M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-98 List of Lot & Structure Requirements for property located at Tax Map 072 Parcel 043B to remove the maximum front building setback along Commerce Court subject to the following condition:

Planning:

Submittal and approval of the proposed subdivision shall be required prior to the site plan submittal or within 90 days of the Board of Commissioners approval, whichever is the earliest date. A copy of the

recorded plat shall be provided to the Planning Department.
Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1b8) RZ22-07-01, Rezone R-A (Residential Agricultural) to S-1 (Special), Tax Map 063 Parcel 138, 7.56 +/- acres, located at 5221 Parham Road, and currently zoned R-A (Residential Agricultural).
Larry Jernigan stated his opposition to the proposed water tank. Ronnie Kurtz with the City of Grovetown was available to answer questions.

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for property located at Tax Map 063 Parcel 138 for a proposed water tower and office space subject to the following condition:

Planning:

A minimum 30-foot structural buffer meeting the planting requirements of Section 90-139 Buffers and screening shall be provided along the eastern and western property lines. The fence shall be permitted to be chain link. Said buffer shall only be required in areas noted for development on the provided development plan.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b9) RZ22-07-02, Major PUD Revision, Tax Map 082D Parcels 072, 073, & 074, located at 208, 210, & 212 New Petersburg Drive, 0.28, 0.27, & 0.26 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a Major PUD Revision for property located at Tax Map 082D Parcels 072, 073, & 074 to revise the permitted use for the existing quadplexes within the Petersburg Square Development subject to the following condition:

Planning:

Subject properties shall be revised to follow the narrative of RZ84-05-03.

Chairman Duncan seconded the motion. Chairman Duncan, Vice Chairman Richardson, and Commissioners Skinner and Galeas voted in favor of the motion. Commissioner Melear opposed the motion. The motion carried.

(I1b10) RZ22-07-03, Rezone R-3 (Single Family Residential) to C-1 (Neighborhood Commercial), Tax Map 082A Parcel 080, 0.651 +/- acres, located at 424 Vaughn Road, and currently zoned R-3 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from R-3 to C-1 for property located at Tax Map 082A Parcel 080 subject to the following conditions:

Planning: Development shall follow the design standards as per Section 90-99 Corridor Protection Overlay District.

Health Department: The only septic report information the health department has on this property is a repair permit that was issued in 1990. There is no record of the existing system or the final inspection for the repair. Whatever septic system might be in the ground must no longer be utilized. A Level III soil report will be required on this property. If suitable for a septic system, the uses will be limited to office space and minimal retail. The use actually will be dependent upon the soil.

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) Property A

Vice Chairman Richardson made a motion to approve \$51,000 to Sue W. Harrison, Tax Map Number 065016B, \$7,000 to Deryck & Anja Julien, Tax Map Number 065014J, \$1,600 to Jeff & Chandler Rogers, Tax Map Number 065016E, \$1,900 to Phillip Tulley, Jr., Tax Map Number 065016C, \$2,800 to Michael & Arnette Lowen, Tax Map Number 065028, \$2,800 to Scott & Melissa Fitzgerald, Tax Map Number 065026, \$11,200 to Robert & Monica Williams, Tax Map Number 065014D to obtain right of way and/or easements for the Hardy McManus Road widening project. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn at 6:57 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