



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, September 6, 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
Scott Sterling - Planning Services
John Luton - Community Services
Chief Jeremy Wallen - Fire 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

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) August 16, 2022

Commissioner Melear made a motion to approve the minutes of the August 16, 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

Chairman Duncan explained that the people who requested to speak will do so when the item comes up on the agenda.

**(G1a) ~~Proclamation to Girl Scouts proclaiming September as Childhood Cancer Awareness Month~~
Girl Scouts could not attend.**

(G1b) Noah Bradley to speak concerning VA22-08-03

(G1c) Scott Rosamond to speak concerning VA22-08-04

(G1d) Mark Ivey to speak concerning RZ22-08-06

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) Animal Services Donations

Approved the acceptance of \$25,000 from Elizabeth Halter and \$100 from Kerry Goodwin to Animal Services for the shelter and spay/neuter of animals.

(H1b) Gateway Park Playground Repair

Approved the purchase of replacement equipment for Gateway Park in the amount of \$37,348.14; 3503550.601090.35530.

(H1c) 2022 Columbia County Fire Rescue Boot Drive Donation Service Agreements with the Burn Foundation and Columbia County Community Connections

Approved the service agreements with the Burn Foundation of America and Columbia County Community Connections in the amount of \$32,154.82 each from the proceeds of the 2022 boot drive.

(H2) Public Works and Engineering Services Committee

(H2a) Service Contract, Wastewater Plants' UV Equipment, Trojan Technologies Group ULC

Approved a service contract with Trojan Technologies Group ULC for the wastewater plants' UV equipment in the amount of \$11,476; 511.5115.533035.

(H2b) Purchase, Hi-Vac X-8, P & H Supply Co Inc

Approved the purchase of a Hi-Vac X-8 from P&H Supply Co. Inc. in the amount of \$498,500; 511.5125.601081.

(H2c) Amendment, Harris Cloud Service Order, Cayenta

Approved an amendment to the Master Professional Services Agreement with Cayenta, A Division of N. Harris Computer Corporation and Harris Cloud Services Agreement for Utility Billing.

(H2d) Vehicle Allowance Transfer, Water Utility Engineering Department

Approved the removal of the vehicle allowance from position number 1546 Manager II and the addition of a category C vehicle allowance to position number 2237 Manager V NE starting with the pay period beginning September 11, 2022.

(H2e) Tanko Lighting Contract Revisions for the Streetlight Procedure Update

Approved the Streetlight Procedure Revised Services Agreement with Tanko Streetlighting, Inc.

(H2f) Purchase of a Bobcat Compact Track Loader and Auxillary Attachments from Bobcat of Augusta for Stormwater Utility

Approved the purchase of a Bobcat compact track loader and auxiliary attachments from Bobcat of Augusta for Stormwater Utility in the amount of \$143,683.42; 5215200.601082.

(H2g) Construction Contract, Blair Construction Inc., Wood Creek Ln Stormwater Emergency Repair Project, Bid #2022030-BID5200

Approved the award and the contract to Blair Construction for the Wood Creek Lane stormwater emergency repair project in the amount of \$290,706; 22725.32.015.

(H2h) Construction Contract, Reeves Construction Company, White Oak Business Park Road Extension, Ph 2, Bid 2022029-BID3313

Approved the award and the contract to Reeves Construction Company for the White Oak Business Park Road extension, phase two in the amount of \$5,755,884.75; 1011510.544025.

(H2i) Abandonment of an existing 20' Drainage and Utility easement in River Island Section 3, Phase 1-A

Approved the abandonment of an existing 20' drainage and utility easement in River Island Section 3, Phase 1-A labled as easement "A" being 4,979 square feet as depicted on a plat prepared by James G. Swift and Associates dated as revised on July 22, 2022 contingent upon staff's approval.

(H2j) Acceptance of Improvements for Jackson Heights, Phase II

Approved the acceptance of all improvements and easements as depicted on the plat prepared by H&C Surveying, Inc. dated July 28, 2022 for Jackson Heights, Phase II contingent upon staff's approval.

(H2k) Construction Contract with Reeves Construction Company for the William Few Parkway Rehabilitation, Phase II, PI# 0017534, Bid # 2022033-BID3313

Approved the award and the contract to Reeves Construction Company for the William Few Parkway rehabilitation, phase II in the amount of \$2,023,575 and to authorize a budget of \$2,500,000 for the project.

I. DEBATE AGENDA

(I1) New Business

(I1a) Community and Emergency Services Committee

(I1a1) Childhood Cancer Awareness Month Proclamation

Commissioner Galeas made a motion to proclaim the month of September 2022 as Childhood Cancer Awareness month. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ22-08-03, Major PUD Revision to Allow Existing Deck and Fence, Tax Map 078 Parcel 569, located at 1016 Barrett Drive, 0.13 +/- acres, and currently zoned PUD (Planned Unit Development) and approval of an encroachment agreement.

Commissioner Skinner made a motion to approve an easement encroachment agreement and the request for a major PUD revision for property located at Tax Map 078 Parcel 569 to reduce building setbacks from 5' to 4' 6" to retain an existing deck, a rear fence height of 7' 4" and to retain an existing screen at a height of 7' on the eastern property line subject to the following conditions:

Conditions:

Building Standards: A permit must be pulled for the deck and the fence allowing for a code compliance

inspection.

Planning: The setback reduction applies to retain existing structures in the current locations. Repair and/or rebuilding of the structures is allowed and must meet applicable building codes and be permitted.

Stormwater Management: An Easement Encroachment Agreement is required.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b2) RZ22-08-04, Conditional Use for Massage, Tax Map 082 Parcel 079F, 0.27 +/- acres, located at 535 Blackburn Drive, and currently zoned P-1 (Professional).

Commissioner Skinner made a motion to approve the Conditional Use for Massage for property located at Tax Map 082 Parcel 079F. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1b3) RZ22-08-05, Rezoning from R-A (Residential Agricultural) to S-1 (Special), Tax Map 047 Parcel 043X, located at 5560 Burks Mountain Road, 10.17 +/- acres, and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for property located at Tax Map 047 Parcel 043X subject to the following conditions:

Conditions:

Planning:

- 1. Uses allowed in the R-A zoning district are also allowed on the property.*
- 2. All construction shall comply with the minimum setbacks of the R-A zoning district.*
- 3. Minimum 40-foot natural buffers shall be maintained along all property lines, including along the road frontage. The applicant shall coordinate with the County Landscape Architect to ensure the existing plantings in the buffer along Burks Mountain Road are sufficient to supply a year-round visual screen. Any required supplemental plantings shall be approved by the County Landscape Architect and shall be installed within 9 months of approval by the Board of Commissioners.*
- 4. The portion of the property utilized for the business, including all parking and storage, shall at no time exceed 5 acres nor extend onto the eastern half of the property. A plat subdividing the portion of the property to be rezoned S-1 and used for the proposed business operations shall be recorded and a copy submitted to the Planning Department within 60 days of approval by the Board of Commissioners.*

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

(I1b4) RZ22-08-06, Rezoning from M-1 (Light Industrial) to PRD (Planned Residential Development), Tax Map 051 Parcel 048, located at Baker Place Road, 24.14 +/- acres, and currently zoned M-1 (Light Industrial).

Mark Ivey stated why the Board should approve the rezoning request. Commissioner Skinner made a motion to approve the request for a rezoning from M-1 to PRD and the Major PRD Revision for property located at Tax Map 051 Parcels 049 and 049A subject to the following conditions:

Planning:

- 1. The lot standards provided shall not be interpreted to include a maximum lot width. The minimum lot width is to be as indicated in the narrative for each lot type, and every lot must meet at least this width at the minimum building line.*
- 2. Each building permit application will include a signed approval letter from the Architectural Review Board for the design of the home and any accessory structures.*
- 3. Parks shall not be reduced below those shown on the concept plan. Park types shall be determined at preliminary plat and the overall development must include at least 4 of each type.*
- 4. Pedestrian connections outside of the right of way must be shown on preliminary plats for the relevant sections and developed in conjunction with those phases.*

Traffic Engineering:

- 1. The 9/16/20 traffic study performed an operational analysis of the unsignalized intersection approaches to include turn lane warrants and recommended storage lengths. Turn lane warrants, storage lengths, and turning movements for access points must be re-evaluated at each proposal and phase of development. Columbia County may require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the developer in future phases if the assumptions, counts or estimated peak days/times in the traffic study do not match actual field conditions, or if poor operational issues are identified by the County Engineer that require improvements to protect the safety and welfare*

of the travelling public.

2. Traffic contributions from Tillery Park Drive and the growth of Baker Place Road corridor may result in a need for signalization at this intersection. At a time prior to final phase of development and determined by County Engineer, the developer is required to submit a traffic signal warrant analysis that complies with the "Project Access Improvements on County Roadways" (aka PAI) and GDOT policies and standards. The analysis will include a future year scenario with a growth rate applied to traffic volumes in a signal warrant justification. Any costs for signalization, modifications to the intersection, utility relocations or other associated improvements shall be the responsibility of the developer.

3. Developer is required to provide traffic calming measures on internal public roadways with straight sections (delta angle less than 30 degree curves) longer than 500 ft. A mandatory meeting with Chairman Duncan 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.

(I1b5) RZ22-08-07, Major Plan Revision to S-1 (Special), Tax Map 077 Parcel 059G, located at 4201 Southern Pines Drive, 11.95 +/- acres, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a Major Plan Revision for property located at Tax Map 077 Parcel 059G to add a daycare to the existing uses. Chairman Duncan seconded the motion. The motion carried unanimously.

(I1b6) VA22-08-02, Variance to Section 90-144 Placement of Buildings and Structures, Tax Map 073C Parcel 306, located at 774 Houston Lake Drive, 0.33 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-144 Placement of Buildings and Structures for property located at Tax Map 073C Parcel 306 to allow a 6-foot fence within the front building setback. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1b7) VA22-08-03, Variance to Section 90-135 Signs, Tax Map 078D Parcel 033, 0.66 +/- acres, located at 3864 Washington Road, and currently zoned C-2 (General Commercial).

Noah Bradley explained why the Board should approve the variance. Commissioner Skinner made a motion to disapprove the request for a variance to Section 90-135 Signs for property located at Tax Map 078D Parcel 033. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b8) VA22-08-04, Variance to Section 90-53 List of Lot & Structure Requirements, Tax Map 001A Parcel 185, located at 7409 Lakeside Drive, 0.49 +/- acres, and currently zoned R-4 (Recreational Residential).

Scott Rosamond asked if there was a way the Board could require the lights installed by his neighbors be shone on their property only. Commissioner Skinner 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 001A Parcel 185 to reduce building setbacks to 7' on the eastern property line and the rear building setback to 5' for an existing shed and deck and a proposed carport and pool subject to the following conditions:

Building Standards: A survey from a licensed surveyor must be submitted and approved prior to pouring concrete or installing any permanent work of the project.

Planning: Building setbacks are reduced per the provided plot plan provided by EMC Engineering and included with this application. No expansion of the existing structures on the western property line may occur.

Replacement is permissible in their current location only or meeting building setbacks.

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

(I1c) Public Works and Engineering Services Committee

(I1c1) Ordinance Number 22-05 Revision of Chapter 2, Administration, Section 2-452 Waiver of Appraisal Requirements for Purchase or Donation of Low Fair Market Value Real Property - First Reading

Vice Chairman Richardson made a motion to approve the First Reading of Ordinance Number 22-05, the

revision of Columbia County's Code of Ordinance Chapter 2, Section 2-452 waiver of appraisal requirements for purchase or donation of low fair market value real property. Commissioner Galeas 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) Personnel

(M1a) Employment agreement with Madalyn Brantley

Commissioner Melear made a motion to approve the employment agreement with Madalyn Brantley. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Donation from the Columbia County Board of Education Parcel Number 051003M to obtain permanent easement to run a sewer line

Vice Chairman Richardson made a motion to accept the donation from the Columbia County Board of Education Parcel Number 051003M to obtain permanent easement to run a sewer line. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2b) Chris & Jessica Valley parcel number 065014E to obtain right of way and/or easement for the Hardy McManus Road Widening project

Vice Chairman Richardson made a motion to approve \$6,000 to Chris & Jessica Valley parcel number 065014E to obtain right of way and/or easement for the Hardy McManus Road Widening project. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:37 p.m. Commissioner Galeas made a motion to adjourn the meeting. Commissioner Melear seconded the motion. The motion carried unanimously.

Signature on file

Douglas R. Duncan, Jr., Chairman

Signature on file

Patrice R. Crawley, County Clerk