



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, September 20, 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 Chris Driver
County Clerk Patrice R. Crawley

Division Directors:
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community Services
Chief Jeremy 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

Commissioner Skinner 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) September 06, 2022

Commissioner Melear made a motion to approve the minutes of the September 06, 2022 Board of Commissioners meeting as presented. Commission Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the September 20, 2022 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) Presentation of Checks from the 2022 Columbia County Fire Rescue Boot Drive

Chief Wallen presented the Burn Foundation and Columbia County Community Connections the proceeds from the 2022 Columbia County Fire Rescue Boot Drive.

(G1b) Bill Corder would like to speak in favor of RZ22-08-02

Chairman Duncan stated that anyone who would like to speak would do so when the 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. 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) Service Agreement with Columbia County Cares

Approved the Service Agreement with Columbia County Cares.

(H1b) 2022 ACCG – Group Self-Insurance Workers' Compensation Fund Employee Safety Grant Award

Approved the acceptance of the ACCG-Group Self-Insurance Workers' Compensation Fund Employee Safety Grant in an amount not to exceed \$6,000; 2250301.433019.10074.

(H1c) Rejection of Bid # 2022031-BID1414 County Trucks Fleet REBID

Approved the rejection of Bid#2022031-BID1414 County Trucks Fleet rebid.

(H1d) Purchase of a Truck for Extension Services

Approved the purchase of a 2023 Ford F-250 for UGA Extension Services from Alan Jay Fleet Sales in the amount of \$53,760; 6416400.601080.

(H1e) Purchase of Vehicles for Sheriff's Office

Approved the purchase of 11 Dodge Durangos and 3 Dodge Chargers from Akins Ford Dodge in the amount of \$548,627.91; 6416400.601080.

(H1f) Purchase of 15 Passenger Van for Parks and Recreation

Approved the purchase of a 2023 Ford Transit Van from Alan Jay Fleet Sales in the amount of \$51,369; 6416400.601080.

(H1g) Purchase of Transit Connect for Facility Maintenance

Approved the purchase of a Transit Connection cargo van from Alan Jay Fleet Sales in the amount of \$31,511; 6416400.601080.

(H1h) Memorandum of Understanding with Augusta University / Georgia Cyber Center

Approved the Memorandum of Understanding with Augusta University/Georgia Cyber Center.

(H1i) Equipment and Services from Mainline for Information Technology Disaster Recovery Site

Approved the purchase of equipment and services from Mainline for the Information Technology Disaster Recovery site in the amount of \$656,542.86; 22510-32-029, as well as to authorize the Chairman to execute any necessary documents.

(H1j) The Purchase of Equipment and Services from Presidio for Broadband Disaster Recovery Site

Approved the purchase of equipment and services from Presidio for Broadband Disaster Recovery Site in the amount of \$1,032,802.26; 3503550.601090.35531.

(H2) Development and Planning Services Committee

(H2a) IGSA Task Order with Fort Gordon for the Range Road Culvert Replacement Project

Approved the IGSA Task Order with Fort Gordon for the Range Road culvert replacement project.

(H2b) Independent Contractor Agreement with Blair Construction, Inc. for the Range Road Culvert Replacement at Ft. Gordon

Approved the Independent Contractor Agreement with Blair Construction, Inc. for the Range Road culvert replacement at Ft. Gordon.

(H2c) Dissolution of Adopt a Mile Program

Approved the dissolution of the Adopt a Mile Program.

(H2d) Change Order Number 01 with S.D. Clifton for the CCSO Administration Building

Approved change order number 1 with S.D. Clifton for the Columbia County Sheriff's Office Building in the amount of \$176,300; 22820.32.015.

(H2e) The Purchase of a Shade Structure from Bliss Products for Animal Services

Approved the purchase of a shade structure from Bliss Products in the amount of \$22,679.50; 3503550.601090.35528.

(H2f) Independent contract with Continental Construction for the Animal Services Facility Renovations

Approved an Independent Contract with Continental Construction for the Animal Services Facility renovations with a do not exceed cost of \$70,000; 3503550.601090.35528.

(H2g) Variance Request to Section 6-56 Expiration; Renewal from Riverwood Spirits LLC. located at 5118 Washington Road.

Approved the variance request to Section 6-56 Expiration; Renewal from Riverwood Spirits LLC. located at 5118 Washington Road to allow the alcoholic beverage license to remain active for an additional 60 days ending November 27, 2022.

(H2h) Amendment Number 1 to the contract with A-Com Security Company, LLP. for fire and burglary alarm monitoring

Approved amendment number 1 to the contract with A-Com Security Company, LLP. for fire and burglary alarm monitoring.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Public Works and Engineering Services Committee

(I1a1) 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 - **Second Reading**

Vice Chairman Richardson made a motion to approve the Second 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 to go into effect the day after the second reading. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ22-07-04, Rezone R-A (Residential Agricultural) to PRD (Planned Residential Development), Tax Map 059 Parcels 027C & portion of 026B, located at Clanton Road and Old Pearre Place, a combined 107.94 +/- acres, and currently zoned R-A (Residential Agricultural).

Beth Connell expressed her concerns about the rezoning.

Keith Lawrence explained why the rezoning should be approved.

Commissioner Skinner made a motion to approve the request for a rezoning from RA to PRD for property located at Tax Map 059 Parcels 027C and a portion of 026B subject to the following conditions:

Planning:

1. A plat showing the portions of the property not to be rezoned shall be completed and provided to the Planning Department within 90 days from the approval by the Board of Commissioners.

2. The 50-foot buffer from Old Pearre Place shall be measured from the edge of the existing road bed. If the development relocates the road, then the buffer may be measured from the edge of the new road bed.

Traffic Engineering:

The applicant shall be responsible for improvements to Clanton Road and/or William Few Parkway to serve additional traffic loading as deemed necessary based on proposed development.

1. Prior to site plan approval, the Applicant is required to submit a Traffic Impact Study (TIS) that complies with the "Project Access Improvements on County Roadways" policy (PAI) as adopted by the Board of Commissioners on February 3, 2015. Contact Engineering Services at 706-447-7602, prior to starting the traffic study, to discuss the scope. Columbia County reserves the right to require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the applicant 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. Left and right turn lanes shall be constructed on William Few Parkway at the Clanton Road intersection. Turn lane improvements shall be based on Project Access Improvement policy. Installation of turn lanes must be completed with the first phase of construction. The paving section for William Few Parkway (arterial classification) shall be 10 inches GAB, 4 inches 25mm, 2 inches 19mm, and 2 inches 12.5mm or match existing, whichever is greater.

3. At a minimum, a pavement section upgrade and extension of Clanton Road to the development entrance will be required. The paving section shall be in accordance with GDOT's Pavement Design Manual. Please contact Engineering Services at 706-447-7602 to discuss the scope of the pavement design.

4. The paving section for the development shall meet Pavement Design Supplement A and based on the total lot count of the proposed subdivision.

5. Traffic calming measures will be required on internal public roadways with straight sections (delta angle less than 30 degree curves) longer than 500 ft. A mandatory meeting with the Engineering Division is required prior to any detailed design for the purpose of discussing acceptable traffic calming measures. Please contact Curtis Aycox at 706-447-7611.

6. Additional improvements may be required as determined by the TIS and/or the County Engineer. Commissioner Galeas seconded the motion. Vice Chairman Richardson and Commissioner Melear opposed the motion. Chairman Duncan and Commissioners Skinner and Galeas voted in favor of the motion. The motion carried.

(I2a2) RZ22-08-02, Major S-1 (Special) Revision, Tax Map 059 Parcel 027A, 26.7+/- acres, located at 2540 William Few Parkway, and currently zoned S-1 (Special).

Bill Corder requested to have clarification of the Traffic Engineering conditions.

Commissioner Skinner made a motion to approve the request for a Major S1 Revision for property located at Tax Map 059 Parcel 027A for a church subject to the following conditions:

Traffic Engineering:

The applicant shall be responsible for improvements to Clanton Road and/or William Few Parkway to serve additional traffic loading as deemed necessary based on proposed site improvements.

1. Prior to site plan approval, the Applicant is required to submit a Traffic Impact Study (TIS) that complies with the "Project Access Improvements on County Roadways" policy (PAI) as adopted by the Board of Commissioners on February 3, 2015. Contact Engineering Services at 706-447-7602, prior to starting the

traffic study, to discuss the scope. Columbia County reserves the right to require an updated traffic study or modifications to existing and/or proposed traffic improvements required of the applicant 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. Prior to the Certificate of Occupancy being issued for the permanent Education Building (Phase IIb), left and right turn lanes shall be constructed on William Few Parkway at Clanton Road intersection if the turn lanes are not already existing. The geometry of the improvements shall be based on GDOT Design Guidelines and Columbia County's Project Access Improvement policy. The paving section for William Few Parkway (arterial classification) shall be 10 inches GAB, 4 inches 25mm, 2 inches 19mm, and 2 inches 12.5mm or match existing, whichever is greater.

3. Prior to the Certificate of Occupancy for the permanent Education Building (Phase IIb), an upgraded paving section on Clanton Road will be required to meet the additional traffic loadings if not already existing. The paving section shall be in accordance with GDOT's Pavement Design Manual. Please contact Engineering Services at 706-447-7602 to discuss the scope of the pavement design.

4. Modifications of the existing access drive on William Few Parkway may be required by the County Engineer in order to minimize impacts and improve the safety and welfare of the travelling public.

5. Additional improvements may be required as determined by the TIS and/or the County Engineer. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a3) VA22-09-01, Variance to Section 90-53 List of Lot and Structure Requirements, Tax Map 035B Parcel 039, 0.70+/- acres, located at 6244 Winfield Circle, and currently zoned R-4 (Recreational Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-53 List of Lot & Structure Requirements for property located at Tax Map 035B Parcel 039 to reduce rear building setbacks to 1' 4" from the property line for existing and proposed structures. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a4) VA22-09-02, Variance to Section 90-53 List of Lot and Structure Requirements , Tax Map 073A Parcel 151, 0.52+/- acres, located at 376 Westmont Drive, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made 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 073A Parcel 151 to reduce building setbacks on the western property line to 5' for a proposed garage. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a5) VA22-09-03, Variance to Section 90-53 List of Lot and Structure Requirements, Tax Map 073D Parcel 201, 0.46+/- acres, located at 163 Creekview Circle, and currently zoned R-2 (Single Family Residential) and Easement Encroachment

Commissioner Skinner made a motion to approve an easement encroachment and the request for a variance to Section 90-53 List of lot and structure requirements for the property located at Tax Map 073D Parcel 201 to reduce building setbacks to 9' 6" along the southern property line, 4' 5" along the western property line, and the front setback to 52' from the centerline of Creekview Circle. Vice Chairman Richardson 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

Beth Connell gave several ordinance changes that she felt needed to be addressed.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Resolution Number 22-27, Declarations of Taking and Order by Condemnation for a portion of tax map 065 016F for the improving, widening, paving, aligning and maintaining Hardy McManus Road

Vice Chairman Richardson made a motion to approve Resolution Number 22-27, Declarations of Taking and Order by Condemnation for a portion of tax map 065 016F for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) Resolution Number 22-28, Declarations of Taking and Order by Condemnation for a portion of tax map 065 015B for the improving, widening, paving, aligning and maintaining Hardy McManus Road

Vice Chairman Richardson made a motion to approve Resolution Number 22-28, Declarations of Taking and Order by Condemnation for a portion of tax map 065 015B for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1c) Resolution Number 22-29, Declarations of Taking and Order by Condemnation for a portion of tax map 065 015 for the improving, widening, paving, aligning and maintaining Hardy McManus Road

Vice Chairman Richardson made a to approve Resolution Number 22-29, Declarations of Taking and Order by Condemnation for a portion of tax map 065 015 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1d) Highgrove at Williamsburg Community Association, Inc. Parcel Number 065A503H, Parcel Number 065A501D and Parcel Number 065A501C to obtain right of way and/or easements for the Hardy McManus Road Widening Project

Vice Chairman Richardson made a motion to approve \$91,500 to Highgrove at Williamsburg Community Association, Inc. Parcel Number 065A503H, \$54,400 to Highgrove at Williamsburg Community Association, Inc. Parcel Number 065A501D, \$39,100 to Highgrove at Williamsburg Community Association, Inc. Parcel Number 065A501C 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

At 6:54 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