



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, December 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
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community Services
Michael Blanchard - Technology Services
Stacey Gordon – Water Utility
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) November 15, 2022

Vice Chairman Richardson made a motion to approve the minutes of the November 15, 2022 Board of Commissioners meeting as presented. Commissioner Melear seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the December 06, 2022 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) Operation Handwarmer Day Proclamation

Commissioner Galeas presented a proclamation to Operation Handwarmer co-founders Larry Miller and Burt Sappenfield to designate Friday, December 9, 2022 as Operation Handwarmer Day in Columbia County.

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) Community and Emergency Services Committee

(H1a) Independent Contractor Agreement with Bliss Products and Services, Inc. to replace the shade structures and bleachers at Riverside Park

Approved the Independent Contractor Agreement with Bliss Products and Services, Inc. to replace the shade structures and bleachers at Riverside Park in the amount of \$330,189.20; 22140.32.015.

(H1b) Fire Services Donations

Acceptance of monetary donations totaling \$2,000 to Columbia County Fire Rescue for fire safety supplies.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Formosas Asian Restaurant LLC dba Formosas II

Approved the alcoholic beverage license for Formosas Asian Restaurant LLC dba Formosas II.

(H3) Public Works and Engineering Services Committee

(H3a) Phone Allowance Transfer, Water Utility Engineering Department

Approved to transfer the cell phone and data allowance of \$1,440/year from the Engineer II position (Engineer II Exempt - Position #730) to the Engineering Technical Manager position (Manager I Exempt - Position #1457).

(H3b) Intergovernmental Agreement with the City of Grovetown for sewer line exchange

Approved an intergovernmental agreement with the City of Grovetown to facilitate the transfer of sanitary sewer infrastructure.

(H3c) Lighting Services Agreement with Georgia Power for BMX Track Lighting Upgrades at Blanchard Woods Park

Approved the Lighting Services Agreement with Georgia Power for BMX Track Lighting Upgrades at Blanchard Woods Park.

(H3d) Resolution 22-32 to amend Summerlin Phase IV SLD 2013-501

Approved Resolution 22-32, to amend Street Light District #2013-501, and authorizing Georgia Power to add one additional street light with an upfront pole cost of \$481.75; 205.2050.522082 and an annual utility cost of \$214.32; 205.2050.522080.

(H3e) Resolution 22-33 and Project Delivery Agreement with the Georgia Department of Transportation (GDOT) for the Resurfacing of White Oak Rd, Countyline Rd, and Sawdust Rd

Approved Resolution 22-33 and Project Delivery Agreement with the Georgia Department of Transportation for the Resurfacing of White Oak Rd, Countyline Rd, and Sawdust Rd.

(H3f) Construction Contract with Quality Plus Services for the Autumn Trail Culvert Replacement Project, Bid# 2022041-Bid5200

Approved the contract with Quality Plus Services for the Autumn Trail Culvert Replacement Project, Bid# 2022041-Bid5200, in the amount of \$248,445.00; 22717.32.015.

(H3g) Acquisition Services with Colliers Engineering & Design for the Hereford Farm Rd Widening Project

Approved the contract with Colliers Engineering & Design for acquisition services for the Hereford Farm Rd Widening Project.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) Ordinance Number 22-06, Text Amendment to Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-135 Signs- **Second Reading**

Commissioner Skinner made a motion to approve the second reading of ordinance number 22-06 Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-135 Signs. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ22-11-02, Major S-1 (Special) Plan Revision, 2221 Indigo Hall Drive, Tax Map 082B Parcel 158I, 10.5 +/- Acres, and currently zoned S-1 (Special).

Applicant Robert Muirhead requested approval with conditions of maintaining a previously approved density of 180 independent living units. Alexandra Reynolds of JLA and Bill Corder with Blue Water Engineering were available to answer questions.

Commissioner Skinner made a motion to approve the request for a Major S-1 Plan Revision for property located at Tax Map 082B Parcel 158I subject to the following conditions:

Environmental:

Should any part of the independent living section of Thrive (aka Indigo Hall) fall under the definition of a critical facility, as defined by FEMA or Columbia County, the facility shall meet the provisions set forth in Columbia County Code of Ordinances, Chapter 42, Section 42-46, Standard for Critical Facilities, critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain. All ingress and egress from any critical facility must be protected to the 500-year flood elevation.

Planning:

1. Based on the Fire Marshal's requirements, slight modifications of the site plan would be allowed during the Plan Review stage to achieve the required compliance.

2. Buffers may be disturbed and supplemented with additional plantings as required to create an opaque screen and must be designed by a Landscape Architect.

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

Staff requested clarification on the number of units.

Chairman Duncan made a motion to reconsider. Commissioner Skinner seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioners Skinner and Galeas voted in favor of the motion. Commissioner Melear abstained. The motion carried.

Commissioner Skinner made a motion to approve the request for a Major S-1 Plan Revision to leave the unit count to 180 and to increase the building height to 60 feet for the proposed independent living senior apartments for property located at Tax Map 082B Parcel 158I subject to the following conditions:

Environmental:

Should any part of the independent living section of Thrive (aka Indigo Hall) fall under the definition of a critical facility, as defined by FEMA or Columbia County, the facility shall meet the provisions set forth in Columbia County Code of Ordinances, Chapter 42, Section 42-46, Standard for Critical Facilities, critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain. All ingress and egress from any critical facility must be protected to the 500-year flood elevation.

Planning:

1. Based on the Fire Marshal's requirements, slight modifications of the site plan would be allowed during the Plan Review stage to achieve the required compliance.

2. Buffers may be disturbed and supplemented with additional plantings as required to create an opaque

screen and must be designed by a Landscape Architect.

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

(I2a2) RZ22-11-03, Conditional Use for Massage, 108 North Belair Road, Tax Map 073C Parcel 045B, 1.32 +/- acres, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for Conditional Use for Massage for property located at Tax Map 073C Parcel 045B subject to the following condition:

Planning:

Massage shall only be permitted within one suite on the subject property.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I2a3) RZ22-11-04, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 3981 Mullikin Road, Tax Map 077 Portion of Parcel 050A, 2.6 +/- acres, and currently zoned R-1 (Single Family Residential) - *Tabled to December 20, 2022*

Commissioner Skinner made a motion to approve the request for postponing RZ22-11-04 to the December 20th Board meeting. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b) Community and Emergency Services Committee

(I2b1) Operation Handwarmer Day Proclamation

Commissioner Galeas made a motion to approve the Operation Handwarmer Day Proclamation.

Commissioner Skinner 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) Bryan and Debra Wilson parcel 065A096, Alanda Henderson parcel 065A246, David Weeks parcel 071G084, John-David Lindsey parcel 071002G, Barbara Pia parcel 071066 and 071067, River Oaks Subdivision, LLC parcel 071194 and River Oak Subdivision, LLC parcel 071193 to obtain right of way and/or easements for the Hardy McManus Road widening project.

Vice Chairman Richardson made a motion to approve \$31,000 to Bryan and Debra Wilson parcel 065A096, \$23,500 to Alanda Henderson parcel 065A246, \$15,900 to David Weeks parcel 071G084, \$19,100 to John-David Lindsey parcel 071002G, \$42,400 to Barbara Pia parcel 071066 and 071067, \$7,600 to River Oaks Subdivision, LLC parcel 071194 and \$5,500 to River Oak Subdivision, LLC parcel 071193 to obtain right of way and/or easements for the Hardy McManus Road widening project.

Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) George & Diane Sleister Tax Parcel # 062036 for the Chamblin Road project

Vice Chairman Richardson made a motion to approve \$609,000 to George & Diane Sleister Tax Parcel # 062036 for the Chamblin Road project. Commissioner Galeas seconded the motion. The motion carried unanimously.

(M1c) Resolution Number 22-39, Declarations of Taking, and Order by Condemnation for a portion

of tax map 071G444 for the improving, widening, paving, aligning, and maintaining Hardy McManus Road

Vice Chairman Richardson made a motion to approve Resolution Number 22-39, Declarations of Taking, and Order by Condemnation for a portion of tax map 071G444 for the improving, widening, paving, aligning, and maintaining Hardy McManus Road. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1d) Right of way from BAM Residential Solution for a portion of parcel 082001B.

Vice Chairman Richardson made a motion to accept the donation of right of way from BAM Residential Solution for a portion of parcel 082001B. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1e) Resolution Number 22-40, Declarations of Taking and Order by Condemnation for tax parcel 039136 for the construction of the new sewer and lift station for the Harlem Force Main

Vice Chairman Richardson made a motion to approve Resolution Number 22-40 Declarations of Taking and Order by Condemnation for tax parcel 039136 for the construction of the new sewer and lift station for the Harlem Force Main. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn the meeting at 6:24 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