



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, December 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
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
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

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) December 6, 2022

Commissioner Melear made a motion to approve the minutes of the December 06, 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 December 20, 2022 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Chairman Duncan recognized the Columbia County Youth Leadership and Boy Scouts Joseph and Michael Prohaska.

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 Galeas seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Agreement with EMS Technology Solutions, LLC. to purchase Operative IQ Software

Approved the agreement with EMS Technology Solutions, LLC to purchase Operative IQ software in the

amount of \$7,820; 2322510.533035.

(H2) Management and Internal Services Committee

(H2a) Thrombosis Awareness Month Proclamation

Approved a Proclamation proclaiming January, 2023 as Thrombosis Awareness Month.

(H2b) Master Services Agreement with CivicPlus for the website

Approved the master services agreement with CivicPlus for the website.

(H2c) Columbia Judicial Circuit Independent Contractor Agreement with Sarah K. Ruppensburg for a grants coordinator

Approved an independent contractor agreement with Sarah K. Ruppensburg for grant coordinator for the Columbia Judicial Circuit.

(H2d) Acceptance of the FY 2023 DHS Coordinated Transportation Grant and Contract with Deanna Specialty Transportation Inc.

Approved the acceptance of the FY2023 DHS Coordinated Transportation grant with authorization for the Chairman to sign the contract with Deanna Specialty Transportation Inc.

(H2e) Purchase of a truck from Alan Jay Fleet Sales for Landscaping

Approved the purchase of a Chevrolet Silverado 3500HD from Alan Jay Fleet Sales in the amount of \$57,979.

(H2f) FME Software License Agreement - Subscription

Approved the FME Software Agreement in the amount of \$20,000; 6516500.533035.

(H2g) Purchase of Security and Traffic Cameras from Utilicom Supply

Approved the purchase of security and traffic cameras from Utilicom Supply in the amount of \$344,712.75; 3523552.544035.35204.

(H2h) Purchase of Furniture, Fixtures, and Equipment for GIS Offices

Approved the purchase of furniture, fixtures and equipment of the GIS Offices in the amount of \$76,800.91; 22210.32.055.

(H2i) Automated License Plate Reader System Agreement with CelPlan

Approved the automated license plate reader system agreement with CelPlan in the amount of \$434,233.69; 3523552.544035.35203.

(H3) Development and Planning Services Committee

(H3a) BID#2022043-BID2720 The Market-REBID

Approved the bid and construction contract to Duckworth Development, LLC for The Market in the amount of \$2,867,202; 17151.37.015.

(H3b) Variance Request to Columbia County Code Section 6-56 Automatic Forfeiture for Nonuse from LN Wine & Liquor Inc dba Hot Shot Liquor

Approved the variance request from LN Wine & Liquor Inc. dba Hot Shot Liquor to Columbia County Code Section 6-56 Automatic Forfeiture for Nonuse to allow the additional 180 days until June 29, 2023.

(H3c) Alcoholic Beverage License, Hadden Outdoors LLC

Approved the Alcoholic Beverage License to Hadden Outdoors, LLC to be effective January 01, 2023.

(H3d) Ancillary Dwelling, 435 Watroak Lane, Tax Map 081E Parcel 005, 1.17 +/- acres, and currently zoned R-1 (Single Family Residential).

Approved the request to exceed 1,800 square feet in size for an ancillary dwelling on the property at Tax Map 081E Parcel 005.

(H4) Public Works and Engineering Services Committee

(H4a) Agreement with Yancey Power System for main switchgear upgrades at the Jim Blanchard WTP

Approved an agreement with Yancey Power System for main switchgear upgrades at the Jim Blanchard WTP.

(H4b) Safety Lighting Proposals from Georgia Power to Provide Safety Lighting at the intersections of Tanner Ct @ Evans to Locks Rd, Blue Ridge Dr @ Blue Ridge Crossing, Tillery Park @ Baker Place Rd and William Few Parkway @ Euchee Creek Trail Crossing

Approved safety lighting proposals from Georgia Power to provide safety lighting at the intersections of Tanner Court @ Evans to Locks Rd, Blue Ridge Dr @ Blue Ridge Crossing, Tillery Park @ Baker Place Rd and William Few Parkway @ Euchee Creek Trail Crossing.

(H4c) Lighting Services Agreement with Georgia Power for the new Savannah Rapids Pavilion Upper Parking Lot Lighting

Approved the lighting services agreement with Georgia Power for the new Savannah Rapids Pavilion upper parking lot with an \$18,000 upfront cost and \$3,096 annual utility cost.

(H4d) Bid# 2022042-Bid2710, Striping Contract with Peek Pavement Markings, LLC for River Watch Pkwy

Approved awarding the bid and striping contract to Peek Pavement Markings, LLC. for River Watch Parkway in the amount of \$111,646.35; 22315.32.015.

(H4e) Change Order No. 1 with Reeves Construction Company for White Oak Business Park Road Extension, Phase 2

Approved change order number 1 with Reeves Construction Company for White Oak Business Park Road Extension, Phase 2 in the amount of \$120,032.71; 1011510.544025.

(H4f) 2023 Local Maintenance Improvement Grant (LMIG) Application with Georgia Department of Transportation

Approved the 2023 Local Maintenance Improvement Grant (LMIG) Application with Georgia Department of Transportation and authorization for the Chairman to execute all required documents.

(H4g) Construction Contract with ER Snell Contractor, Inc. for the Horizon South Pkwy (SR388) Widening Project, PI# 0008351, Bid 2022035-BID3313

Approved awarding the bid and construction contract with ER Snell Contractor, Inc. for the Horizon South Parkway Widening Project in the amount of \$22,312,902.86; 91309.24.015.

(H4h) Independent Contractor Agreement with Terracon Consultants, Inc. for Geotechnical Engineering Services

Approved an independent contractor agreement with Terracon Consultants, Inc. for Geotechnical Engineering Services at the Bill Dorn Road site in the amount of \$8,900; 22520.32.090.

(H4i) Adoption of the updated Columbia County Engineering Division Construction Standard Specifications and Details

Approved the updated Columbia County Engineering Division Construction Standard Specifications and Details.

(H4j) Acceptance of Improvements for Lot 6 at Gateway Square (Parcel 062 2923)

Approved the acceptance of improvements to include the sanitary sewer system and the permanent utility easement for Lot 6 at Gateway Square parcel 0622923 associated with these improvements as specified

and depicted on a plat for Lot 6 at Gateway Square prepared by James G. Swift and Associates dated November 09, 2022.

(H4k) Acceptance for Improvements for Highland Lakes Sec III

Approved acceptance of improvements for Highland Lakes Sec III to include the road, storm, water and sewer systems along with the right of way and easements associated with these improvements as specified and depicted on a plat prepared by H&C Surveying, Inc. dated November 08, 2022 with a two year warranty period from the date of written acceptance as the as built drawings contingent upon staff's approval.

(H4l) Acceptance of Improvements for Hickory Woods Subdivision in the City of Harlem

Approved the acceptance of improvements for Hickory Woods Subdivision in the City of Harlem to include the water and sanitary sewer systems and the easements associated with these improvements along with acceptance of the fee simple dedication of parcel shown as 231 Black Oak Drive as specified and depicted on a plat prepared by Echols Surveying & Construction Services dated October 24, 2022 contingent upon staff's approval.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Commission

(I1a1) 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) - *Postponed from December 06, 2022*

Applicant Adam Kotter and Engineer Bill Corder answered questions from the Commissioners. Commissioner Skinner made a motion to approve the request for a rezoning from R-1 to S-1 for a portion of property located at Tax Map 077 050A subject to the condition enumerated in the November 17, 2022 Planning Commission report. After discussion, Commissioner Skinner made a motion to amend his motion to approve the applicants request to withdraw without prejudice. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ22-12-01, Conditional Use for Massage, 444 Furys Ferry Road, Tax Map 082 Parcel 076D, 0.41 +/- acres, and currently zoned P-1 (Professional).

Commissioner Skinner made a motion to approve the request for a conditional use for massage for property located at Tax Map 082 Parcel 076D. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2a2) RZ22-12-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 6297 Cobbham Road, Tax Map 006 Parcel 047, 18.59 +/- acres, and currently zoned R-A (Residential Agricultural).
Applicants Cricket and Brad Willis answered questions from the Commissioners. Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for the property located at tax map 006 parcel 047 in order to host art classes and small events on the property and operate a produce stand with the following conditions:

- 1. Uses allowed in the R-A zoning district are also allowed on the property.*
- 2. The produce stand shall meet the setbacks typically required for the R-A zoning district.*
- 3. The 40-foot buffers must be planted and approved by the County Landscape Architect prior to beginning operation of the event venue.*
- 4. Tiny homes are not permitted on the site.*
- 5. That the events venue shall serve no more than 50 guests per event.*

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2a3) RZ22-12-04, Rezoning from PDD (Planning Development District) to P-1 (Professional District) 425 Furrys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres, and currently zoned PDD (Planned Development District).

Commissioner Skinner made a motion to approve the request for a rezoning from PDD to P-1 for property located at tax map 082A parcels 061 & 061A subject to the following conditions:

Health Department:

The building must be connected to county sewer.

Planning:

An as-built survey/combination plat will be required prior to site plan approval.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2a4) VA22-12-02, Variance from Section 90-98 List of Lot and Structure Requirements, 425 Furrys Ferry Road, Tax Map 082A Parcels 061 and 061A, 0.768 +/- combined acres, and currently zoned PDD (Planned Development District).

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 082A parcels 061 & 061A to reduce the front building setbacks for the existing building subject to the following conditions:

Health Department:

The building must be connected to county sewer.

Planning:

An as-built survey/combination plat will be required prior to Plan Review submittal.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I2a5) VA22-12-01, Variance to Sections 90-98 List of Lot and Structure Requirements and 90-139 Buffers and Screening, 4155 Wheeler Road, Tax Map 078B Parcel 051G, 2.05 +/- acres, and currently zoned M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for variances to sections 90-98 list of lot & structure requirements and 90-139 buffers and screening for property located at tax map 078B parcel 051G to reduce the front and side building setbacks and reduce the buffer requirements for the existing buildings subject to the following conditions:

Planning:

1. The variances apply only to the existing buildings on the site. If the buildings are demolished or require reconstruction or repair exceeding 75% of the value of the structure, the buildings must be relocated to meet the setback requirements and required buffers installed on the site.

2. The outdoor storage area at the rear of the property must be fully screened from view by a solid fence on the east and south sides of the storage area. This fence may be chain-link with slats or fabric.

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

(I2b) Public Works and Engineering Services Committee

(I2b1) Resolution 22-41 through 22-47 to establish Street Light Districts in Highland Lakes Sec 1C, River Island Sec 3 Ph2C3, Somerset @ Williamsburg Ph 8, River Oaks Ph 2, Tillery Park 1A, Tillery Park 1B and Crawford Creek Sec 10. *First Reading - postponed to January 17, 2023*

Vice Chairman Richardson made a motion to postpone the First Reading of Resolution 22-41 through 22-47 to the January 17, 2023 meeting. 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

(L1) Jennifer Lowers, Danielle Farr and John Arnold spoke concerning their issues with the upcoming PUD Major Revision at 3801 Park Lane.

(L2) Chairman Duncan and Vice Chairman Richardson took the opportunity to recognize District 4 Commissioner Dewey Galeas for his service to our country and to Columbia County. They wished him the best in his future endeavors.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) William Eubank as Interim Deputy Director for Engineering Services Division

Commissioner Melear made a motion to approve William Eubank as Interim Deputy Director for Engineering Services Division with an annual salary of \$94,036.80 to go into effect at the pay period beginning December 18, 2022. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(M1b) Employee contracts with Ashlyn Bedgood, Robert Bennett, Shelly Blackburn, Madalyn Brantley, Garrett Dragano, Clinton Hardy, Ronald Hutto, Michael Murphey, Anita Patel, Steven Prather, Harold Sparrow, Byron Sullivan, Ashley Swain and David Taylor.

Commissioner Melear made a motion to approve the employee contracts with Ashlyn Bedgood, Robert Bennett, Shelly Blackburn, Madalyn Brantley, Garrett Dragano, Clinton Hardy, Ronald Hutto, Michael Murphey, Anita Patel, Steven Prather, Harold Sparrow, Byron Sullivan, Ashley Swain and David Taylor. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Zhyan Sairany and Ahmed Muselli Tax Parcel #071 002F, Courtney Merchant Tax Parcel #071D076 and Gerald P. Havens Tax Parcel #071D 075 to obtain right of way and/or easements for the Hardy McManus Road Widening Project.

Vice Chairman Richardson made a motion to approve \$13,600 to Zhyan Sairany and Ahmed Muselli Tax Parcel #071 002F, \$52,500 to Courtney Merchant Tax Parcel #071D076 and accept the donation from Gerald P. Havens Tax Parcel #071D 075 to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M2b) MMCK BLVD, LLC Tax Parcel #078B 137C to obtain right of way and/or easements for the Flowing Wells Road Widening Project.

Vice Chairman Richardson made a motion to approve \$14,681 to MMCK BLVD, LLC Tax Parcel #078B 137C to obtain right of way and/or easements for the Flowing Wells Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M2c) Permanent easement from River Island Company LLC. for a portion of parcel 081615 for a sidewalk.

Vice Chairman Richardson made a motion to accept a permanent easement from River Island Company LLC. for a portion of parcel 081615 for a sidewalk. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn the meeting at 7:09 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