



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, January 3, 2023 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 Alison G. Couch
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
Stacey Gordon - Water Utility Services
County Staff

Members of the Media and Public

A. CALL TO ORDER

At 6:00 p.m. Chairman Duncan called the meeting to order.

B. INVOCATION

Chairman Duncan 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 20, 2022

Commissioner Melear made a motion to approve the minutes of the December 20, 2022 Board of Commissioners meeting as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Postpone item J1c1 to the January 17, 2023 meeting

County Manager Johnson requested to postpone item J1c1 Resolution 23-01 regarding abandonment and surplus of a portion of John Deere Parkway to the January 17, 2023 meeting. Chairman Duncan presented the agenda with the requested change.

G. ELECTION OF OFFICERS

(G1) Vice Chairman

Commissioner Melear made a motion to nominate Commissioner Richardson as Vice Chairman. Commissioner Skinner seconded the motion. The motion carried unanimously.

H. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Chairman Duncan recognized the Columbia County Youth Leadership.

(H1) Presentation

(H1a) Thrombosis Awareness Month Proclamation

Commissioner Couch presented to Sonal Kapuria and Oaj Chitre with the Global Thrombosis forum, a proclamation declaring January 2023 as Thrombosis Awareness Month. Ms. Kapuria and Mr. Chitre gave a presentation on what thrombosis is and how it affects people.

I. CONSENT AGENDA

J. DEBATE AGENDA

(J1) New Business

(J1a) Management and Internal Services Committee

(J1a1) Board and Committee Appointments

Commissioner Melear made a motion to approve the reappointments and appointments as listed on the recommendation sheet to the appropriate Board and Committee. Commissioner Skinner seconded the motion. The motion carried unanimously.

(J1b) Development and Planning Services Committee

(J1b1) RZ22-12-05, Master Sign Plan, Tax Map 072A Parcel 368, 1.424 +/- acres, 444 North Belair Road, and currently zoned C-1 (Neighborhood Commercial).

Commissioner Skinner requested to be excused from this item due to potential conflict. Commissioner Melear made a motion to approve the request for a master sign plan for property located at tax map 072A parcel 368 subject to the following conditions:

Conditions: Planning:

- 1. All wall signs shall be channel letters and shall be installed centered on the proposed or existing sign bands. The primary color for new channel letters shall be white, with any color allowed as an accent color for a portion of the sign not to exceed 35%.*
- 2. The sign bands for the principal wall signs shall be the same height and width (2.5 feet x 17 feet) as the existing sign bands on the first floor of the building.*

Commissioner Couch seconded the motion. The motion carried unanimously.

(J1b2) RZ22-12-06, Major PUD (Planned Unit Development) Revision, Tax Map 082J Parcel 016, 0.72 +/- acres, 3801 Park Lane, and currently zoned PUD (Planned Unit Development).

Jennifer Lowers and Danielle Farr explained the reasons why the revision should not be approved.

Commissioner Skinner made a motion to approve the request for a major revision to the current PUD for property located at tax map 082J parcel 016 subject to the following conditions:

Conditions: Planning:

- 1. Buffers and landscaping will require coordination with the County Landscape Architect to determine the best solutions to give privacy and to maintain the beautification of the corridor. A landscape plan prepared by a licensed landscape architect shall be provided at site plan review.*
- 2. A photometric plan showing footcandle readings of 1.0 or less at the property line shall be provided prior to approval of the site plan.*
- 3. All lighting on the site shall be shielded and directed away from residential properties.*
- 4. Provide documentation of a construction access easement agreement with the parcel to the north (Tax Map 082 Parcel 080A) prior to site plan approval.*

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

(J1b3) RZ22-12-09, Conditional Use for a Gym, Tax Map 078B Parcel 137C, 11.05 +/- acres, 472 Flowing Wells Road, and currently split zoned C-2 (General Commercial) and M-1 (Light Industrial).

Commissioner Skinner made a motion to approve the request for a conditional use for a gym on property located at tax map 078B parcel 137C subject to the following conditions:

Conditions: Planning:

1. The Conditional Use shall apply only to Unit K-3B on the subject parcel.
2. A plan showing striping of the public parking spaces to be used by the subject business and demarcation of the fire lane as a no parking zone must be submitted to the Planning Department. This plan must be approved by the Planning Department and the Fire Marshal prior to any work being performed on the site. Once approved, installation of the striping must be completed prior to approval of the business license.

Environmental Compliance:

1. This site will need an RPZ backflow installed for protection on the domestic master meter.
- Vice Chairman Richardson seconded the motion. The motion carried unanimously.*

(J1c) Public Works and Engineering Services Committee

(J1c1) Resolution 23-01 regarding abandonment and surplus of a portion of John Deere Parkway - *Postponed to January 17, 2023*

During the agenda approval, this item was postponed until the January 17, 2023 meeting.

(J2) Items Added at the Meeting

K. LEGAL MATTERS

L. REQUESTS FOR REVIEW BY COMMITTEE

M. PUBLIC COMMENTS AND PARTICIPATION

(M1) Jennifer Lowers to speak concerning PUD Revision for 3801 Park Lane

Jennifer Lowers spoke during item J1b2.

(M2) Kris Price and Amanda Watts concerning Alcohol License

Kris Price and Amanda Watts expressed their concern about the alcohol ordinance not being applied equally.

N. EXECUTIVE SESSION

O. ADJOURNMENT

At 6:51 p.m. Commissioner Couch made a motion to adjourn the meeting. Commissioner Skinner seconded the motion. The motion carried unanimously.

Signature on File

Douglas R. Duncan, Jr., Chairman

Signature on File

Patrice R. Crawley, County Clerk