



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, March 7, 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

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

B. INVOCATION

Commissioner Couch 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) February 21, 2023

Commissioner Melear made a motion to approve the minutes of the February 21, 2023 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

County Manager Johnson requested to add Item I3a Resolution Number 23-08 to amend the composition of the Columbia County Board of Elections. Chairman Duncan presented the agenda with the requested addition.

(F1) Addition of Item I3a Resolution Number 23-08

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Chairman Duncan recognized the Columbia County Youth Leadership.

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 Couch seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Fleet Services Vehicle and Equipment Purchases

Approved the purchase of one Gen 3 MowerMax from Atmax Equipment Company for \$233,904.50, three Grasshopper Mowers from Moridge Manufacturing for \$49,371.90, Gradall XL 5100 from Tractor and Equipment Company for \$600,000 and thirteen Ram 1500 from Thomson Motor Center for \$558,896.

(H1b) Independent Contractor Agreement with Renforce for the Accountability Court

Approved an Independent Contractor Agreement with Renforce for the Accountability Court.

(H1c) Animal Services Donations

Approved the acceptance of \$1,574.62 to Animal Services for the spay/neuter of animals; 2250301.433019.01713.

(H1d) USSSA Baseball Tournament Hosting Agreement with Game Day JJ, LLC.

Approved the contract with Game Day JJ, LLC for a series of fourteen baseball tournaments.

(H1e) Animal Services Purchase of Replacement Incinerator from Therm-Tec

Approved the purchase of a large incinerator from Therm-Tec in the amount of \$110,732.

(H1f) Fire Services Donations

Approved the acceptance of \$100 to Fire Rescue for fire safety supplies; 2320701.477003.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Charros Express-Mex Inc

Approved the alcoholic beverage license for Charros Express-Mex Inc.

(H3) Public Works and Engineering Services Committee

(H3a) Independent Contract with Ardurra Group, Inc. for the Annual Biosolids Land Application Program

Approved an Independent Contractor Agreement with Ardurra Group, Inc. for the annual biosolids land application program in the amount of \$15,500; 511.5115.533035.

(H3b) Independent Contractor Agreement, Biosolids Management Services, Hudson Grassing Company, Inc.

Approved an Independent Contractor Agreement with Hudson Grassing Company, Inc. for biosolids management services.

(H3c) Georgia Power Easement with Clarks Hill Water Treatment Plant

Approved an easement with Georgia Power for the Clarks Hill Water Treatment Plant.

(H3d) Independent Contractor Agreement with Bluewater Engineering Services for the Grovetown Tank Drain Improvements,

Approved an Independent Contractor Agreement with Bluewater Engineering Services for the Grovetown tank drain improvements in the amount of \$7,475; 511.5125.601090.

(H3e) Striping Contract with Peek Pavement Marking, LLC for Columbia County Fiscal Year 2023 Safety Striping Project A

Approved the Striping Contract with Peek Pavement Marking, LLC for Columbia County Fiscal Year 2023 Safety Striping Project A in the amount of \$70,293.90; 2342710.522137.

(H3f) Option Agreement for Borrow Pit, Ingress & Egress Easement, and Right of First Refusal with the Estate of Daisy Broadhurst Hunt

Approved an Option Agreement for Borrow Pit, Ingress & Egress Easement and Right of First Refusal with the Estate of Daisy Broadhurst Hunt in the amount of \$6,000; 2342720.522135.

(H3g) Acceptance for Improvements for Quaker Knoll Phase 2

Approved the acceptance of improvements as specified and depicted on a plat prepared by James G. Swift and Associated dated May 20, 2021 for Quaker Knoll Phase 2 contingent upon staff's approval.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Management and Internal Services Committee

(I1a1) Ordinance Number 23-01 amending the Code of Ordinance of Columbia County Georgia by adding Section 58-10 Panhandling - *Second Reading*

Commissioner Melear made a motion to approve the Second Reading of Ordinance Number 23-01 to amend the Code of Ordinance of Columbia County Georgia by adding Section 58-10 Panhandling. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ23-01-08, Rezoning from R-A (Residential Argicultural) to S-1 (Special), located off Cobbham Road, Tax Map 004 portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Argicultural).

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for a portion of tax map 004 002 for a proposed wireless telecommunications tower. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a2) VA23-01-04, Variance to Section 18-305 (c)(1) *Application and other requirements* and Section 18-308 *Height of Telecommunications Tower(s)*, located off of Cobbham Road, Tax Map 004 Portion of Parcel 002, 0.25 +/- acres of an overall 132 +/- acres, and currently zoned R-A (Residential Argicultural).

Andy Rotenstreich, who represents the applicants, was available to answer questions. Commissioner Skinner made a motion to approve the request for a variance for a portion of Tax map 004 002 to increase the height of the telecommunications tower to 260 feet and to not use a monopole tower. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2a3) RZ23-02-03, Rezoning from R-1 (Single Family Residential) to S-1(Special), 4432 Wrightsboro Road, Tax Map 074B Parcel 002A, 1.7 +/- acres, and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from R-1 to S-1 to retain existing residential units on the property located at tax map 074B 002A subject to the following conditions:

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1. Requirements of the 2018 International Plumbing Code section 607.3 shall be met.
2. The paving and utility permitting and installations shall be complete within 9 months of the rezoning approval.

Chairman Duncan seconded the motion. The motion carried unanimously.

(I2a4) RZ23-02-04, Conditional Use for a Tattoo Parlor, 3821 Washington Road, Tax map 077C Parcel 049, 0.9 +/- acres, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a conditional use for a tattoo parlor for property located at tax map 077C 049 subject to the following condition:

Planning:

Tattooing is limited to one suite on the subject property.

Chairman Duncan seconded the motion. The motion carried unanimously.

(I2a5) VA23-02-02, Variance to Section 90-147 (h)(4)(b) Use provisions, 4750 Washington Road, Tax map 066 Parcel 068A, 1.0 +/- acres, and currently zoned C-2 (General Commercial).

Applicant Broderick Godbee and Owner Ming Lin were available to answer any questions.

Commissioner Skinner made a motion to approve the request for a variance to Section 90-147 (h)(4)(b) Use provisions for property located at tax map 066 068A to remove the separation requirement from residential uses. Chairman Duncan seconded the motion. Chairman Duncan and Commissioners Skinner and Couch voted in favor of the motion. Vice Chairman Richardson and Commissioner Melear voted against the motion. The motion passed.

(I2a6) VA23-02-03, Variance to Section 90-53 List of lot & structure requirements, 2718 Birdsong Way, Tax Map 077 Parcel 865, 9.74 +/- acres, and currently zoned R-1 (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 located at tax map 077 895 to reduce the front building setback from the Birdsong Way right of way to 20 feet from the property line for a proposed home. Commissioner Melear seconded the motion. The motion carried unanimously.

(I3) Items Added at the Meeting

(I3a) Resolution Number 23-08 to amend the composition of the Columbia County Board of Elections

Parin Amin stated his concerns about amending the composition of the Board of Elections.

Commissioner Melear made a motion to approve Resolution Number 23-08. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) James & Mabel Atkins parcel number 071004T, Christopher & Karen Rogers parcel number 071005C, and Cheryl & Graham Ellison, Jr. parcel number 071005B to obtain right of way and/or easements for the Hardy McManus Road Widening Project.

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Vice Chairman Richardson made a motion to approve \$8,000 to James & Mabel Atkins parcel number 071004T, \$10,900 to Christopher & Karen Rogers parcel number 071005C, and \$14,000 to Cheryl & Graham Ellison, Jr. parcel number 071005B to obtain right of way and/or easements for the Hardy McManus Road Widening Project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1b) Village at Hereford Farm, LLC parcel number 061017E, Josiah Rich parcel number 067A028, Needom Tomlinson parcel number 060003, Lewis Memorial United Methodist Church, Inc. parcel number 061012B and Paul & Cherry Perdue parcel number 073002J to obtain right of way and/or easements for the Hereford Farm Road Widening Project.

Vice Chairman Richardson made a motion to approve \$2,000 to Village at Hereford Farm, LLC parcel number 061017E, \$5,000 to Josiah Rich parcel number 067A028, \$8,244 to Needom Tomlinson parcel number 060003, \$5,060 to Lewis Memorial United Methodist Church, Inc. parcel number 061012B and \$1,500 to Paul & Cherry Perdue parcel number 073002J to obtain right of way and/or easements for the Hereford Farm Road Widening Project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1c) Mark & Cecilia Tankersley parcel number 029006B to obtain permanent and temporary easement needed for the sewer force main to the Euchee Creek project.

Vice Chairman Richardson made a motion to approve \$500 to Mark & Cecilia Tankersley parcel number 029006B to obtain permanent and temporary easement needed for the sewer force main to the Euchee Creek project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1d) Donation from Deere & Company parcel number 0681001 for permanent and temporary easement needed to run a drain line under John Deere Parkway in order to drain the elevated storage tank located at 4939 Wrightsboro Road.

Vice Chairman Richardson made a motion to accept a donation from Deere & Company parcel number 0681001 for permanent and temporary easement needed to run a drain line under John Deere Parkway in order to drain the elevated storage tank located at 4939 Wrightsboro Road. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1e) Annie Lee parcel 082016 to purchase property adjacent to the Jim Blanchard Water Treatment Plant.

Vice Chairman Richardson made a motion to approve \$150,000 to Annie Lee parcel 082016 to purchase property adjacent to the Jim Blanchard Water Treatment Plant. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:47 p.m. Commissioner Couch made a motion to adjourn the meeting. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

Signature on File

Gary L. Richardson, Vice Chairman

Signature on File

Patrice R. Crawley, County Clerk