



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, April 18, 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 Skinner gave the invocation.

C. PLEDGE OF ALLEGIANCE

Chairman Duncan 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) March 21, 2023 Commission Meeting

(E2) March 21, 2023 Budget Work Session

(E3) March 28, 2023 Elected Officials Work Session

Commissioner Couch made a motion to approve the March 21, 2023 Commission, March 21, 2023 Budget Work Session and March 28, 2023 Elected Officials Work Session minutes as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Moving Item H3b to the May 02, 2023 Commission Meeting

Deputy County Manager Schlachter requested to move Item H3b Alcoholic Beverage License, JK in Evans LLC dba Chef JK Korean BBQ Master to the May 02, 2023 meeting. Chairman Duncan approved the agenda with the request to move H3b.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

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) Acceptance of a Technology Subgrant Award Accountability Court Grant from the Criminal Justice Coordinating Council

Approved the acceptance of the Technology Subgrant in the amount of \$7,875 from the Criminal Justice Coordinating Council for the Columbia Judicial Circuit Accountability Court.

(H1b) Animal Services Donations

Approved the acceptance of \$1,000 from Attic Treasures for the spay/neuter and medical needs for animals in the care of Animal Services; 2250301.433019.01713.

(H1c) Settle 2 Fire Pumper Leases from PNC Equipment Finance

Approved the payment of lease settlements from PNC Equipment Finance for two fire pumpers in the amount of \$583,421.49 from ARPA funds; 2302300.544035.23002.

(H2) Management and Internal Services Committee

(H2a) Appointments to the Fort Gordon Regional Growth Management Plan Implementation Group

Approved the appointment of Alison Couch and Glenn Kennedy to the Fort Gordon Regional Growth Management Plan Implementation Group.

(H2b) Resolution 23-17 Amending the Columbia County Employee Medical Plan and Restated Trust Agreement to Include Deputy Coroners of Columbia County in the Definition of Employee and Plan Description

Approved Resolution 23-17 amending the Columbia County Employee Medical Plan and Restated Trust Agreement.

(H2c) One-Year Extension of Existing Agreement with Presidio

Approved the one year extension of the existing agreement with Presidio.

(H3) Development and Planning Services Committee

(H3a) Alcoholic Beverage License, Manshiv Enterprise LLC dba Toast Wine and Beverage

Approved an Alcoholic Beverage License with Manshiv Enterprise LLC dba Toast Wine and Beverage.

(H3b) Alcoholic Beverage License, JK in Evans LLC dba Chef JK Korean BBQ Master - *Moved item to May 02, 2023 meeting*

This item was moved to the May 02, 2023 Consent Agenda during the approval of the agenda.

(H3c) Easement Encroachment Agreement, 2055 Egret Circle, Tax map 081 Parcel 385, 0.14 +/- acres, and currently zoned PUD (Planned Unit Development).

Approved an Easement Encroachment Agreement for Tax Map 081 385.

(H3d) Easement Encroachment Agreement, 2059 Egret Circle, Tax map 081 Parcel 386, 0.15 +/- acres, and currently zoned PUD (Planned Unit Development).

Approved an Easement Encroachment Agreement with Tax Map 081 386.

(H3e) Easement Encroachment Agreement, 825 Nuttall Street, Tax map 071 Parcel 218, 0.25 +/- acres, and currently zoned R-2 (Single Family Residential).

Approved an Easement Encroachment Agreement with Tax Map 071 218.

(H4) Public Works and Engineering Services Committee

(H4a) Independent Contractor Agreement, Southern Asphalt, Water Utility Campus Paving

Approved an Independent Contractor Agreement with Southern Asphalt for the Water Utility Campus Paving in the amount of \$708,172.38; 511.5000.601090.

(H4b) Purchase, Ram 3500 Cab & Chassis, Thomson Motor Centre

Approved the purchase of a Ram 3500 Cab & Chassis from Thomson Motor Centre in the amount of \$61,973; 511.5130.601079.

(H4c) Proposal from GA Power to provide Safety Lighting at the intersection of Evans to Locks Rd and Jennings Rd

Approved a proposal from Georgia Power to provide safety lighting at the intersection of Evans to Locks Road and Jennings Road in the amount of \$621.36; 2342710.522080.20502.

(H4d) Resolution 23-15 for the creation of a “No Parking” zone on Bellewood Drive

Approved Resolution Number 23-15 for the creation of a "No Parking" zone on Bellewood Drive.

(H4e) Contract with Rhythm for InSync Coverage Plan and Warranty

Approved a contract with Rhythm for InSync Coverage Plan and Warranty in the amount of \$36,580.11; 2342710.533035.

(H4f) Construction Contract with Reeves Construction for S. Old Belair Rd at Old Belair Ln Intersection Improvements Rebid Project, Bid # 2023002-BID3313

Approved a construction contract with Reeves Construction for improvements at the intersection of S. Old Belair Road at Old Belair Lane in the amount of \$717,887; 91320.22.015.

(H4g) Construction Contract with J.A. Long, Inc. for Patriot's Park Turn Lanes, Bid # 2023001-BID3313

Approved a construction contract with J.A. Long, Inc. for the Patriot's Park turn lanes project in the amount of \$545,934.66; 91326.22.015.960.

(H4h) Supplemental Agreement #2 with GDOT on Horizon South Pkwy Widening Project, PI# 0008351

Approved Supplement Agreement number 2 with Georgia Department of Transportation for the Horizon South Parkway widening project.

(H4i) Supplemental Agreement #2 to GDOT Project Framework Agreement on Hereford Farm Rd Widening Project, PI# 0012865

Approved a Supplemental Agreement number 2 with Georgia Department of Transportation for the Project Framework Agreement on Hereford Farm Road widening project.

(H4j) Resolution 23-12 and Project Delivery Agreement with GDOT for the Resurfacing of CDP Industrial Blvd, Oakley Pirkle Rd, Old Wheeler Rd, Park West Dr, South Old Belair Rd, and Wrightsboro Rd

Approved Resolution 23-12 and Project Delivery Agreement with Georgia Department of Transportation for the resurfacing of CDP Industrial Blvd, Oakley Pirkle Road, Old Wheeler Road, Park West Drive, South Old Belair Road and Wrightsboro Road.

(H4k) Terminate Existing Professional Services Agreements with Infrastructure Consulting & Engineering for Furys Ferry Rd and Lewiston Rd Widening

Approved the termination of Professional Services Agreements with Infrastructure Consulting & Engineering for Furys Ferry Road and Lewiston Road widening projects.

(H4l) Professional Services Agreement with Infrastructure Consulting & Engineering for Materials Testing and Construction Inspections Services on TIA Projects

Approved a Professional Services Agreement with Infrastructure Consulting & Engineering for materials testing and construction inspections services on TIA Projects.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Resolution Number 23-19 Columbia County Board of Education Requesting the Levy and Collection of an Annual Ad Valorem Tax For the Columbia County School District General Obligation Bonds, Series 2023 if Sales Tax is Insufficient

Commissioner Melear made a motion to approve Resolution Number 23-19. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ23-01-05, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres and currently zoned R-2 (Single Family Residential).

Applicant Mark Boyd spoke to why the Board should approve the rezoning. Commissioner Skinner abstained from this item. Vice Chairman Richardson made a motion to deny the request for a rezoning from R-2 to C-1 for property located at tax map 072A parcel 059. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b2) VA23-01-02, Variance to Sections 90-98 List of Lot & Structure Requirements, 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.578 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner abstained from this item. Vice Chairman Richardson 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 072A parcel 059 to reduce side building setbacks to 2' and to remove the maximum building setback subject to the conditions enumerated in the March 16, 2023 Planning Commission report. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b3) RZ23-03-01, Rezoning from R-3 (Single Family Residential) to P-1 (Professional), 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential).

Tiffany Drake expressed her concerns about the rezoning. Applicant Marie & Roy Emerson and Attorney Wilson Haynes explained why the board should approve the rezoning.

Commissioner Skinner made a motion to approve the rezoning from R-3 to S-1 for property located at tax map 082B Parcel 037 with the following conditions:

Planning:

- 1. Provided parking on the site shall be increased to 10 spaces per the maximum under Columbia County Code Section 90-133.*
- 2. Any replacement of the existing residence shall be designed to be compatible with the surrounding neighborhood. Prior to issuance of a building permit for replacement of the existing residence, the elevation shall be reviewed for compliance by the Planning Commission.*

Board of Commissioners:

- 3. Approved only uses will be single-family residential or neurobehavioral center.*
- Commissioner Melear seconded the motion. Chairman Duncan, Commissioners Skinner and Melear voted in favor of the motion. Vice Chairman Richardson and Commissioner Couch voted against the motion. The motion carried.*

(I1b4) VA23-03-03, Variance to Sections 90-98 List of lot & structure requirements & 90-139 Buffers & Screening, 3535 Stardust Road, Tax Map 082B Parcel 037, 0.37 +/- acres, and currently zoned R-3 (Single Family Residential).

Applicant Roy Emerson and Attorney Wilson Haynes were available for questions.

Commissioner Skinner made a motion to approve the request for a variance to sections 90-98 List of Lot & Structure Requirements & 90-139 Buffers & Screening for property located at tax map 082B parcel 037 to reduce structural buffers to 10' and to reduce the front building setback to 53' from the centerline of Stardust Road subject to the following conditions:

Planning:

1. A photometric plan showing readings of 1 footcandle or less at the property line shall be required prior to site plan approval.
2. The landscape plan shall be prepared by a licensed landscape architect.

Board of Commissioners:

3. A six foot wooden shadow box privacy fence supplemented with landscape alternating trees and bushes.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b5) RZ23-03-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 3265 Jacqueline Drive, Tax Map 015 Parcel 022, 2.4 +/- acres, and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for a laydown yard on the property located at tax map 015 parcel 022 subject to the following conditions:

Planning:

1. Proposed fencing and supplementation of the buffer along Jacqueline Drive shall be completed within six months of approval.
2. Applicant shall consult with the County Landscape Architect on an appropriate plan to supplement the existing buffer prior to installation.

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

(I1b6) RZ23-03-04, Major S-1 (Special) Revision, 4567 Cox Road, Tax Map 072B Parcel 128, 0.44 +/- acres, and currently zoned S-1 (Special).

Applicant Tracey Brown was available to answer questions. Commissioner Skinner made a motion to approve the request for a major S-1 revision for property located at tax map 072B parcel 128 to change the use of the site to professional uses. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1b7) VA23-03-04, Variances to Section 90-139 Buffers & Screening and Section 90-147(i)(11) Use Provisions, 6001 Horizon West Parkway, Tax Map 069 Parcel 001K, 4.5 +/- acres, and currently zoned M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for variances to Section 90-139 Buffers & Screening and Section 90-147(i)(11) Use Provisions for property located at tax map 069 parcel 001K to permit an emergency access and detention pond within the buffer against tax map 069 parcel 001F. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b8) VA23-03-05, Variance to Section 90-53 List of Lot and Structure Requirements, 3724 Postell Lane, Tax Map 001A Parcel 138, 0.25 +/- acres, 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 located at tax map 001A parcel 138 to reduce the side setbacks to 2 feet and the rear building setback to 0 feet subject to the following condition:

Building Standards:

Due to the short distance to the property line, Section R302 Fire-Resistant Construction of the 2018 IRC requires the SW wall to be a 1 hour rated wall and with no overhang or openings.

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

(I1b9) VA23-03-08, Variances to Sections 90-98 List of lot & Structure requirements, 90-139 Buffers & Screening, & 90-140 Landscaping, 330 East Milledgeville Road, Tax Map 032 Parcel 117, 0.19 +/- acres and currently zoned C-2 (General Commercial).

Fredrick Kaneck explained his concerns about the requested variance. Erick Averill and Reva Crandall were available to answer questions. Commissioner Skinner made a motion to approve the request for a variance to Sections 90-98 List of Lot & Structure Requirements, 90-139 Buffers & Screening, and 90-140

Landscaping for property located at tax map 032 parcel 117 to reduce the front building setback and to waive the buffer and landscape strip requirements subject to the following conditions:

Planning:

- 1. An alternate landscape plan must be submitted to the Plan Review Department within 3 months of approval of the variances by the Board of Commissioners. Installation of the approved landscaping shall be complete within 12 months of approval.*
- 2. Variances only apply to the existing structure. Any replacement of the existing structure or any future structures will be required to submit a new variance application.*
- 3. The ten foot easement currently labeled with the Bobcat Lane street sign shall be maintained and kept clear for E911 access to the three properties located on Bobcat Lane.*

Board of Commissioners:

- 4. That concrete pillars be placed on the side where the water meters are located.*
- Commissioner Couch seconded the motion. The motion carried unanimously.*

(I1b10) VA23-03-09, Variance to Section 90-53 List of lot & structure requirements, 4567 Oxford Drive, Tax Map 072J Parcel 199, 0.54 +/- acres, and currently zoned R-2 (Single Family Residential). *Commissioner Skinner made a motion to approve an easement encroachment agreement and the request for a variance to Section 90-53 List of Lot & Structure requirements for property located at tax map 072J parcel 199 to reduce the side building setback on the northwest side of the property from 10' to 3' to accommodate the existing shed subject to the following condition:*

Building Standards:

If the shed is over 50% damaged, then the entire structure must be rebuilt to meet all applicable codes at the time of reconstruction. This includes setbacks.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c) Public Works and Engineering Services Committee

(I1c1) Resolution 23-09, 23-11, and 23-13 to establish Street Light Districts in Four Oaks Ph. 2C, Greenpoint Ph. 1B, and Highland Lakes Sec 3 - *First Reading*

Vice Chairman Richardson made a motion to approve Resolution 23-09, 23-11 and 23-13 to establish street light districts located in Four Oaks Ph2C, Greenpoint 1B and Highland Lakes Sec 3 and to authorize appropriate power providers to proceed with installation per their proposals. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c2) Construction Contract with Gearig Civilworks for 2023 LMIG, Bid # 2023007-BID3313

Vice Chairman Richardson made a motion to approve a construction contract with Gearig Civilworks for the 2023 LMIG in the amount of \$5,418,617.44. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1c3) Construction Contract with Southern Asphalt for the Resurfacing of White Oak Rd, County Line Rd, and Sawdust Rd, Bid # 2023006-BID3313 - *postponed to May 16th*

Vice Chairman Richardson made a motion to postpone the construction contract with Southern Asphalt for the resurfacing of White Oak Road, County Line Road and Sawdust Road until the May16, 2023 meeting. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1c4) Acceptance of Improvements at Misty Meadows Phase I and a Conditional License, Encroachment & Maintenance Agreement

Vice Chairman Richardson made a motion to approve the acceptance of improvements at Misty Meadows Phase I and a Conditional License, Encroachment & Maintenance Agreement. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2) 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) Board of Education for a portion of parcel 073A468

Vice Chairman Richardson made a motion to accept the donation of right of way from the Board of Education for a portion of parcel 073A468. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) David & Mildred McCauley parcel 029027B, Troy Milan parcel 029027D, Renee & Terry Kirk parcel 029027G and Pumpkin Center Properties for a portion of 029030B for permanent and temporary easement needed for the sewer force main to Euchee Creek project

Vice Chairman Richardson made a motion to approve \$1,000 to David & Mildred McCauley parcel 029027B, \$13,798 to Troy Milan parcel 029027D, \$1,400 to Renee & Terry Kirk parcel 029027G and to accept the donation from Pumpkin Center Properties for a portion of 029030B for permanent and temporary easement needed for the sewer force main to Euchee Creek project; 57037.25.015.686. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1c) Agreement of Purchase and Sale with Craig S. Jones for parcel 078135C

Vice Chairman Richardson made a motion to approve the Agreement of Purchase and Sale with Craig S. Jones for parcel 078135C for \$1.5 million dollars. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1d) Spach Properties, LLC. parcel 061014, Leonard & Dean Tankersley parcel 060078H, John & Ivette Sullivan parcel 060078B, David & Carol Dent parcel 060078A, Benjamin & Shelby Burwinkel parcel 060005C to obtain right of way and/or easement for the Hereford Farm Road widening project

Vice Chairman Richardson made a motion to approve \$6,000 to Spach Properties, LLC. parcel 061014, \$1,700 to Leonard & Dean Tankersley parcel 060078H, \$3,250 to John & Ivette Sullivan parcel 060078B, \$16,000 to David & Carol Dent parcel 060078A, \$3,200 to Benjamin & Shelby Burwinkel parcel 060005C to obtain right of way and/or easement for the Hereford Farm Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1e) Monte & Nicole Holt parcel 071002K and Sharon & Darel Phillips, Jr. parcel 071004X to obtain right of way and/or easements for the Hardy McManus Road widening project

Vice Chairman Richardson made a motion to approve \$400,000 to Monte & Nicole Holt parcel 071002K and \$10,300 to Sharon & Darel Phillips, Jr. parcel 071004X 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

Commissioner Couch made a motion to adjourn the meeting at 7:11 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