



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 2, 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
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
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 6:01 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) April 18, 2023

Commissioner Melear made a motion to approve the minutes of the April 18, 2023 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) National Prevention Week proclamation presented to Kristy Ledford, Serenity Behavioral Health System

Commissioner Couch presented to Kristy Ledford and the Serenity Behavioral Health System Board a proclamation proclaiming May 13 through 17 as National Prevention Week.

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 Couch seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Animal Services Donations

Approved the monetary donation of \$500 to Services for the spay/neuter and medical needs of animals in their care.

(H1b) Senior Center Ceramics Instructor Independent Contractor Agreement Renewal with Kristine Galindo

Approved the Senior Center Ceramics Instructor Independent Contractor Agreement renewal with Kristine Galindo.

(H1c) Wildwood Park Ranger's Cottage Lease Agreement Renewal with Russell Loyd

Approved the Wildwood Park Ranger's Cottage Lease Agreement renewal with Russell Loyd.

(H1d) Long Term Glamping Site Renewal with Georgia Glamping Company

Approved the Long Term Glamping Site renewal with Georgia Glamping Company.

(H1e) Outdoor Augusta, LLC Agreement Renewal for kayak rental services at Riverside Park

Approved the Canoe, Kayak and Paddle Board Rentals at Riverside Park Concessionaire Agreement renewal with Outdoor Augusta, LLC.

(H1f) Athletic Field and Park Usage Agreement Renewal with GA Bulls Soccer Club, LLC.

Approved the Athletic Field and Park Usage Agreement renewal with GA Bulls Soccer Club, LLC.

(H1g) Purchase of Nutrition Services Agreement Renewal with the Columbia County Sheriff's Office for the Senior Center

Approved the Purchase of Nutrition Services Agreement renewal with the Columbia County Sheriff's Office for the Senior Center.

(H1h) Columbia County Cares Lease Renewal

Approved the Lease renewal with Columbia County Cares.

(H1i) Request for Proclamation for National Prevention Week

Approved the Proclamation for National Prevention Week, May 13-17, 2023.

(H1j) Service Agreement Renewal with Savannah Rapids Kayak Rental, LLC. to provide Canoe, Kayak and Paddleboard rentals and concession at Savannah Rapids and Wildwood Parks

Approved the Canoe, Kayak and Paddleboard Rentals at Savannah Rapids and Wildwood Parks Concessionaire Agreement renewal with Savannah Rapids Kayak Rental, LLC.

(H1k) Bicycle Rental Services Agreement Renewal with Savannah Rapids Kayak Rental, LLC

Approved the Bicycle Rental Services Agreement renewal with Savannah Rapids Kayak Rental, LLC.

(H1l) Jet Ski Rental Concessionaire Agreement with Keg Creek Watersports, LLC. and a Sublease Agreement for prime lease DACW21-1-02-2019 with the Army Corps of Engineers

Approved the Jet Ski Rental Concessionaire Agreement with Keg Creek Watersports, LLC and a Sublease Agreement for prime lease DACW21-1-02-2019 with the Army Corps of Engineers.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, JK in Evans LLC dba Chef JK Korean BBQ Master

Approved an Alcoholic Beverage License with JK in Evans LLC dba Chef JK Korean BBQ Master.

(H3) Public Works and Engineering Services Committee

(H3a) Engineering Proposal, Jim Blanchard WTP Loop Access, Infrastructure Systems

Management, LLC

Approved the Engineering Proposal with Infrastructure Systems Management, LLC for the Jim Blanchard WTP loop access in the amount of \$71,887.50; 57037.25.015.691.

(H3b) Columbia County FY 2023 Safety Striping Project B Contract with Peek Pavement Marking

Approved a Contract with Peek Pavement Marking for the Columbia County FY2023 Safety Striping Project B in the amount of \$93,918.25; 2342710.522137.

(H3c) Rejection of Bid #2023005-BID5200 for the Butterfield Ct Detention Pond Expansion Project

Approved the rejection of Bid #2023005-BID5200 for the Butterfield Ct detention pond expansion project.

(H3d) Resolution 23-18 and Project Delivery Agreement with GDOT for the Resurfacing of Faircloth Dr/Library Dr and Government Center Way

Approved Resolution 23-18 and the Project Delivery Agreement with Georgia Department of Transportation for the resurfacing of Faircloth Drive, Library Drive and Government Center Way.

(H3e) Engineering Contract with Cranston Engineering for the Chamblin-Horizon South Connector Project

Approved the engineering contract with Cranston Engineering for the Chamblin-Horizon South Connector Project in the amount of \$38,400; 28320.38.010.

(H3f) Acceptance of Improvements at Greenpoint Phase 2

Approved the acceptance of improvements at Greenpoint Phase 2 as depicted on the plat prepared by H&C Surveying dated March 16, 2023 with a two year warranty period contingent upon staff's approval.

(H3g) Classifying Lewis Road Culvert Failure as an Emergency Project

Approved classifying the April 06, 2023 Lewis Road culvert failure as an emergency project.

I. DEBATE AGENDA

(I1) New Business

(I1a) Public Works and Engineering Services Committee

(I1a1) Resolution 23-16 to establish a Street Light District in River Oaks Ph 3 - *First Reading*

Vice Chairman Richardson made a motion to approve the first reading of Resolution Number 23-16 to establish a street light district in River Oaks Phase 3. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ23-03-05, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 4539, 4543, 4547, & 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Applicant Gary Simpson and Barry Fleming stated why the rezoning should be approved. Commissioner Skinner made a motion to deny the rezoning request RZ23-03-05. Commissioner Couch seconded the motion. Vice Chairman Richardson and Commissioners Skinner and Couch voted in favor of the motion. Chairman Duncan and Commissioner Melear opposed the motion. The motion carried.

(I1b2) VA23-03-06, Variance to Sections 90-98 List of Lot & Structure Requirements, 90-139 Buffers & Screening, 90-147 (h)(4)(b) Use Provisions, and 90-147 (i)(3) Use Provisions, 4539, 4543, 4547, 4551 Riverwatch Parkway & 525, 527, 531, & 533 Rountree Way, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170, & 166, 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to deny the variance request VA23-03-06. Commissioner Couch

seconded the motion. Vice Chairman Richardson and Commissioners Skinner and Couch voted in favor of the motion. Chairman Duncan and Commissioner Melear opposed the motion. The motion carried.

(I1b3) RZ23-04-01, Major PRD (Planned Residential Development) Revision, 5001 High Meadows Drive, Tax Map 050 Parcel 010, 49.2 +/- acres, and currently zoned PRD (Planned Residential Development).

Commissioner Skinner made a motion to approve the request for a major PRD revision for property located at tax map 050 parcel 010 subject to the following conditions:

Planning:

Conditions from RZ19-05-02 still apply, with the exception that the purple coded lots will not be required to use the side loading layout.

Water & Sewer:

No permanent structure or house shall be located within 20' of a water main.

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

(I1b4) RZ23-04-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 2278 Wortham Lane, Tax Map 039 Parcel 048V, 14.5 +/- acres, and currently zoned R-A (Residential Agricultural).

Mark Walls, John Walters, Rick Viger and Daryl Stewart stated why the rezoning should not be approved. Applicant Mark Barinowski was available to answer questions.

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for property located at tax map 039 parcel 048V subject to the following conditions:

Commission

1. There will be no change in structures on the property.
2. Approved uses on the site shall be limited to the following:
 - a. Radio services administration
 - b. Tower services administration
 - c. Private charter administration
 - d. Residential agricultural
3. Total employees on the property that are not family shall not exceed four.
4. All necessary permits and business licenses shall be secured for the approved businesses within 30 days of Board approval.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b5) RZ23-04-03, Major PUD (Planned Unit Development) Revision, located off William Few Parkway, Tax Map 065 Parcel 934, 3.56 +/- acres, and currently zoned PUD (Planned Unit Development).

Beth Connell, Marlena Bargerion and John Karuss stated why the revision should not be approved. Robert Titus and Daniel Ben-Yisrael were available to answer any questions. Commissioner Skinner made a motion to approve the request for a major PUD revision for property located at tax map 065 parcel 934 subject to the following conditions:

Planning

Prior to approval of the site plan, a photometric plan shall be provided showing the location of lighting on the site, footcandle readings at the property lines and beyond, and any proposed shielding.

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

(I1b6) VA23-04-01, Variance to Section 90-53 List of Lot & Structure Requirements, 722-736 Campana Drive, Tax Map 071 Parcels 137-144, 2.29 +/- acres, and currently zoned R-2 (Single Family Residential).

Scott Holt gave his opinion on the variance. Commissioner Skinner made a motion to approve the request for a variance to Section 90-53 List of Lot & Structure Requirements for property located at tax map 071 parcels 137-144 to reduce the front building setback subject to the following conditions:

Building Standards

The retaining wall must not cross property lines. A Cast-in-Place wall may be constructed only if it has a

“Cold Joint” at each property line. This allows each property owner to be separated from the adjacent property.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b7) VA23-04-02, Variance to Section 90-53 List of Lot & Structure Requirements, 721-731 Campana Drive, Tax Map 071 Parcels 083-088, 1.98 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to section 90-53 List of Lot & Structure Requirements for property located at tax map 071 parcels 083-088 to reduce the front building setback. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b8) VA23-04-03, Variance to Sections 90-140 Placement of Buildings & Structures and 90-147(g)(10)(b) Use Provisions, 925 Husk Box Way, Tax Map 062 Parcel 086N, 1.19 +/- acres, and currently zoned C-2 (General Commercial).

Beth Connell stated why the variance should not be approved. Commissioner Skinner made a motion to approve the request for a variance to sections 90-140 Placement of Buildings and Structures and 90-147(g)(10)(b) Use Provisions for the property located at tax map 062 parcel 086N to allow for a retaining wall over the maximum allowed 8 foot height within the required building setback and to operate 24 hours a day as opposed to the allowed hours of operation from 6AM to 11PM per code subject to the following conditions:

Planning

Landscaping for the development will include plant material to grow on the face of the wall. This landscaping will provide a softening visual effect for the wall. Plant materials will be reviewed and approved by the county landscape architect during plan review.

Vice Chairman Richardson seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioner Melear and Skinner voted in favor of the motion. Commissioner Couch opposed the motion. The motion carried.

(I1b9) Initiation of Text Amendments to Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 Temporary use authorization, Chapter 74 Subdivisions, Article IV Minimum Standards for Improvements, Section 74-118 Variances, Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-142 Home occupations, Article V Administration, Section 90-179 Appeals, variances, and minor waivers and Section 90-180 Zoning changes; ordinance amendments of Columbia County Code.

Commissioner Skinner made a motion to approve initiation of Text Amendments to Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 Temporary use authorization, Chapter 74 Subdivisions, Article IV Minimum Standards for Improvements, Section 74-118 Variances, Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-142 Home occupations, Article V Administration, Section 90-179 Appeals, variances, and minor waivers and Section 90-180 Zoning changes; ordinance amendments of Columbia County Code. Commissioner Melear 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) Robert & Rachel Ingram parcel 071002J to obtain right of way and/or easements for the

Hardy McManus Road Widening Project.

Vice Chairman Richardson motion to approve \$543,000 to Robert & Rachel Ingram parcel 071002J 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) Peter & Debra Hawkes parcel 060074A to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chairman Richardson made a motion to approve \$7,250 to Peter & Debra Hawkes parcel 060074A to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1c) Permanent easement from Evans Station LLC. parcel 072A188 for the Evans Traffic Loop project

Vice Chairman Richardson made a motion to accept the donation of a permanent easement from Evans Station LLC. parcel 072A188 for the Evans Traffic Loop project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1d) RA Harrison Real Estate Parcel 029031 for permanent & temporary easement for the force sewer main to Euchee Creek project.

Vice Chairman Richardson a motion to approve \$3,000 to RA Harrison Real Estate Parcel 029031 for permanent & temporary easement for the force sewer main to Euchee Creek project; 57037.25.015.686. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1e) Resolution Number 23-21, Declarations of Taking and Order by Condemnation for a portion of tax map 065A 001 for the improving, widening, paving, aligning and maintaining Hardy McManus Road.

Vice Chairman Richardson abstained from this item. Commissioner Skinner made a motion to approve Resolution Number 23-21, Declarations of Taking and Order by Condemnation for a portion of tax map 065A 001 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1f) Resolution Number 23-22, Declarations of Taking and Order by Condemnation for a portion of tax map 065A 029 for the improving, widening, paving, aligning and maintaining Hardy McManus Road

Vice Chairman Richardson made a motion to approve Resolution Number 23-22, Declarations of Taking and Order by Condemnation for a portion of tax map 065A 029 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1g) Resolution Number 23-23, Declarations of Taking and Order by Condemnation for a portion of tax map 071F 001 for the improving, widening, paving, aligning and maintaining Hardy McManus Road.

Vice Chairman Richardson made a motion to approve Resolution Number 23-23, Declarations of Taking and Order by Condemnation for a portion of tax map 071F 001 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Melear seconded the motion. The motion carried unanimously.

(M1h) Resolution Number 23-24, Declarations of Taking and Order by Condemnation for a portion of tax map 071F 034 for the improving, widening, paving, aligning and maintaining Hardy McManus Road.

Vice Chairman Richardson made a motion to approve Resolution Number 23-24, Declarations of Taking and Order by Condemnation for a portion of tax map 071F 034 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 8:08 p.m. Commissioner Couch made a motion to adjourn the meeting. 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