



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, August 1, 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
John Luton – Community Services
Scott Sterling - Planning 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 6:03 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) July 18, 2023

Commissioner Melear made a motion to approve the minutes of the July 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 August 01, 2023 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Declaration

(G1a) Proclamation recognizing the Greenbrier High School Girls Golf Team state championship

Vice Chairman Richardson presented a proclamation recognizing the Greenbrier High School Girls Golf Team.

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) Agreement with Ungerboeck International, LLC for Momentus-Venue Ops software

Approved the agreement with Ungerboeck International, LLC for Momentus-Venue Ops software in the amount of \$8,500; 5815810.533120.

(H1b) Proclamation recognizing the Greenbrier High School Girls Golf Team state championship

Approved the Proclamation recognizing the Greenbrier High School Girls Golf Team state championship.

(H1c) Independent Contractor Agreement with Christina Dezutter for the Senior Center Ceramics Instructor

Approved an Independent Contractor Agreement with Christina Dezutter for the Senior Center ceramics instructor.

(H1d) Independent Contractor Agreement with Bliss Products and Services, Inc. for the Purchase and Installation of Pavilions at Gateway Park

Approved an Independent Contractor Agreement with Bliss Products and Services, Inc. for the purchase and installation of pavilions at Gateway Park in the amount of \$196,128.50; 3503550.601090.35530.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Potmel LLC dba Shishkebab Restaurant

Approved the Alcoholic Beverage License for Potmel LLC dba Shishkebab Restaurant.

(H3) Public Works and Engineering Services Committee

(H3a) The Market Change Order 001

Approved change order number 001 for The Market in the amount of \$256,419.87; 17151.37.015.

(H3b) Rejection of the Bid #2023017-BID2720 for the Construction of Columbia County Fire Rescue 2 Replacement

Approved the rejection of bid number 2023017-BID2720 for the construction of Columbia County Fire Rescue 2 replacement.

(H3c) Encroachment Agreements with River Gate Development, LLC for Tax Map 071 Parcels 144, 143, 142, 141, 140, 139, 138 & 137

Approved the encroachment agreements with River Gate Development LLC for tax map 071 parcels 144, 143, 142, 141, 140, 139, 138 & 137.

(H3d) Proposal to purchase X-8 Hydro Excavator from P&H Supply Company

Approved the proposal to purchase an X-8 Hydro Excavator from P&H Supply Company in the amount of \$535,655; 511.5125.601081.

(H3e) Independent Contractor Agreement with GMC to Evaluate the Hydraulic Capacity of Jim Blanchard WTP

Approved an Independent Contractor Agreement with GMC to evaluate the hydraulic capacity of Jim Blanchard WTP in the amount of \$56,000; 511.5105.533001.

(H3f) Independent Contractor Agreement with GMC to Determine our Wastewater Pretreatment Limit

Approved an Independent Contractor Agreement with GMC to determine our wastewater pretreatment limit in the amount of \$28,300; 511.5115.533001.

(H3g) Removal of Mechanical Manager Charles Williams Category C Auto Allowance

Approved the removal of mechanical manager Charles Williams Category C auto allowance.

(H3h) Adding a Cell Phone Allowance to Position Number 1838, Heavy Equipment Operator

Approved adding a cell phone allowance to position number 1838, Heavy Equipment Operator.

(H3i) Independent Contractor Agreement with GMC Periodic Maintenance of Hydraulic Model
Approved an Independent Contractor Agreement with GMC for periodic maintenance of hydraulic model in the amount of \$18,000; 511.5125.601090.

(H3j) Reclassifying Winfield Hills Road to a Collector Road
Approved the reclassifying of Winfield Hills Road to a collector road.

(H3k) Resolution 23-37 to Increase the Speed Limit on Knob Hill Farm Rd
Approved Resolution 23-37 to increase the speed limit on Knob Hill Farm Road from 25 to 30 miles per hour.

(H3l) Resolution 23-43 to Amend Fairfax St Street Light District (SD-102E)
Approved Resolution 23-43 to amend Fairfax Street Light District, SD-102E and authorize Georgia Power to add one additional street light on a new pole and bill the county accordingly.

(H3m) Purchase of Wetland and Stream Mitigation Credits from Yam Grandy Wetland & Stream Mitigation Bank for the Hardy McManus Rd Widening Project, PI# 0013704
Approved the purchase of wetland and stream mitigation credits from Yam Grandy Wetland & Stream Mitigation Bank for the Hardy McManus Road widening project in the amount of \$579,190; 91308.27.015.

(H3n) Change Order 2 with Beam's Contracting for Flowing Wells Rd Widening
Approved change order number 2 with Beam's contracting for Flowing Wells Road Widening in the amount of \$254,993.90; 91311.24.015.

(H3o) Acceptance of Improvements and Permanent Easement for Pumpkin Center Properties, LLLP
Approved the acceptance of improvements and permanent easement for Pumpkin Center Properties, LLLP to include the new sanitary sewer system and associated easements along the abandonment of the portion of existing system and associated easements as shown on the Easement Plat prepared for Pumpkin Center Properties, LLLP by H&C Surveying Inc dated May 30, 2023.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) Alcoholic Beverage License, Ridge Road Bait & Tackle LLC - postponed from July 18, 2023
Commissioner Skinner made a motion to approve the Alcoholic Beverage License for Ridge Road Bait & Tackle, LLC for on premise consumption sales of beer, wine and distilled spirits. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a2) Reconsideration of VA23-06-08, Variance to Sections 90-147(g)(10)(b) Use Provisions, off Columbia Road, off Lewiston Road, & 120 Lewiston Road, Tax Map 061 Parcels 020M, 022A, & 022, a total of 8.83 +/- acres, and currently zoned C-2 (General Commercial) that was presented at the July 18th meeting.

Chairman Duncan made a motion to reconsider the motion made on July 18, 2023 to deny the variance to sections 90-147(g)(10)(b) Use Provisions for property located at tax map 061 parcels 020M, 022A, & 022 to allow for 24 hour operation of a proposed convenience store with gas pumps. Vice Chairman Richardson seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioner Skinner voted in favor of the motion. Commissioners Melear and Couch voted against the motion. The motion carried.

Commissioner Skinner made a motion to approve the variance to sections 90-147(g)(10)(b) Use Provisions for property located at tax map 061 parcels 020M, 022A, & 022 to allow for 24 hour operation of a proposed convenience store with gas pumps. Vice Chairman Richardson seconded the motion.

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

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ23-07-01, Conditional Use for Massage, 4158 Washington Road Suite 10, Tax Map 079 Parcel 098E, 3.93 +/- acres, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a conditional use for massage for property located at tax map 079 parcel 098E subject to the following condition:

Planning:

Massage shall only be permitted within one suite on the subject property.

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

(I2a2) RZ23-07-02, Major PUD (Planned Unit Development) Revision, 2485 Sunflower Drive, Tax Map 060 Parcel 1012, 1.71 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a Major PUD Revision for property located at tax map 060 parcel 1012 subject to the following conditions:

Planning:

1. Building setbacks for the amenity area shall be 25 feet from the right of way and 20 feet from the side and rear property lines.

2. A privacy fence shall be maintained along the side property lines of the amenity area. The requirement for 20 feet of landscaping is waived around the existing pool and parking areas. The landscaping shall be installed around the new playground as shown on the concept plan and as described in the narrative.

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

(I2a3) RZ23-07-03, Master Sign Plan, 5000 Wrightsboro Road, Tax Map 069 Parcel 102, 93.62 +/- acres, and currently zoned M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for a Master Sign Plan for property located at tax map 069 parcel 102. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2a4) RZ23-07-04, Rezoning unzoned to S-1 (Special), located at the intersection of Baston Road & Washington Road, Tax Map NA Parcel NA, 0.02 +/- acres, and currently unzoned.

Applicants Patton Hahn and Stan Shepherd were present to answer questions.

Commissioner Skinner made a motion to approve the request for a rezoning from unzoned to S-1 for property located at the intersection of Baston Road & Washington Road subject to the following condition:

Commission:

That a 10' wide buffer be installed on the south, east and west sides of the fenced area and planted with plants of sufficient size to visually screen the equipment contained inside the fenced area, not including the tower.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2a5) VA23-07-01, Variance to Section 18-312 Lot size and setbacks, located at the intersection of Baston Road & Washington Road, Tax Map NA Parcel NA, 0.02 +/- acres, and currently unzoned.

Commissioner Skinner made a motion to approve the request for a variance to Section 18-312 Lot size & setbacks to reduce building setbacks to 4' from the northern property line for an existing monopole tower located at the intersection of Baston Road & Washington Road and comprising 0.02 +/- acres.

Commissioner Couch 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 & Monique Butler for tax map 071009 and tax map 071009A, Lisa & Erik Wahman parcel 071008A and Eric & Franquetta Taylor parcel 071011A to obtain right of way and/or easements for the Hardy McManus Road widening project.

Vice Chairman Richardson made a motion to approve to James & Monique Butler \$61,700 for tax map 071009 and \$2,489 for tax map 071009A, \$13,500 to Lisa & Erik Wahman parcel 071008A and \$47,800 to Eric & Franquetta Taylor parcel 071011A to obtain right of way and/or easements for the Hardy McManus Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1b) Arnold & Pia Gonzales parcel 042272, Christine Martin parcel 052009G, Esohe & Charity Uhunmwangho parcel 053005K, William Cull parcel 053006C and to accept the donation from Creek Bend Community Association, Inc. parcel 0623147 for additional temporary and permanent easements for the Euchee Creek Interceptor project.

Vice Chairman Richardson made a motion to approve \$6,389 to Arnold & Pia Gonzales parcel 042272, \$500 to Christine Martin parcel 052009G, \$1,778 to Esohe & Charity Uhunmwangho parcel 053005K, \$1,087 to William Cull parcel 053006C and to accept the donation from Creek Bend Community Association, Inc. parcel 0623147 for additional temporary and permanent easements for the Euchee Creek Interceptor project. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:37 p.m. Vice Chairman Richardson seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk