



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, December 19, 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 Clerk Patrice R. Crawley

Division Directors:
Paul Scarbary - Development Services
Scott Sterling - Planning Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
County Staff

Members of the Media and Public

A. CALL TO ORDER

Chairman Duncan called the meeting to order at 6:02 p.m.

B. INVOCATION

Commissioner Skinner 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 05, 2023

Commissioner Melear made a motion to approve the minutes of the December 05, 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

Chairman Duncan welcomed a Scout who was attending the meeting to earn a merit badge.

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) Target Solutions, Inc. Annual Payment for the Training and Scheduling System

Approved Target Solutions, Inc. annual payment for the training and scheduling system in the amount of \$36,916; 2322510.533035.

(H1b) Service Agreement with Motorola Solutions for the Mach Alert System

Approved a Service Agreement with Motorola Solutions for the Mach Alert System in the amount of \$25,231.20; 2322510.533035.

(H2) Management and Internal Services Committee

(H2a) New Victim's Advocate Administrative Assistant Position

Approved the new Victim's Advocate Administrative Assistant position at an hourly salary of \$20.47 with an annual cell allowance of \$1,440 to go into effect December 31, 2023.

(H3) Development and Planning Services Committee

(H3a) Reclassify the vacant Supervisor VII grade 24 position in Facilities Maintenance Department to an Administrative Coordinator Grade 19

Approved the reclassification of the Supervisor VII position to Administrative Coordinator Grade 19 at \$18.73 per hour with an annual cell phone allowance of \$1,440 effective December 31, 2023.

(H3b) Change Order Number 1 for Refuse Services Agreement with Coastal Waste & Recycling of Georgia, LLC.

Approved Change Order Number 1 for Refuse Services Agreement with Coastal Waste & Recycling of Georgia, LLC.

(H3c) Independent Contractor Agreement with Trane Technologies for the Replacement of the Savannah Rapids Pavilion Chiller

Approved an Independent Contractor Agreement with Trane Technologies for the Replacement of the Savannah Rapids Pavilion chiller in the amount of \$158,950; 28190.38.015.

(H3d) Alcoholic Beverage License, 2 Boys Pizza and Grill LLC

Approved an Alcoholic Beverage License for 2 Boys Pizza and Grill, LLC. to go into effect January 01, 2024.

(H3e) Alcoholic Beverage License, Belair Real Estate LLC dba Hampton Inn & Suites Augusta West

Approved an Alcoholic Beverage License for Belair Real Estate, LLC. dba Hampton Inn & Suites Augusta West.

(H3f) Intergovernmental Agreement with The City of Grovetown for Fire Marshal Services

Approved an Intergovernmental Agreement with the City of Grovetown for Fire Marshal Services.

(H3g) Ancillary Dwelling Variance, 1351 Clary Cut Road, Tax Map 020 Parcel 125, 3.82 +/- acres, and currently zoned R-A (Residential Agricultural).

Approved an Ancillary Dwelling Variance for property located at tax map 020125.

(H3h) Easement Encroachment Agreement, 858 Audubon Way, Tax Map 081 Parcel 674, and currently zoned PUD (Planned Unit Development).

Approved an Easement Encroachment Agreement for Tax Map 081674.

(H3i) Easement Encroachment Agreement, 1413 Knob Hill Circle, Tax Map 066 Parcel 151, and currently zoned R-2 (Single Family Residential).

Approved an Easement Encroachment Agreement for Tax Map 066151.

(H4) Public Works and Engineering Services Committee

(H4a) Georgia Power Encroachment Agreement for the Euchee Creek Interceptor Project

Approved the Georgia Power Encroachment Agreement for the Euchee Creek Interceptor project.

(H4b) Resolution 23-59 on the Creation of a 'No Parking' Zone on Lower Croft Court
Approved Resolution Number 23-59 the creation of a no parking zone at the end of Lower Croft Court.

(H4c) Resolution 23-63 on the Creation of a 'No Parking' Zone on Weston Park Drive
Approved Resolution Number 23-63 the creation of a no parking zone at the end of Weston Park Drive.

(H4d) Resolution 23-64 on the Creation of a 'No Parking' Zone on Grassington Court
Approved Resolution Number 23-64 the creation of a no parking zone at the end of Grassington Court.

(H4e) Independent Contractor Agreement with GMC for Green Infrastructure Improvements at Lakeside Park
Approved the Independent Contractor Agreement with GMC for green infrastructure improvements at Lakeside Park in the amount of \$75,000; 5215200.60110.

(H4f) Independent Contractor Agreement with W&A Engineering for the Ray Owens Rd & White Oak Rd Intersection Improvement Project
Approved the Independent Contractor Agreement with W&A Engineering for the intersection of Ray Owens Road & White Oak Road in the amount of \$128,500; 28340.38.010.

(H4g) Adoption of the Emergency Access Road Typical Section and Parking Lot Layout Dimensions Details for the Engineering Division Construction Standard Specifications and Details
Approved the adoption of the Emergency Access Road Typical Section and Parking Lot Layout Dimensions Details for the Engineering Division Construction Standard Specifications and Details.

(H4h) Acceptance of Improvements for Kellarie Section 7
Approved the acceptance of improvements of Kellarie Section 7 to include the road, storm, water and sewer systems contingent upon staff's approval.

(H4i) Acceptance of Improvements for Copper Ridge Townhomes Phase 1
Approved the acceptance of improvements for Copper Ridge Townhomes Phase 1 to include the sanitary sewer and water utility contingent upon staff's approval.

(H4j) Acceptance of Existing Infrastructure and Easements for WellStar MCG Health, Inc
Approved the acceptance of the existing sanitary sewer system, along with associated 20' sanitary sewer easements located on parcel 073038 as depicted on the easement plat prepared by Cranston Engineering for Wellstar MCG Health, Inc. dated November 30, 2023.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Resolution 23-65 A Resolution of the Board Requesting that the Columbia County Public Facilities Authority Issue Its Revenue Bonds
Commissioner Melear made a motion to approve Resolution Number 23-65. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ23-12-01, Rezoning from PUD (Planned Unit Development) to R-A (Residential Agricultural), Off Wrightsboro Road, Tax Map 029 Parcel 037I, 3.89 +/- acres and currently zoned PUD (Planned Unit Development).
Commissioner Skinner made a motion to approve the request for a rezoning from PUD to R-A for property located at tax map 029 parcel 037I. Commissioner Couch seconded the motion. The motion carried

unanimously.

(I1b2) RZ23-12-02, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), 5221, 5233, & 5225 Columbia Road, Tax Map 061 Parcels 008, 009, 010 & 011C, 11.1 +/- acres and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to allow the applicant to withdraw without prejudice RZ23-12-02. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b3) VA23-12-04, Variance to Section 90-139 Buffers and Screening, 5233 Columbia Road, Tax Map 061 Parcel 011C, 8.76 +/- acres and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to allow the applicant to withdraw without prejudice VA23-12-04. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b4) RZ23-12-03, Rezoning from R-2 (Single Family Residential) to P-1 (Professional) with a Conditional Use for Massage, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to P-1 with a conditional use for massage for property located at tax map 073D parcel 029 subject to the following condition:

Planning:

The addition to the accessory building or any new structure to replace the accessory building shall be designed so that no overhead door is allowed on the external elevations.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b5) VA23-12-07, Variance to Section 90-98 List of lot and structure requirements, 216 North Belair Road, Tax Map 073D Parcel 029, 2.136 +/- acres and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-98 List of Lot and Structure Requirements for property located at tax map 073D parcel 029 to reduce the front building setback to 80' from the centerline of North Belair Road and 50' from the centerline of Belair Drive.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b6) RZ23-12-04, Rezoning from R-2 (Single Family Residential) to C-2 (General Commercial), 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Robert Russ spoke against the rezoning. Applicants Ray Carnes and Gary Simpson answered questions from the Board.

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to C-C for property located at tax map 077A parcels 060A, 060, 060C, 061, 172, 171, 170, & 166. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b7) VA23-12-05, Variance to Sections 90-147 (h)(4)(b) Use provisions and 90-147 (i)(3) Use provisions, 525, 527, 531, & 533 Rountree Way, 4539, 4543, 4547 & 4551 Riverwatch Parkway, Tax Map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166, a total of 3.0 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the variance to section 90-147 (h)(4)(b) Use provisions and 90-147 (i)(3) Use provisions for property located at tax map 077A Parcels 060A, 060, 060C, 061, 172, 171, 170 & 166 to allow operation of a car wash within 50 feet of a residential use and allow a drive thru. Commissioner Melear seconded the motion. Chairman Duncan and Commissioners Melear, Skinner and Couch voted in favor of the motion. Vice Chairman Richardson did not vote. The motion carried.

(I1b8) RZ23-12-05, Major PRD (Planned Residential Development) Revision, 4045 Evans to Locks Road, Tax Map 078 Parcel 048F, 7.15 +/- acres and currently zoned PRD (Planned Residential Development).

Applicant Jonathan Crawford answered questions from the Board.

Commissioner Skinner made a motion to approve the request for a Major PRD Revision for property located at tax map 078 parcel 048F to add duplexes to the development; add pervious parking spaces and reduce the buffer width to 15'; and reduce select side setbacks per the narrative subject to the following conditions:

Planning:

1. The 6-foot privacy fence and the 15-foot buffer must be maintained by the developer and/or HOA in perpetuity. Sections of the fence which are leaning shall be addressed within 3 months of approval by the Board of Commissioners.
2. Design and access to the parking areas for each lot will require careful consideration. Plot plans submitted for building permits shall demonstrate adequate turning radius and vehicle access to all parking areas.
3. Two-family dwellings are only permitted on the following proposed lots: 17A, 17B, 27A, 27B, 28A, 28B, 29A, 29B, 30A, & 30B. Setbacks shall be as shown on the concept plan and as described in the provided narrative.

Stormwater:

The design for the pervious parking will need to be reviewed and approved prior to installation.

Water Utility:

The new parcels will need their own water and sewer services. Water Utility will need a revised utility plan and as-built showing the placement of the additional services. The additional taps will need to be made by a licensed utility contractor at the expense of the Owner/Developer.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b9) VA23-12-01, Variance to Section 90-147(g)(10)(b)(2)(v) Use Provisions, 4800 Columbia Road, Tax Map 068 Parcel 019C, 2.45 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-147 (g)(10)(b) Use provisions for property located at tax map 068 parcel 019C to expand the permitted hours of operation for the existing gas station to 4AM to 11PM. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1b10) VA23-12-02, Variance to Section 90-144 Placement of Buildings & Structures, 983 Watermark Drive, Tax Map 060 Parcel 693, 0.17 +/- acres and currently zoned R-2 (Single Family Residential)/RCO (Residential Cluster Overlay) and an Encroachment Agreement.

Commissioner Skinner made a motion to approve the request for a variance to Section 90-144 Placement of buildings and structures and an easement encroachment agreement for property located at tax map 060 parcel 693 to reduce building setbacks to 1' off the southern property line and 2' off the western property line for a proposed accessory structure subject to the following condition:

Stormwater:

An Easement Encroachment Agreement will be required.

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

(I1c) Public Works and Engineering Services Committee

(I1c1) Resolution 23-57 and 23-58 to Establish Street Light Districts in Hanover Place and Canton Park Phase 3 - *First Reading*

Vice Chairman Richardson made a motion to approve the First Readings of Resolution 23-57 SD-2023.551 Hanover Place and Resolution 23-58 SD-2023.550 Canton Park Phase 3 to establish Street Light Districts. 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) Personnel

(M1a) Employee Contract with Michael Blanchard, Stacey Gordon, John Luton, Leanne Reece, Paul Scarbary, Scott Sterling, Robert K. Titus, Jeremy Wallen, James Paschal and Janeabeth Wells

Commissioner Melear made a motion to approve a contract with Michael Blanchard, Stacey Gordon, John Luton, Leanne Reece, Paul Scarbary, Scott Sterling, Robert K. Titus, Jeremy Wallen, James Paschal and Janeabeth Wells. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Parcel 067C071 & parcel 067C382 owned by Farmington Estates Property Owners Association, Inc., Kimberly S. McAfee parcel 072A255 and Jennifer & Marc Deal parcel 072A006 to obtain right of way and/or easements for the Hereford Farm Road widening project

Vice Chairman Richardson made a motion to approve \$37,200 parcel 067C071 & \$60,000 parcel 067C382 owned by Farmington Estates Property Owners Association, Inc., \$2,000 to Kimberly S. McAfee parcel 072A255 and \$6,200 to Jennifer & Marc Kirkwood Deal parcel 072A006 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2b) Slim & Achiropitta Bessamra parcel 072A253 for relocation assistance and rent supplement payment

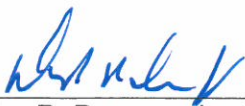
Vice Chairman Richardson made a motion to approve \$34,697 to Slim & Achiropitta Bessamra parcel 072A253 for relocation assistance and rent supplement payment. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2c) Warren Grovetown II, LLC. for parcel 069001K to obtain right of way and/or easements for the Horizon South Project

Vice Chairman Richardson made a motion to approve \$7,600 to Warren Grovetown II, LLC. for parcel 069001K to obtain right of way and/or easements for the Horizon South Project. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:52 p.m. Vice Chairman Richardson seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk