



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, January 16, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman 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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) January 02, 2024

Vice Chairman Melear made a motion to approve the minutes of the January 02, 2024 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) Recognition of Gary Richardson who represented Columbia County as District 3 Commissioner for eight years.

Chairman Duncan recognized Gary Richardson for his service to Columbia County as District 3 Commissioner for eight years.

(G2) Declaration

(G2a) Proclamation Recognizing Greenbrier Flag Football State Championship

Vice Chairman Melear recognized the Greenbrier High School Flag Football team on their outstanding accomplishment of winning the 2023 Division II State Championship.

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Vice Chairman Melear made a motion to approve the consent agenda as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

(H1) Management and Internal Services Committee

(H1a) Proclamation Recognizing Greenbrier Flag Football State Championship

Approved a proclamation recognizing Greenbrier Flag Football State Championship.

(H1b) 2024 Board and Committee Appointments

Approved the reappointments and appointments as listed on the recommendation sheet to the appropriate Boards and Committees.

(H1c) Annual Approval of Bank Accounts

Approved the bank accounts as presented.

(H2) Development and Planning Services Committee

(H2a) LMIG 2023 Change Order 1 with Gearig Civilworks for the Resurfacing of Hightower Drive

Approved Change Order 1 with Gearig Civilworks for LMIG 2023 project in the amount of \$298,295.42; 91305.21.015.958.

(H2b) TIA 2 Group 2 Resurfacing Change Order 4 with ER Snell for Faircloth/Library Drive and Government Center Way Project

Approved Change Order 4 with ER Snell for the TIA 2 Group 2 resurfacing project in the amount of \$127,397.60; 91329.24.015.

(H2c) Purchase of Ice Piggering from American Pipeline Solutions

Approved the purchase of ice piggering from American Pipeline Solutions in the amount of \$292,353; 511.5125.533035.

(H2d) Ancillary Dwelling Variance, 505 Waltons Ford Court, Tax map 068 Parcel 226, 2.18 +/- acres, and currently zoned R-1 (Single Family Residential).

Approved the ancillary dwelling variance for tax map 068 226.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-01-01, Conditional Use for a Gym, 454 Columbia Industrial Boulevard, Tax Map 078 Parcel 337, 2.2 +/- acres, and currently zoned M-1 (Light Industrial) and M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for a conditional use for a gym for property located at tax map 078 parcel 337. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1a2) VA23-12-03, Variance to Section 90-135 Signs, 1 Islamic Center Drive, Tax Map 079 Parcel 102, 8.54 +/- acres and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 079 parcel 102 to reduce the side setback for a freestanding sign to 3 feet subject to the following condition:

Planning:

The side setback for the freestanding sign is reduced to 3 feet from the property line shared with Tax Map 077B Parcel 001B.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a3) RZ24-01-02, Rezoning from M-2 (General Industrial) to S-1 (Special). 6001 Horizon West Parkway, Tax Map 069 Parcel 001K, 4.51 +/- acres, and currently zoned M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for a rezoning from M-2 to S-1 for place of worship and warehouse uses located at tax map 069 parcel 001K. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1a4) VA24-01-01, Variance to Section 90-55 RCO Residential cluster overlay district, 3031 Leaning Oak Way, Tax Map 084 Parcel 167, 0.24 +/- 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 and an Encroachment Agreement for property located at tax map 084 parcel 167 to reduce building setbacks to 0' off the northern property line and 0' off the eastern property line for a proposed retaining wall and pool and the existing home subject to following condition:

Stormwater:

An Easement Encroachment Agreement will be required.

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) Reclassifying Susan Combe, Supervisor VII Grade 24 to Manager I Grade 25 and Stephanie Laws, Specialist II Grade 19 to Supervisor VII Grade 24 in the Tax Commissioner's Office.

Vice Chairman Melear made a motion to approve reclassifying Susan Combe, Supervisor VII Grade 24 to Manager I Grade 25 at her current hourly rate of \$23.04 and Stephanie Laws, Specialist II Grade 19 to Supervisor VII Grade 24 at an hourly rate of \$21.72 to go into effect with the pay period beginning January 28, 2024. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Thomas & Nancy Beazley parcel 071 015D to obtain right of way and/or easements for the Hardy McManus Road widening project.

Commissioner Couch made a motion to approve \$226,000 to Thomas & Nancy Beazley parcel 071 015D to obtain right of way and/or easements for the Hardy McManus Road widening project; 91308.27.050.975. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2b) Discovery Zone, LLC parcel 060 043B to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Couch made a motion to approve \$60,000 to Discovery Zone, LLC parcel 060 043B to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2c) Resolution 24-03, Declaration of Taking and Order by Condemnation for a portion of tax map 053 006J Richard H. Johnson for the construction of a new sewer line for the Euchee Creek Interceptor Project.

Commissioner Couch made a motion to approve resolution 24-03, Declaration of Taking and Order by Condemnation for a portion of tax map 053 006J Richard H. Johnson for the construction of a new sewer line for the Euchee Creek Interceptor Project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2d) Resolution 24-05, Declaration of Taking and Order by Condemnation for a portion of tax map 053 006D and 053 006I Kevin C. Gallagher or his successor, as Trustee of Katharina J. Gallagher for the construction of a new sewer line for the Euchee Creek Interceptor Project.

Commissioner Couch made a motion to approve resolution 24-05, Declaration of Taking and Order by Condemnation for a portion of tax map 053 006D and 053 006I Kevin C. Gallagher or his successor, as Trustee of Katharina J. Gallagher for the construction of a new sewer line for the Euchee Creek Interceptor Project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2e) Resolution 24-06, Declaration of Taking and Order by Condemnation for a portion of tax map 042 366 Trina Ann Galvin & Keith A. Finley for the construction of a new sewer line for the Euchee Creek Interceptor Project.

Commissioner Couch made a motion to approve resolution 24-06, Declaration of Taking and Order by Condemnation for a portion of tax map 042 366 Trina Ann Galvin & Keith A. Finley for the construction of a new sewer line for the Euchee Creek Interceptor Project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2f) Resolution 24-04, Declaration of Taking and Order by Condemnation for a portion of tax map 042 156C Brian Clayson for the construction of a new sewer line for the Euchee Creek Interceptor

Project.

Commissioner Couch made a motion to approve resolution 24-04, Declaration of Taking and Order by Condemnation for a portion of tax map 042 156C Brian Clayson for the construction of a new sewer line for the Euchee Creek Interceptor Project. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:20 p.m. Vice Chairman Melear seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk