



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, February 6, 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

Chairman Duncan 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 16, 2024

Vice Chairman Melear made a motion to approve the minutes of the January 16, 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

Chairman Duncan recognized members of Youth Leadership Columbia County.

H. CONSENT AGENDA

I. DEBATE AGENDA

(I1) New Business

(I1a) Community and Emergency Services Committee

(I1a1) New Position for a Theater Operations Manager at Performing Arts Center

Commissioner Couch made a motion to approve the Performing Arts Center Theater Operations Manager position, Manager II grade 28, with an annual salary of \$50,835.20, cell allowance of \$1,440 and a category A vehicle allowance. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1a2) Purchase of Furniture for the Children's Department at the Evans Library

Commissioner Couch made a motion to approve the purchase of furniture for the Children's Department at the Evans Library in the amount of \$46,010.94; 9319300.522100. Vice Chairman Melear seconded the

motion. The motion carried unanimously.

(I1a3) Agreement with Civic Plus for CivicRec Document Management Module

Commissioner Couch made a motion to approve the agreement with CivicPlus for CivicRec Document Management Module in the amount of \$910.96;1011005.533035. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1a4) Animal Services Donations

Commissioner Couch made a motion to accept the donations totaling \$6,000.00 to Columbia County Animal Services for the spay/neuter and medical needs of animals in their care. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1a5) Purchase of DroneSense for Fire Rescue

Commissioner Couch made a motion to purchase DroneSense for Fire Rescue in the amount of \$11,100; 2322510.533035. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1b) Management and Internal Services Committee

(I1b1) Columbia Judicial Circuit Independent Contractor Agreement with Sarah K. Ruppensburg for a grants coordinator

Vice Chairman Melear made a motion to approve the Columbia Judicial Circuit Independent Contractor Agreement with Sarah K. Ruppensburg for a grants coordinator. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b2) Columbia Judicial Circuit Independent Contractor Agreement with Laura Moore as Accountability Court Judicial Assistant

Vice Chairman Melear made a motion to approve the Columbia Judicial Circuit Independent Contractor Agreement with Laura Moore as Accountability Court Judicial Assistant. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b3) Resolution 24-07 Concerning a Vacancy in the Position of Commissioner from District 3 and notifying the Columbia County Board of Elections of Same

Vice Chairman Melear made a motion to approve Resolution 24-07. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b4) Commissioner Appointment to the Public Works and Engineering & Community and Emergency Services Committees

Chairman Duncan made a motion to approve the appointment of Commissioner Melear as Vice Chair of the Public Works and Engineering & Community and Emergency Services Committees and Commissioner Couch as the Chair of the Public Works and Engineering Services Committee until District 3 has representation. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b5) Appointments to the Board of Health and the Planning Commission

Vice Chairman Melear made a motion to appoint Hillary Millar to the Board of Health with a term ending December 31, 2029 and Ryan Cato to the Planning Commission with a term ending December 31, 2024. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c) Development and Planning Services Committee

(I1c1) RZ24-01-03, Major S-1 (Special) Plan Revision, 6075 Ridge Road, Tax Map 034 Parcel 002, 31.94 +/- acres and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for the major S-1 revision for property located at tax map 034 parcel 002 subject to the following conditions:

Planning:

- 1. Building setbacks shall be 10' from the property line adjacent to tax map 034 parcels 017 & 018.*
- 2. An as-built survey showing the location of foundations, footings, slabs, and any overhangs shall be provided prior to release of a footing, foundation, or slab inspection from Building Standards.*

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c2) RZ24-01-04, Rezoning from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial), 4389 Hereford Farm Road, Tax Map 072A Parcel 059, 0.58 +/- acres and currently

zoned R-2 (Single Family Residential).

Applicant Mark Boyd was present to answer any questions.

Chairman Duncan made a motion to approve the request for a rezoning from R-2 to C-1 for property located at tax map 072A parcel 059 subject to the following conditions:

Building Standards:

The building currently under construction, and any new structures, must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances. Any existing conditions not complying with these codes must be brought into compliance.

Planning:

1. The subject property shall be combined with the property at 4396 Lamkin Drive prior to approval of the site plan for 4389 Hereford Farm Road

2. No driveway or access shall be permitted on Hereford Farm Road.

3. A minimum 10' landscaped buffer shall be planted along Hereford Farm Road.

4. No outdoor storage of construction materials will take place on the site. Indoor storage of tools and similar may take place in the garage building only.

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

(I1c3) RZ24-01-05, Major PRD (Planned Residential Development) Revision, for multiple properties off Baker Place Road, Tax Map 051 Parcel 049C, 34.15 acres and Tax Map 051A Parcels 085 - 098; 179 - 184; and 207, 0.14-0.18 acres each and currently zoned PRD (Planned Residential Development).

Applicant Jason Whinghter was available to answer questions. Commissioner Skinner made a motion to approve the request for a major PRD revision for the properties located at tax map 051 parcel 049C, tax map 051A parcels 085-098, 179-184, and 207. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1c4) RZ24-01-06, Rezoning from S-1 (Special) to R-A (Residential Agricultural), 6059 Harlem Grovetown Road, Tax Map 042 Parcel 044, 3.604 +/- acres and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for the rezoning from S-1 to R-A for property located at tax map 042 parcel 044 subject to the following condition:

Stormwater Compliance:

The state waters buffer determination performed on July 24, 2023 is required to be shown on a current plat prior to submittal of site/building plans.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c5) RZ24-01-07, Conditional Use for Massage, 4320 Washington Road, Tax Map 072A Parcel 109, 0.28 +/- 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 072A parcel 109. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c6) RZ24-01-09, Major PUD (Planned Unit Development) Revision, 714 Marsh Point Road, Tax Map 081 Parcel 238, 0.44 +/- acres and currently zoned PUD (Planned Unit Development) and Abandonment of Easement

Commissioner Skinner made a motion to approve the request for a Major PUD Revision for property located at tax map 081 parcel 238 and to abandon the easement. Chairman Duncan seconded the motion. The motion carried unanimously.

(I1d) Public Works and Engineering Services Committee

(I1d1) Award Bid# 2023013-BID5100 and Contract to Quality Plus Services, Inc. for the Gateway Blvd. to Sugar Creek Dr. Connector Project

Commissioner Couch made a motion to award the bid and contract to Quality Plus Services, Inc. for the Gateway Blvd to Sugar Creek Dr. connector project in the amount of \$953,711; 57037.25.015.680. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1d2) Independent Contractor Agreement with Infrastructure Systems Management LLC. dba ISM for the Little Kiokee Creek Gravity Sewer Extension & Riverwood West Lift Station Force Main Extension Project

Commissioner Couch made a motion to approve the Independent Contractor Agreement with ISM for the Little Kiokee Creek Gravity Sewer Extension Project & Riverwood West Lift Station Force Main Extension Project in the amount of \$147,240; 57037.25.015.693. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1d3) Independent Contractor Agreement with Advanced Wireless Solutions, Inc. for the AMI/Flex-Net Expansion Project

Commissioner Couch made a motion to approve the Independent Contractor Agreement with Advance Wireless Solutions, Inc. for the AMI/Flex-Net Expansion Project in the amount of \$46,696; 5115120.601090. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I1d4) Independent Contractor Agreement with Columbia Engineering for the Reed Creek Streambank Stabilization Project

Commissioner Couch made a motion to approve the Independent Contractor Agreement with Columbia Engineering for the Reed Creek Streambank Stabilization Project in the amount of \$23,430; 28750.35.010. Vice Chairman 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) Watervale Community Association, Inc. parcel 082I520 to obtain permanent easement for ingress/egress to a stormwater detention facility

Commissioner Couch made a motion to approve \$500 to Watervale Community Association, Inc. parcel 082I520 to obtain permanent easement for ingress/egress to a stormwater detention facility. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1b) Arthur Kowalewski parcel 031066A, Justin & Taylor Crozier parcel 042156P, Richard and Gwendolyn Viger parcel 042223A, Forestar (USA) Real Estate parcel 0521514 and Jose De Jesus Lopez Coronada parcel 053111 to obtain temporary and/or permanent easements for the Euclee Creek Interceptor project

Commissioner Couch made a motion to approve \$6,000 to Arthur Kowalewski parcel 031066A, \$8,273 to Justin & Taylor Crozier parcel 042156P, \$3,000 to Richard and Gwendolyn Viger parcel 042223A, \$1,718 to Forestar (USA) Real Estate parcel 0521514 and \$6,522 to Jose De Jesus Lopez Coronada parcel 053111 to obtain temporary and/or permanent easements for the Euclee Creek Interceptor project. Vice Chairman Melear seconded the motion. (see below for the vote)

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:28 p.m. Commissioner Skinner seconded the motion. The motion carried unanimously.

Due to the Chairman not calling for a vote on Item M1b, Chairman Duncan called the meeting back to order at 6:32 p.m.

(M1b) Arthur Kowalewski parcel 031066A, Justin & Taylor Crozier parcel 042156P, Richard

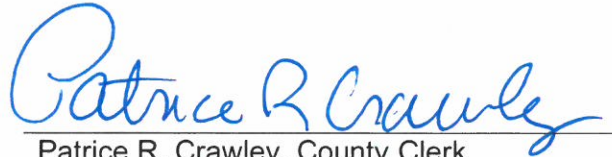
and Gwendolyn Viger parcel 042223A, Forestar (USA) Real Estate parcel 0521514 and Jose De Jesus Lopez Coronada parcel 053111 to obtain temporary and/or permanent easements for the Euchee Creek Interceptor project

Commissioner Couch made a motion to approve \$6,000 to Arthur Kowalewski parcel 031066A, \$8,273 to Justin & Taylor Crozier parcel 042156P, \$3,000 to Richard and Gwendolyn Viger parcel 042223A, \$1,718 to Forestar (USA) Real Estate parcel 0521514 and \$6,522 to Jose De Jesus Lopez Coronada parcel 053111 to obtain temporary and/or permanent easements for the Euchee Creek Interceptor project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

Commissioner Couch made a motion at 6:32 p.m. to adjourn the meeting. Commissioner Skinner seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk