



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, April 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
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:

Paul Scarbary - Development Services
Kyle Titus - Engineering 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

Vice Chairman Melear 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) April 02, 2024

Vice Chairman Melear made a motion to approve the minutes of the April 02, 2024 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I3a Amending the Intergovernmental Agreement with the Development Authority

County Manager Johnson requested to add Item I3a Amending the Intergovernmental Agreement with the Development Authority to the agenda. Chairman Duncan presented the agenda with the requested addition.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Declaration

(G1a) National Tennis Month Proclamation

Commissioner Couch presented a proclamation to Angelique Alvarado, a Member of the CSRA Tennis Association, proclaiming the month of May 2024 as National Tennis Month.

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) Development and Planning Services Committee

(H1a) Alcoholic Beverage License, Dink'd Pickleball LLC

Approved the Alcoholic Beverage License for Dink'd Pickleball, LLC.

(H1b) Alcoholic Beverage License, DNR 2024 LLC

Approved the Alcoholic Beverage License for DNR 2024 LLC.

(H1c) Alcoholic Beverage License, Twist Liquor LLC

Approved the Alcoholic Beverage License for Twist Liquor, LLC.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-03-01, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 4080 Gordon Highway, Tax Map 032 Parcel 109B. 4 +/- acre portion of an overall 25 +/- acres and currently zoned R-A (Residential Agricultural). - *Postponed from March 19, 2024*

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for a portion of property located at tax map 032 parcel 109B subject to the following conditions:

1. A copy of the approved and recorded plat showing the subdivision of the portion of the property to be zoned S-1 must be submitted to the Planning Department prior to issuance of business license.

2. An approved engineered site plan prepared by a civil engineer shall be required prior to the issuance of business license.

3. A 30-foot buffer shall be provided along the side property lines meeting the requirements of Section 90-139. An approved landscape plan shall be required prior to the issuance of business license.

4. A 10-foot landscape strip shall be provided along the Gordon Highway frontage. The requirements of Section 90-140 pertaining to planting of shrubs will be waived, but the landscape strip shall meet the requirements for planting of trees within the landscape strip. The trees shall be installed prior to issuance of business license.

5. The driveway and parking lot shall be paved prior to issuance of business license.

Applicant Ray Westbrooks stated that he would not be able to comply with the conditions.

Commissioner Skinner withdrew his motion.

Commissioner Skinner made a motion to deny the request. The applicant shall cease all operations in violation of the R-A zoning effective immediately and shall have 30 days to remove all related improvements and personal property. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a2) Resolution 24-07 to Establish a Streetlight District 2023.552 for White Road - *Second Reading*

Commissioner Couch made a motion to approve the Second Reading of Resolution 24-07 to establish Streetlight District Number 2023.552 for White Road. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Development and Planning Services Committee

(I2a1) RZ24-04-01, Rezoning from R-2 (Single Family Residential) to C-C (Community Commercial) & C-2 (General Commercial), 170 South Belair Road, Tax Map 074 Parcel 046, 8.46 +/- 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 C-C for 6.3 +/- acres and to C-2 for 2.1 +/- acres for property located at tax map 074 parcel 046 subject to

the following conditions:

1. A roadway connection to Oakley Pirkle Road Extension and Hickory Drive South is not required.
 2. The following uses are not permitted within the C-2 or C-C zoned properties:
 - a. A convenience store with gas pumps
 - b. Tattoo Parlor
 - c. Vape shop
 3. An 8' privacy fence or similar shall be required for the structural buffer component of the overall development. Final location to be determined during site plan review.
 4. A subdivision plat showing the area to be rezoned C-2 shall be submitted and recorded prior to approval of any building permits and/or site plans for the subject parcel
 5. The right-of-way for South Belair Road (State Route 383) is under the jurisdiction of the Georgia Department of Transportation. Contact District 2 office, Tennille, GA., at (478) 553-3376 for permitting information. The developer is required to submit a Traffic Impact Study that includes a traffic signal warrant analysis to determine the extent of traffic signal upgrades, lane configuration, and queue length to obtain an approved Traffic Signal Permit. Any costs for signalization, modifications to the intersection, utility relocations, or other associated improvements shall be the responsibility of the developer. The County will require an approved, updated GDOT Traffic Signal Permit prior to development plan approval.
- Vice Chairman Melear seconded the motion. The motion carried unanimously.
Barbara Britton, Sylvia Elam, Brannon Graybill, Jonathon Crawford, Lynda & Charles Blackstock were agreeable with the conditions.

(I2a2) RZ24-04-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 1892 Appling Harlem Road, Tax Map 028 portion of Parcel 015E, 3.59 +/- acres to allow a dog training facility to operate on the property and currently zoned R-A (Residential Agricultural). - Postponed to May 07, 2024.

Douglas Martinovich, Robbie Peoples, Rev. Curtis Williams and Rev. Johnny Few were opposed to the rezoning. Applicants Cody and Stan Turner stated that they would speak with the neighbors and explain the concept plan.

Commissioner Skinner made a motion to postpone RZ24-04-02 to the May 07, 2024 meeting. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2a3) VA24-04-01, Variance to Section 90-53 List of lot & structure requirements, 8026 Lakeside Drive, Tax Map 001B Parcel 053, 0.4 +/- acres, and currently zoned R-4 (Recreational Residential).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 001B parcel 053 to reduce side building setbacks to 5'. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I2a4) VA24-04-02, Variance to Section 34-1 Major site grading and 90-139 Buffers and Screening, located off William Few Parkway, Tax Map 060 Parcel 1836, 61.48 +/- acres and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 060 parcel 1836 to remove the buffer requirements for a 1.8 +/- acre portion. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2a5) VA24-04-03, Variance to Section 90-53 List of lot and Structure Requirements, 3123, 3125, 3127, 3129, & 3131 Carillon Way, Tax Map 071 Parcels 099, 100, 101, 102, & 103, 2.35 +/- combined acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 071 parcels 099, 100, 101, 102, & 103 to reduce the front building setback to 45' from

the centerline. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I2a6) VA24-04-04, Variance to Section 90-53 List of lot and Structure Requirements, 709 & 711 Campana Drive, Tax Map 071 Parcels 081 & 082, 0.57 +/- combined acres, and currently zoned R-2 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 071 parcels 081 & 082 to reduce the front building setback to 45' from the centerline.

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

(I3) Items Added at the Meeting

(I3a) Amending the Intergovernmental Agreement with the Development Authority

Vice Chairman Melear made a motion to amend the Intergovernmental Agreement with the Development Authority of Columbia County regarding parcel 072552A. Commissioner Skinner seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) Betty Surrency to discuss results of hand count paper ballot simulation

Betty Surrency presented the Board with the results of hand count.

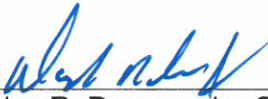
(L2) Steve Longcrier to discuss local public cemeteries

Steve Longcrier stated his concern about the lack of publicly accessible cemeteries in Evans.

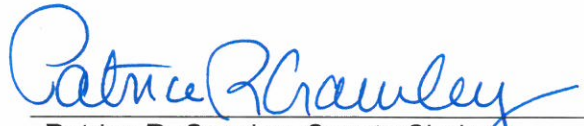
M. EXECUTIVE SESSION

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 7:19 p.m. Commissioner Skinner seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk