EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
November 5, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, November 5, 2024 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy Clerk, Ms. Marie Todd – Executive Assistant, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Noel Webb – Director of I.T., Mr. Steve Candler – Development Services Director, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Community Planner, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Ms. Danielle Carver - Procurement and Capital Projects Manager, Ms. Beth Mosley – Probate Judge, Mr. Mark Lastinger – Public Information Officer, Mr. Johnathan Hulme – County Engineer, Mr. Jeff Lonon – Director of Recreation, and Mr. Seth Zeigler – Director of Parks and Recreation.

CITIZEN PARTICIPATION

Murray Marshall, Deborah R. Moore, Pam Anderegg, Kim Johnson, Sandra Moore, Alec B. Metzger, Jimmy Blakey, Ida Dewitt, Ronald Helmken, Marshall Dewitt, HR Rahm, Lowell Morgan, Joshua Moody, Louis Cintron, Sean Cantrell

I- CALL TO ORDER

Chairman Corbitt called the meeting to order at 5:02pm

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman – *Left at 7:37pm*
Jamie Deloach
Reginald Loper – *Absent*
Phil Kieffer

III – INVOCATION

Chairman Corbitt provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson noted items #3 and #4 of Unfinished Business will be moved to items #2A and 2B of the Planning Board. Unfinished Business items #5 and #6 are postponed to 12/03/2024. Consent agenda item #9 will be moved to New Business item #1A. New Business item #26 has been added. It has been requested by the applicant that Planning Board items #13 and #14 be postponed to 12/03/2024.

Commissioner Deloach made a motion to approve the agenda with the noted changes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

County Clerk Johnson stated a correction that Planning Board items #13 and #14 will be postponed to 11/19/2024.

Commissioner Deloach made a motion to approve the amended agenda. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI– PRESENTATION - 5:15 pm

By representative of Gunn Meyerhoff Shay Architects to discuss design for a new library.

Patrick Shay introduced himself and his associates and outlined what to expect from the new library. The Live Oak Public Library has a total floor area of approximately 32,000 square feet, with 28,500 heated square feet and 3500 dedicated to community activities. Natural lighting was noted during the presentation, meeting space provided, and there is an entrance to the building that can be closed during daylight hours. There is an exterior classroom, an outdoor reading garden and a community garden included.

VII– MINUTES

Commissioner Deloach made a motion to approve October 15, 2024, work session and regular meeting minutes and the October 25-27, 2024 retreat minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

VIII– PUBLIC COMMENTS

Chairman Corbitt stated comments shall pertain to agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

IX – CORRESPONDENCE

Chairman Corbitt stated documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website.

X – CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: **(1)**Consideration to approve an Assemblage Permit for Elevated Hair Studio and Beauty Bar at 135 Goshen Road Ext. Unit 165, Rincon, for an anniversary and

holiday event beginning at 5pm on December 6, 2024 Map #465F Parcel #2 **(2)** Consideration to approve to ratify and affirm a revised Contract for the employee recognition program (reflects name change only) **(3)**Consideration to approve an addition to the Human Resources Standards of Practice 5:02- Paid Time Off, Section K Volunteer Paid Time Off **(4)**Consideration to approve the County Holiday Schedule for year 2025 **(5)**Consideration to approve to cancel the December 17, 2024 Board of Commissioners meeting **(6)**Consideration to approve the continuation of the License Agreement with Verizon Wireless for site# 133745 Rincon. **(7)**Consideration to approve to ratify and affirm Notice to Proceed, Amendment# 1 to the Contract with Thompson Consulting for Disaster Debris Monitoring and Financial Recovery Services for Hurricane Helene **(8)**Consideration to approve to ratify and affirm Notice to Proceed, Amendment# 1 to the Contract with Ceres Environmental for Disaster Debris Monitoring and Financial Recovery Services for Hurricane Helene **(9)**Consideration to approve the updated Mission, Vision, and Value Statements, along with strategic themes and goals, as part of Effingham County's strategic planning process **(10)**Consideration to approve to ratify and affirm Resolution# 024- 033 adopting the FY2024 Capital Improvement Element (CIE) annual update. Commissioner Deloach seconded the motion. The motion carried unanimously.

XI – UNIFINISHED BUSINESS

DARRELL MORGAN – SECOND READING (01): Consideration to approve the Second Reading of a request by Darrell Morgan to rezone +/- 12 of 372 acres located on Sand Hill Road from AR-1 to B-3 to allow for highway commercial uses Map# 275 Parcel# 2 in the First District (*postponed, 10/15/2024*)

Commissioner Floyd made a motion to approve the 2nd Reading. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF GUYTON FOR A PROPERTY CONSISTING OF APPROXIMATELY 0.90 ACRES LOCATED AT 2736 HWY 119 SOUTH, GUYTON MAP# 294 PARCEL# 42 IN THE THIRD DISTRICT (DENIED, 10/15/2024) (2):

Commissioner Deloach made a motion to approve to Acknowledge the Petition Requesting Annexation as presented by the City of Guyton. Commissioner Kieffer seconded the motion. The motion carried unanimously.

~~**JOSHUA MOODY** as agent for **LOWELL MORGAN – PUBLIC HEARING (03):** Consideration to approve an application by Joshua Moody as agent for Lowell Morgan for a variance located on Union Springs Road to allow for the reduction in required 60-foot access easement. Map # 441 Parcel # 7 in the Third District (*postponed, 10/15/2024)*~~

This item was moved to Planning Board 2A.

~~**JOSHUA MOODY** as agent for **LOWELL MORGAN – SECOND READING (04):** Consideration to approve the Second Reading of an application by Joshua Moody as agent for Lowell Morgan for a variance located on Union Springs Road to allow for the reduction in required 60-foot access easement Map # 441 Parcel # 7 in the Third District (*postponed, 10/15/2024*)~~

This item was moved to Planning Board 2B.

MLRE PARTNERS LAND COMPANY, INC. – PUBLIC HEARING (05): Consideration to approve an application by MLRE Partners Land Company, Inc. for a variance located on Noel C Conaway Road to deviate from the use of required reuse lines in new development. Map # 376 Parcel # 16 in the First District (*postponed, 10/15/2024*)

This item was postponed to 12/03/2024 at agenda approval.

MLRE PARTNERS LAND COMPANY, INC. – SECOND READING (06): Consideration to approve the Second Reading of an application by MLRE Partners Land Company, Inc. for a variance located on Noel C Conaway Road to deviate from the use of required reuse lines in new development Map # 376 Parcel # 16 in the First District (*postponed, 10/15/2024*)

This item was postponed to 12/03/2024 at agenda approval.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE THE UPDATED MISSION, VISION, AND VALUE STATEMENTS, ALONG WITH STRATEGIC THEMES AND GOALS, AS PART OF EFFINGHAM COUNTY'S STRATEGIC PLANNING PROCESS (1A):
County Manager Callanan explained in both the winter and summer, a strategic planning meeting was held where the mission statement, the values statement, and the vision statement were discussed, in addition to other items. Only the mission statement will be revised.

Commissioner Deloach made a motion to approve the updated Mission, Vision, and Value Statements, along with strategic themes and goals, as part of Effingham County's strategic planning process. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROCLAMATION RECOGNIZING NOVEMBER 10, 2024 AS RETIRED EDUCATOR'S DAY IN EFFINGHAM COUNTY (1):
County Clerk Johnson explained retired educator, Mrs. Beth Kight, requested that this event be recognized. County Clerk Johnson read aloud a proclamation reflecting her request.

Commissioner Deloach made a motion to approve a Proclamation celebrating November 10, 2024 as Retired Educators Day. Commissioner Floyd seconded the

motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR COVERED BRIDGE PHASE 4 LOCATED ON HWY 17 SOUTH MAP# 352 PARCEL# 37 IN THE FIRST DISTRICT, ZONED R-1 (2):

Planner II Easton explained Staff has reviewed the plat and inspected the roads and drainage infrastructure identified in the warranty deed.

Commissioner Floyd made a motion to approve the final plat and infrastructure agreement for Covered Bridge Phase 4 and accept the roads and drainage infrastructure identified in the warranty deed. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A REVISED FINAL PLAT FOR LONADINE 2A LOCATED ON HWY 119 S MAP# 344 PARCEL# 26A IN THE THIRD DISTRICT, ZONED R-6 (3):

Planner II Easton explained there has been a small revision to the final plat approved in July. The plat presented shows the correct bearings for lots 208 to 213.

Commissioner Deloach made a motion to approve the revised final plat for Lonadine Phase 2A. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A REVISED FINAL PLAT FOR LONADINE 2B LOCATED ON HWY 119 SOUTH MAP# 344 PARCEL# 26A IN THE THIRD DISTRICT, ZONED R-6 (4):

Finance Director Barnes explained original approval was in October. There were two lots that contained lot 262, which had been corrected.

Commissioner Deloach made a motion to approve the revised final plat for Lonadine 2B. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY COLEMAN COMPANY FOR APPROVAL OF A PRELIMINARY PLAT FOR "THE SANDS AT MIDLAND" LOCATED ON MIDLAND ROAD, ZONED PD MAP# 396 PARCEL# 62 & 62A IN THE SECOND DISTRICT (5):

Senior Planner Fernald explained this rezoning to PD was approved in July. The applicant was approved for 465 lots on the 288 acres. They adhere to the PD text and the ordinance.

Neal McKenzie with Coleman and Company explained there are a few minor changes to the plan, but no material changes. The lot count remains at 465 and the lot split remains unchanged. The amenities will be built, as discussed previously, however the program has not yet been finalized. We have completed the base flood analysis, and the flood zone line remains the same. We now have the base flood elevations assigned and will submit them to FEMA for modeling. We will then know exactly the extent of that base flood.

Vice Chair Burdette made a motion to approve the sketch plan for "The Sands at Midland" with the following conditions:

1. Land Disturbance and Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.
2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM QUEST SOFTWARE TO IMPLEMENT KACE, IT MANAGEMENT SOFTWARE (6):

I.T. Director Webb explained Staff recommends approval of the purchase and implementation of Quest case management software in order to improve IT asset management, streamline software deployment, and strengthen security measures.

Commissioner Deloach made a motion to approve the quote to purchase and implement Quest KACE software. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, EFFINGHAM COUNTY BOARD OF COMMISSIONERS, AND THE EFFINGHAM COUNTY SCHOOL DISTRICT FOR THE DISTRIBUTION OF PILOT PAYMENTS (7):

County Manager Callanan explained pilot revenues would be remitted to the property tax system, where they would be distributed on a similar basis as property tax revenues. It is the tax commissioner's responsibility to distribute the funds as if the property was on the property tax rolls, so if the property was in an unincorporated county and school district, they would receive their pro rata share. A 10-year agreement has been struck, and if the county or IDA were to financially contribute to an industry, they would receive their fees back.

Commissioner Kieffer made a motion to approve the Intergovernmental Agreement for the distribution of PILOT payments. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT WITH TEN 8 FIRE AND SAFETY, LLC FOR THE PURCHASE OF TURNOUT GEAR FOR THE FIRE DEPARTMENT (8):

Fire Chief Hodges explained this is the annual turnout gear purchase, also known as the bunker gear. It has a maximum lifespan of ten years.

Commissioner Floyd made a motion to approve of the Purchase of Turnout Gear for Fire/Rescue. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT FROM BARTLETT TREE EXPERTS FOR THE MAINTENANCE OF A 116" DIAMETER LIVE OAK TREE LOCATED WITHIN THE RIGHT OF WAY OF JENNIFER CIRCLE (9):

County Engineer Hulme explained a 116-inch live oak stands in the middle of Jennifer Circle. The county owns the tree, and the arborist recommends trimming the nutrition and adding steel anchors to strengthen it.

Commissioner Deloach made a motion to approve of Bartlett Tree Proposal. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN UPDATE TO CHAPTER 2 - NEEDS AND OPPORTUNITIES AND CHAPTER 10 - COMMUNITY WORK PROGRAM OF THE EFFINGHAM COUNTY COMPREHENSIVE PLAN (10):

Director of Development Services explained this is a second notice needed to send the comp plan to the state for approval.

Commissioner Deloach made a motion to approve an update to Chapter 2- Needs and Opportunities. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 66 - SOLID WASTE THE EFFINGHAM COUNTY CODE OF ORDINANCE (11):

Solid Waste Coordinator Korzeniewski explained this item was discussed at the retreat.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Chapter 66-Solid Waste Ordinance. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-037 TO AMEND THE FISCAL YEAR 2025 BUDGET (12):

Finance Director Barnes explained the purpose of this budget amendment is to include funding for audit aware software for tax assessors, which is software used to assist them with business audits.

Commissioner Deloach made a motion to approve the resolution to amend the budget for FY 2025. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDED CONTRACT FROM THE COASTAL REGIONAL COMMISSION RELATED TO CONGREGATE AND HOME DELIVERED MEALS (13):

Finance Director Barnes explained there was approximately $18,000 more in ARPA funding available for the County to use in the Senior Meals Contract.

Commissioner Deloach made a motion to approve the Amended Contract for FY 2025.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL WITH GOODWYN MILLS CAWOOD, LLC FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE EFFINGHAM COUNTY ANIMAL SHELTER PRE-DESIGN (14):
Procurement and Capital Projects Manager Carver explained Effingham County's animal shelter will receive a feasibility study and pre-design services from Goodwyn Mills Cawood LLC within eight weeks of the start of the project.

Commissioner Deloach made a motion to approve of Pre-Design Proposal. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM CHANGE ORDER #4 WITH MCWRIGHT, LLC FOR THE ADMINISTRATIVE BUILDING RENOVATION/CONSTRUCTION PROJECT (15):
Procurement and Capital Projects Manager Carver explained Staff recommends the board approve change order number four with McWright LLC to enhance the facility's functionality, safety, and ADA compliance.

Commissioner Kieffer made a motion to approve the ratification of Change Order #4 for the Administrative Renovation/Construction in the amount of $16,375.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDERS #2 AND #3 FOR THE EFFINGHAM COUNTY CEM GYM EXPANSION CONSTRUCTION WITH LAVENDER & ASSOCIATES, INC. (16):
Procurement and Capital Projects Manager Carver explained the second change order involves undercutting split face block corridors. CO #3 involves installing a 12-inch riser on a storm inlet beside the patio.

Commissioner Deloach made a motion to approve for Change Order 2 and 3 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc. in the amount of $2,779.52. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT TO AWARD BID 24-ITB-068 TO MCWRIGHT, LLC FOR THE CONSTRUCTION OF THE EBENEZER ROAD FIRE RESCUE STATION #17 (17):
Procurement and Capital Projects Manager Carver explained after reviewing two bids, the county recommended McWright LLC, based on factors such as the work plan schedule and cost. The funding source for this construction is SPLOST. Approval of this contract will allow the county to move forward with the construction of the fire rescue station to enhance emergency response capabilities in the area.

Commissioner Kieffer made a motion to approve of award to McWright LLC for the 24-ITB068 Construction of the Ebenezer Road Fire Rescue Station #17 in the amount of $907,365.00. Commissioner Floyd seconded the motion. The motion carried

unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED AND PLAT RELATED TO RIGHT-OF-WAY FOR THE GATEWAY ROUNDABOUT PROJECT (18):
Procurement and Capital Projects Manager Carver explained the general way roundabout project will enhance traffic flow and safety at the intersection of 115 Parkway and Old Augusta Road. In support of this project, the county acquired a portion of the right-of-way at 115 Parkway, described in the attached warranty deed.

Commissioner Floyd made a motion to approve the recording of the deed and plat for the General Way Roundabout right-of-way. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE AND SALE CONTRACT BETWEEN EFFINGHAM COUNTY AND SAVANNAH PARKWAY PROPERTIES, LLC LOCATED ON OLD AUGUSTA ROAD CONTAINING 0.465 ACRES MAP# 478 PARCEL#2D (19):
Procurement and Capital Projects Manager Carver explained as part of the upcoming general way roundabout project, the county seeks approval for the purchase and sale contract to acquire the 0.465 acres of land located on tax parcel number 4780002D00 with Savannah Parkway Properties, LLC.

Commissioner Kieffer made a motion to approve the Purchase and Sale Contract to proceed with the acquisition of the property, authorizing the Chairman and/or his designee to sign. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-036 RELATED TO THE INTRODUCTION OF LOCAL LEGISLATION AND THE CREATION OF A PUBLIC FACILITIES AUTHORITY (20):
County Manager Callanan explained this was submitted to local legislation last year, but due to a communication error. It did not make the legislative calendar. This update will ensure it is added to the new legislative calendar starting in January 2025.

Commissioner Deloach made a motion to approve the Resolution Requesting the Introduction of Local Legislation and the Creation of a Public Facilities Authority. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LETTER OF SUPPORT TO THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR THE LOCAL BRIDGE REPLACEMENT PROGRAM (LOCBR) - PROJECT OF STILLWELL ROAD OVER EBENEZER CREEK (PROJECT #0018234) (21):
County Manager Callanan explained a replacement of the bridge over Ebenezer Creek over on Stillwell. GDOT simply requires a letter of support.

Commissioner Kieffer made a motion to approve the Letter of Support, authorizing participation in the Local Bridge Replacement Program (LOCBR) for the Stillwell Road over Ebenezer Creek project. Commissioner Floyd seconded the motion. The

motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A NEW JOB DESCRIPTION FOR A GIS ANALYST (22):
HR and Risk Management Director Mausolf explained the new title and job description would allow current staff to have a growth path, and it would not increase headcount.

Commissioner Deloach made a motion to approve the job description and authorize publication and distribution. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDED ADMINISTRATIVE SERVICES AGREEMENT WITH MERITAIN HEALTH, INC. (23):
HR and Risk Management Director Mausolf explained this policy provides employees with six (6) weeks of personal leave after they have exhausted the twelve (12) weeks of FMLA, which will allow us to obtain reimbursement from stop-loss claims. This was not included in the previous policy.

Commissioner Deloach made a motion to approve of Amendment to Administrative Services Agreement. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT# 7 TO THE EMPLOYEE BENEFIT PLAN AND SUMMARY OF MATERIAL MODIFICATION WITH MERITAIN HEATH, INC. (24):
HR and Risk Management Director Mausolf explained the prescription plan changed in July, and this is to ensure compliance. This will take effect on July 1st under our new plan.

Commissioner Deloach made a motion to approve of Amendment to Administrative Services Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR VARIOUS PARCELS OF PROPERTY CONSISTING OF APPROXIMATELY 325 ACRES, LOCATED OFF OF COURTHOUSE AND PLEASANT ACRES ROADS MAP# 368 PARCEL# 5, MAP# 390 PARCEL# 1A AND MAP# 367 PARCEL# 59 (25):
County Clerk Johnson explained the parcels are contiguous with other properties located within the city.

Commissioner Deloach made a motion to approve to acknowledge the Petition Requesting Annexation as presented by the City of Springfield. Commissioner Floyd seconded the motion. The motion carried unanimously.

ADDITION TO THE AGENDA

CONSIDERATION TO APPROVE CONTRACT 24-ITB-066 WITH APAC ATLANTIC, INC FOR THE TSPLOST/LMIG 2025 ROAD IMPROVEMENTS (26):

County Engineer Hulme explained there were four (4) bidders for the TSPLOST LMIG supplemental road improvement program for 2025. APAC Atlantic was selected as the contractor for the project. Four (4) roads were included in the packet for repaving and resurfacing throughout the county. The lowest bid was approximately 4.5 million dollars. The project would be funded by both TSPLOST and LMIG.

Commissioner Kieffer made a motion to approve contract 24-ITB-066 with APAC Atlantic, Inc for the TSPLOST/LMIG 2025 road improvements. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- The largest road resurfacing package was approved today.
- Board of Commissioners appreciation Christmas lunch for Staff - December 19, 2024
- Steering committee for feedback on code revisions.

County Clerk Johnson

- First District Tax Assessor board member has resigned
- Board of Health the advocacy group seat has been vacant. Seeking appointment.

Commissioner Floyd

- Shimmering Dell Road complaint

Commissioner Deloach

- Recognized Laura Bassett and the Elections and Registrar team
- The debris clean up contract has increased. Items #7 and #8 under consent agenda.

XIV – EXECUTIVE SESSION

At 5:43pm, Commissioner Deloach made a motion to go into executive session for discussion of personnel, property, and pending litigation. Vice Chair Burdette seconded the motion. The motion carried unanimously.

At 6:11pm, Commissioner Floyd made a motion to reconvene. Commissioner Deloach seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Floyd made a motion to approve the July 16, 2024 executive session minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00pm

JOSHUA MOODY as agent for **LOWELL MORGAN – PUBLIC HEARING (01):** The Planning Board recommends approving a request by Joshua Moody as agent for Lowell Morgan to rezone +/- 2 out of 22.63 acres located on Hadden Lake Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 441 Parcel# 7 in the Third District.

Director of Development Services Candler explained the applicant is requesting to rezone two acres of 22.63 acres to AR-2, since the two acres fall below the threshold for AR-1 zoning. The rezoning would be in accordance with the future land use map, as a parcel is envisioned as agricultural residential land.

Speaking for: Josh Moody, Lowell Morgan and Reggie Rahn explained the rezoning of the property to a lot less than five acres has already been established in the immediate vicinity of the address. All requirements for the rezoning have been met, including adding a platted easement from a county-maintained road. The property is not being sold to a real estate agent, rather, it is being divided among the family members.

Speaking in opposition: Larry Hampton Spradley Jr and Joshua Rieser express concerns with the potential for future development.

The Board engaged in discussion regarding the private road.

Commissioner Deloach made a motion to approve Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services and then recorded before the rezoning can take effect.

Vice Chair Burdette seconded the motion. The motion carried unanimously.

JOSHUA MOODY as agent for **LOWELL MORGAN – SECOND READING (02):** Consideration to approve the Second Reading of a request by Joshua Moody as agent for Lowell Morgan to rezone +/- 2 out of 22.63 acres located on Hadden Lake Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 441 Parcel# 7 in the Third District.

Commissioner Deloach made a motion to approve the 2nd Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.

JOSHUA MOODY as agent for **LOWELL MORGAN – PUBLIC HEARING (2A):** Consideration to approve an application by Joshua Moody as agent for Lowell Morgan for a variance located on Union Springs Road to allow for the reduction in required 60-foot access easement. Map # 441 Parcel # 7 in the Third District (*postponed, 10/15/2024)*

Development Services Director Candler explained that a variance from section 7.1.18 is requested to allow for a reduction in the required 60-foot easement. There will be

a 30-foot right-of-way on the private road.

Speaking for: Josh Moody explained it is our intention to request a variance to convert our 30-foot easement into a 60-foot easement, but we are unable to access a 60-foot easement.

Commissioner Deloach made a motion to approve, the variance will meet the criteria of the current ordinance. Vice Chair Burdette seconded the motion. The motion carried unanimously.

JOSHUA MOODY as agent for **LOWELL MORGAN – SECOND READING (2B):** Consideration to approve the Second Reading of an application by Joshua Moody as agent for Lowell Morgan for a variance located on Union Springs Road to allow for the reduction in required 60-foot access easement Map # 441 Parcel # 7 in the Third District (*postponed, 10/15/2024*)

Commissioner Deloach made a motion to approve the 2nd Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

RONALD HELMKEN – PUBLIC HEARING (03): Consideration to approve an application by Ronald Helmken for a Conditional Use located at 333 Shawnee Road to allow fora cemetery in AR-1 Map # 287 Parcel # 17 in the Third District.

Director of Development Services Candler explained the applicant requested conditional use for a cemetery on their property under AR-1 zoning. The conditional use meets the criteria of the ordinance and is not permitted to be closer than 10 feet to the highway.

Commissioner Deloach made a motion to approve Conditional Use will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services, the recorded, showing where the cemetery is located and that it meets the setbacks required by the ordinance.

Vice Chair Burdette seconded the motion. The motion carried unanimously.

RONALD HELMKEN – SECOND READING (04): Consideration to approve the Second Reading of an application by Ronald Helmken for a Conditional Use located at 333 Shawnee Road to allow fora cemetery in AR-1 Map # 287 Parcel # 17 in the Third District.

Commissioner Deloach made a motion to approve the 2nd Reading. Vice Chair Burdette seconded the motion. The motion carried unanimously.

MITCHELL DONALDSON – PUBLIC HEARING (05): Consideration to approve an application by Mitchell Donaldson for a Conditional Use located at 344 Standard Lane to remove the Conditional Use Map # 366A Parcel # 64 in the Third District.

Director of Development Services Candler explained the applicant requests that a condition be removed from the conditional use currently applied to the property. At the board of commissioners meeting on January 6, 2004, the original conditional use was approved. The stipulation placed on the conditional use is as follows: Approve with the stipulation that the structure will only serve as a watchman's residence, not a rental. Adjacent to the property is supposed to be a night watchman, or a security guard, but that does not exist. As a result, they requested that it be removed.

Speaking for: Mitchell Donaldson explained he would like to rent the property for commercial use.

Commissioner Deloach made a motion to postpone to 12/03/2024.
Commissioner Floyd seconded the motion. The motion carried unanimously.

MITCHELL DONALDSON – SECOND READING (06): Consideration to approve the Second Reading of an application by Mitchell Donaldson for a Conditional Use located at 344 Standard Lane to remove the Conditional Use. Map # 366A Parcel # 64 in the Third District.

This item was postponed to 12/03/2024 due to previous action.

LUIS CINTRON – PUBLIC HEARING (07): Consideration to approve an application by Luis Cintron for a variance located at 106 Bellevue Blvd. to allow for the reduction in accessory structure setbacks Map # 416D Parcel # 28 in the Second District.

Director of Development Services Candler explained a variance request for an accessory structure is being submitted. Within the International Building and Fire Code, the accessory structure must be located nine feet from the primary residence and four feet from the side property line.

Speaking for: Luis Cintron explained that when he built his pool house, he was unaware that a permit was required.

Vice Chair Burdette made a motion to postpone to 12/03/2024.
Commissioner Floyd seconded the motion. The motion carried unanimously.

LUIS CINTRON – SECOND READING (08): Consideration to approve the Second Reading of an application by Luis Cintron for a variance located at 106 Bellevue Blvd. to allow for the reduction in accessory structure setbacks Map # 416D Parcel # 28 in the Second District.

This item was postponed to 12/03/2024 due to previous action.

SEAN CANTRELL – PUBLIC HEARING (09): Consideration to approve an application by Sean Cantrell for a variance located at 101 Little Jack Way to allow for an increase

in the maximum required building height for accessory structures Map # 455C Parcel # 150 in the Fifth District.

Director of Development Services Candler explained a variance request has been made to increase the required height of buildings in an R-1 zoning district. Staff visited the location and surrounding area and found several accessory structures that exceed the 15-foot ceiling height.

Commissioner Kieffer made a motion to postpone to 12/03/2024.
Commissioner Deloach seconded the motion. The motion carried unanimously.

SEAN CANTRELL – SECOND READING (10): Consideration to approve the Second Reading of an application by Sean Cantrell for a variance located at 101 Little Jack Way to allow for an increase in the maximum required building height for accessory structures Map # 455C Parcel # 150 in the Fifth District

This item was postponed to 12/03/2024 due to previous action.

MARSHALL DAVIS III – PUBLIC HEARING (11): The Planning Board recommends approving a request by Marshall Davis III to rezone +/- 1 out of 14.27 acres located on Nease Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 375 Parcel# 29D in the Second District.

Director of Development Services Candler explained Effingham County's code of ordinance conforming to the AR-1 zone needs to be rezoned to AR-2 considering the one acre falling short of the threshold. This is in accordance with the future land use map and the parcels are projected to be agricultural residential.

Vice Chair Burdette made a motion to approve, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services and then recorded before the rezoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

MARSHALL DAVIS III – SECOND READING (12): Consideration to approve the Second Reading of a request by Marshall Davis III to rezone +/- 1 out of 14.27 acres located on Nease Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 375 Parcel# 29D in the Second District.

Vice Chair Burdette made a motion to approve the 2nd Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

KERN AND CO., LLC - CHAD ZITTROUER as agent for **THE UNIVERSITY OF GEORGIA FOUNDATION - MIKE HUNTER – PUBLIC HEARING (13):** The Planning Board recommends approving a request by Kern and Co., LLC - Chad Zittrouer as agent for The University of Georgia Foundation - Mike Hunter to rezone +/- 73 out of 1,338 acres located on GA Highway 17 from AR-1 to PD-MR to allow for the expansion

of an existing burrow pit Map# 353 Parcel# 3 in the First District.

This item was postponed to 11/19/2024 at agenda approval.

KERN AND CO., LLC - CHAD ZITTROUER as agent for **THE UNIVERSITY OF GEORGIA FOUNDATION - MIKE HUNTER – SECOND READING (14):** Consideration to approve the Second Reading of a request by Kern and Co., LLC - Chad Zittrouer as agent for The University of Georgia Foundation - Mike Hunter to rezone +/- 73 out of 1,338 acres located on GA Highway 17 from AR-1 to PD-MR to allow for the expansion of an existing burrow pit Map# 353 Parcel# 3 in the First District.

This item was postponed to 11/19/2024 at agenda approval.

XVII – ADJOURNMENT

At 8:16pm, there being no further business, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk