EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
October 15, 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, October 15, 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, Ms. Elizabeth Sapp - Land Use Planning Analyst, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Mr. Mark Lastinger – Public Information Officer, Mr. Johnathan Hulme – County Engineer.

CITIZEN PARTICIPATION

Margie S. Blewett, Tommy Blewett, Cheryl Thomas, Mary Hamilton, Michael Ramson, Robin Ramson, Michael Hennington, Darell Boazman, Chad Zittrouer, Kevin Usher, Tim and Sabrina Hutchings, Willie Wright, and Jenni Howell.

I- CALL TO ORDER

Chairman Corbitt called the meeting to order at 5:10pm

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman
Jamie Deloach
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 the removal of new business items #5 and #6. Addition of new business items #18 and #19. Postponement of planning board items #18 and

#19 to 11/19/2024, planning board items #39 and #40 and #53 and #54 will be postponed to 11/05/2024.

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

VI– MINUTES

Commissioner Deloach made a motion to approve the September 17, 2024 work session and regular meeting minutes and the September 27, 2024 Special Called meeting minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

VII– 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.

VIII – CORRESPONDENCE

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

IX – PRESENTATION

1. **Shy Duncan, GADNR - 5:15 pm**

To present information pertaining to the Coastal Incentive Grant Cycle

Shy Duncan with Georgia DNR Coastal Resource Division explained that The Coastal Incentive Grant is a competitive pass-through program made possible by a federal NOAA grant. It provides funding to communities and research institutions within 11 coastal counties. The goal of the CIG program is to support the Coastal Management Program's mission to preserve Georgia's coastal area and its natural, environmental, historical, archaeological, and recreation resources. Each project must fit under one of the approved themes. This year's highlighted theme is nature-based solutions. CIG funding is available for research, planning, education, or construction acquisition projects. Projects can receive up to $160,000 for a two-year project and must have separate task outcomes and budgets. The cycle 28 CIG process has started, and pre-applications are due December 6. Technical team leaders will meet in January of 2025 to review and prioritize projects, and full applications are due February 7, 2025. Effingham County has been funded by the CIG program for six (6) projects, including the countywide stormwater management program, Steel Bridge Landing improvements, and Abercorn Landing boat ramp improvements.

X – CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve Sanitation Releases as approved by the Fire Chief and Tax Commissioner **(2)** Consideration to approve to ratify and affirm submission of an Application to the Georgia Department of Community Health to participate in the Interim Upper Payment Limit Ground Ambulance Program **(3)** Consideration to approve a Warranty Deed to accept the infrastructure in

Creekside, Phase 2 located on Noel C. Conaway Road Map# 436E Parcel# 1P in the Second District, zoned PD **(4)** Consideration to ratify and affirm an Agreement with Eavenson Consulting Group for negotiation and consulting services related to the County's water system expansion **(5)** Consideration to approve to renew the Agreement between Effingham County Board of Elections and Sentry Data Management LLC **(6)** Consideration to approve to ratify and affirm the submission of the Railway Crossing Elimination (RCE) Grant Application, requesting federal funding for the construction of a grade-separated railway overpass on McCall Road as part of the Southeastern Roadway Network (SERN) Project **(7)** Consideration to ratify and affirm an Intergovernmental Agreement between Effingham County and City of Rincon related to disaster debris removal **(8)** Consideration to approve a Proclamation as presented by Effingham County Victim Witness declaring October as Domestic Violence Awareness month **(9)** Consideration to approve Resolution# 024-035 to submit an Application for the Georgia Outdoor Stewardship Program (GOSP) grant to secure funding for the Treutlen Trail Project. Commissioner Deloach seconded the motion. The motion carried unanimously.

XI – UNIFINISHED BUSINESS

READ BRENNAN – PUBLIC HEARING (01): The Planning Board recommends denying a request by Read Brennan to rezone +/- 27.65 acres located on Blue Jay Road from PD & AR-1 to PD to allow for the amendment of a Planned Development. Map# 415 Parcel# 10 and Map# 414 Parcel# 9 in the Second District (*Postponed, 07/16/2024, 09/17/2024*)

Senior Planner Fernald explained the applicant is seeking to amend the plan development text for Staffordshire. The new text allows the county to access an easement, and it will provide additional stormwater capacity as well. There will be an in-house stormwater analysis conducted in Staffordshire.

County Engineer Hulme explained the stormwater model was created with the help of a program called StormWise, formerly known as ICPR, using record drawings and as-built data. A field survey was conducted to confirm different aspects of the existing conditions, and the Debbie event was considered a historic 100-to-200-year event. At present, Staffordshire is draining into two miles of wetlands. A series of ditches must be dug, and a six-inch bleeder pipe installed beneath the ditches to establish a new normal water elevation. The primary purpose of this is to maintain a normal water elevation, but ultimately the ponds will need to be improved as well. According to Brennan and Bell, the full development scenario will include additional ponds, an upgrade of the pipe infrastructure in between the ponds, and additional houses. Upon the completion of the development, it is expected that the roadway will not be watered during a 25-year 24-hour event.

Speaking for: CJ Chance with Hussey Gay Bell explained when we submit the actual plans for the development, you will notice improvements to areas that have already been addressed in the design plan.

The Board engaged in a discussion regarding a more formal plan.

Speaking in opposition: Penny Blakenship requested a contractual agreement between the parties. This contract stipulate that all mitigation, remediation, and damage must be paid if the project does not work out.

Vice Chair Burdette made a motion to approve the requests to rezone +/- 27.65 acres from PD & AR-1 to PD to allow for the amendment of a Planned Development with the following conditions:

1. A recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
2. A preliminary plat shall be approved by the Board of Commissioners.

Commissioner Floyd seconded the motion. Commissioner Kieffer and Commissioner Deloach opposed. Chairman Corbitt broke the tie. The motion carried 3 to 2.

READ BRENNAN – SECOND READING (02): Consideration to approve the Second Reading of a request by Read Brennan to rezone +/- 27.65 acres located on Blue Jay Road from PD & AR-1 to PD to allow for the amendment of a Planned Development. Map# 415 Parcel# 10 and Map# 414 Parcel# 9 in the Second District (*Postponed, 07/16/2024, 09/17/2024*)

Vice Chair Burdette made a motion to approve the 2nd Reading. Commissioner Floyd seconded the motion. Commissioner Kieffer and Commissioner Deloach opposed. Chairman Corbitt broke the tie. The motion carried 3 to 2.

KEVIN FORBES as agent for **CHRISTOPHER BOSWELL – PUBLIC HEARING (03):** The Planning Board recommends approving a request by Kevin Forbes as agent for Christopher Boswell to rezone +/- 20.93 acres located at 1020 Old River Road from I-1 to HI to allow for the removal of conditions and an addition of an industrial use. Map# 304 Parcel# 5 in the First District (*postponed 08/20/2024, 10/01/2024*)

Commissioner Deloach recused himself due to a banking relationship.

Senior Planner Fernald explained the applicant is requesting to rezone the 20.93 acres to heavy industrial and add the asphalt operations. A sound barrier wall and privacy fence will be installed along the residential properties. A concrete plant was preferred, but dust caused concern.

Speaking for: Christpher Boswell proposed to pave the entire property to reduce dust.

Commissioner Floyd made a motion to approve the requests to rezone +/- 20.93 acres from I-1 to HI to allow for the removal of a condition and an addition of an industrial use with the following conditions:

1. A Site Plan shall be approved by the Board of Commissioners.
2. All Site Development shall comply with the Effingham County Code of Ordinances, Chapter 30 – Environment and Chapter 34 – Flood Damage Prevention, along with the Local Stormwater Design Manual.

3. A 10' privacy fence will be installed along the residential properties.
4. The access road will be paved.

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

KEVIN FORBES as agent for **CHRISTOPHER BOSWELL – SECOND READING (04):** Consideration to approve the Second Reading of a request by Kevin Forbes as agent for Christopher Boswell to rezone +/- 20.93 acres located at 1020 Old River Road from I-1 to HI to allow for the removal of conditions and an addition of an industrial use. Map# 304 Parcel# 5 in the First District (*postponed 08/20/2024, 10/01/2024*)

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

Commissioner Deloach returned.

GREG COLEMAN as agent for **GROUND CONTROL DEVELOPMENT – PUBLIC HEARING (05):** The Planning Board recommends approving an application by Greg Coleman as agent for Ground Control Development for a conditional use to allow for commercial truck parking in B-3. Located on U.S. Highway 80. Map #329 Parcel # 236, 37 & 38 in the First District (*postponed 08/20/2024, 09/03/2024*)

This item was removed at agenda approval.

GREG COLEMAN as agent for **GROUND CONTROL DEVELOPMENT – SECOND READING (06):** Consideration to approve the Second Reading of an application by Greg Coleman as agent for Ground Control Development for a conditional use to allow for commercial truck parking in B-3. Located on U.S. Highway 80. Map #329 Parcel # 236, 37 & 38 in the First District (*postponed, 08/20/2024, 09/03/2024*)

This item was removed at agenda approval.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, APPENDIX C - ZONING ORDINANCE, ARTICLE IV, SECTION 4.2 - ZONING MAP OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 09/17/2024*) (7):

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 38 - HEALTH AND SANITATION, SECTION 38.1 AND 38.2 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 09/17/2024*) (8):

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II STATE RULES CHAPTER 38.32 OF THE EFFINGHAM COUNTY CODE OF

ORDINANCES (*1ST READING APPROVED, 09/17/2024*) (9):
Vice Chair Burdette made a motion to approve the 2nd Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, APPENDIX C - ZONING ORDINANCE, ARTICLE VII- PLANNING BOARD OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (10):
Vice Chair Burdette made a motion to approve the 2nd Reading. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, APPENDIX C - ZONING ORDINANCE, ARTICLE V, SECTION 5.8.6 - LOT AND BUILDING REQUIREMENTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 09/17/2024*) (11):
Commissioner Deloach made a motion to approve the 2nd Reading. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XI – NEW BUSINESS
CONSIDERATION TO APPROVE A PAY INCREASE FOR MEMBERS OF THE BOARD OF ELECTIONS (1):
Director of HR and Risk Management Mausolf explained Laura Bassett, Director of Elections and Registrar requested an increase in salary from $100 to $150 monthly, as well as an increase in compensation for the chairman from $100 to $200 monthly, due to new rules regarding voter fraud and the need for additional training by the state election board.

Commissioner Deloach made a motion to approve the request to increase Board of Elections pay. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR LONADINE PHASE 2B LOCATED ON HIGHWAY 119 SOUTH MAP# 344 PARCEL# 26A IN THE THIRD DISTRICT, ZONED R-6 (2):
Planner II Easton explained that all the appropriate parties have reviewed the application, and staff are recommending alternative 1 due to previous amendments to the ordinance.

Commissioner Deloach made a motion to approve the final plat and infrastructure agreement for Lonadine 2B and accept the roads and drainage infrastructure identified in the warranty deed. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR TIMBERLAKE PHASE 3A LOCATED ON HORSEPEN ROAD MAP# 394 PARCEL# 7 IN THE FOURTH DISTRICT, ZONED PD (3):
Planner II Easton explained the application has been reviewed by all appropriate parties and the staff recommends alternative 1.

Vice Chair Burdette made a motion to approve the final plat and infrastructure agreement for Timberlake Phase 3A, and accept the roads and drainage infrastructure identified in the warranty deed. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SOLID WASTE COLLECTION AND DISPOSAL AGREEMENT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND ATLANTIC WASTE SERVICES, INC. (4):

Solid Waste Coordinator Korzeniewski explained the contract amendment to our contract with the residential waste provider involved changes in rules and prices for our transfer station, convenience and recycling center, and neighborhood cleanups.

Commissioner Deloach made a motion to approve the solid waste collection and disposal agreement between the Effingham County Board of Commissioners and Atlantic Waste Services, INC. Vice Char Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH THE COASTAL REGIONAL COMMISSION AREA AGENCY ON AGING FOR FISCAL YEAR 2025 (5):

Finance Director Barnes explained the contract is very similar to previous years and funding is sufficient to provide all the meals that are being provided in this year's program.

Commissioner Deloach made a motion to approve the CRC AAA Contract #2025-08. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER AND QUOTE WITH REYNOLDS-WARREN EQUIPMENT COMPANY FOR THE PURCHASE OF A HYDROSTATIC MACHINE (6):

There was no discussion on this item.

Vice Chair Burdette made a motion to approve of Quote for the purchase of an Energreen Alpha Eagle self-propelling hydrostatic machine. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LIGHTING SERVICES AGREEMENT WITH GEORGIA POWER FOR THE INSTALLATION OF LIGHTING AT THE OLD AUGUSTA ROAD/NORTHGATE ROUNDABOUT (7):

County Manager Callanan explained this pertains to the lighting agreement with Georgia Power as well as the possibility of future solar power agreements.

Commissioner Deloach made a motion to approve the Lighting Services Agreement with Georgia Power. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT AMENDMENT# 1 TO THE EXISTING

FOOD SERVICE AGREEMENT WITH SUMMIT FOOD SERVICE LLC, EXTENDING THE CONTRACT TERM AND ADJUSTING PRICING FOR INMATE AND SENIOR MEALS (8):

There was no discussion on this item.

Commissioner Floyd made a motion to approve the contract extension and pricing adjustments as detailed in Amendment #1. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FOR ENGINEERING EVALUATION OF THE EFFINGHAM COUNTY WATER TREATMENT PLANT (WTP) PHASE II (9):

County Manager Callanan explained the feasibility study with GMC entered phase 2, testing mitigation analysis, which brought us closer to the pre-engineering stage before moving forward with the full engineering phase.

Vice Chair Burdette made a motion to approve the engineering evaluation proposal for WTP Phase II. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF AGREEMENT BETWEEN CHATHAM COUNTY FIRE DEPARTMENT AND EFFINGHAM COUNTY EMERGENCY SERVICES TO PROVIDE CLINICAL EXPERIENCE FOR STUDENTS IN THE EMT-B EMERGENCY MEDICAL SERVICES PROGRAM (10):

Director of HR and Risk Management Mausolf explained this will enable them to participate in ride-alongs and to gain clinical experience.

Commissioner Kieffer made a motion to approve the Memorandum of Agreement for the EMT Clinical Experience Program. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT FROM HUSSEY, GAY & BELL FOR THE BLUE JAY ELEMENTARY SCHOOL FORCE MAIN EXTENSION PROPOSAL TO EXPAND CAPACITY (11):

County Engineer Hulme explained this proposal is designed to provide additional zero capacity in anticipation of the Blue Jay Elementary School that will be built soon.

Commissioner Deloach made a motion to approve of pavement patching contract of HGB. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM MOFFATT & NICHOL FOR THE DESIGN IMPROVEMENTS OF ABERCORN LANDING (12):

County Engineer Hulme explained this proposal will enhance Abercorn Landing Park by adding a gazebo, playground equipment, comfort station bathrooms, parking, walking paths, a fish pier, paddle boards, kayaks, docks, and lighting.

Commissioner Kieffer made a motion to approve of pavement patching contract of M&N. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF GUYTON RELATED TO A PROPERTY LOCATED AT 2736 HWY 119 SOUTH, CONSISTING OF 0.90 ACRES MAP# 294 PARCEL# 42 IN THE THIRD DISTRICT (13):

County Clerk Johnson explained property surrounding this parcel lies within the city limits, however, those adjacent to it do not. Planning and zoning meetings will take place on October 29th, and the council will discuss the issue on November 12th.

Commissioner Deloach made a motion to deny annexation request due to the parcel not being contiguous. Commissioner Floyd Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-033 ADOPTING THE FY2024 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE (14):

Community Planner Barlett explained the resolution was submitted to the DCA for review. Some advisory comments were addressed, and DCA has approved its adoption.

Commissioner Deloach made a motion to approve the resolution adopting the FY 2024 CIE annual update. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING AMEND PART II, ARTICLE IX, 9.2 - *PROCEDURE FOR ZONING MAP CHANGE* OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (15):

Development Services Director Candler explained the county is amending Part II Article 9 procedure for zoning map district, which clarifies the role of the planning board when rezoning property.

Vice Chair Burdette made a motion to approve an amendment to the Code of Ordinances Part II Article IX 9.2 Procedure Zoning Map Change. Commissioner Floyd seconded the motion. The motion carried unanimously.

DISCUSSION OF AN UPDATE TO CHAPTER 2 - *NEEDS AND OPPORTUNITIES* AND CHAPTER 10 - *COMMUNITY WORK PROGRAM* OF THE EFFINGHAM COUNTY'S COMPREHENSIVE PLAN (16):

Community Planner Barlett presented an overview of the following: Comprehensive Plan, Chapter 4-Land use, Character Areas, Chapter 2-Needs and Opportunities, and Chapter 10-Community Work Program.

Vice Chair Burdette made a motion to approve an update to Chapter 10- Community Work Program and update to Chapter 2- Needs and Opportunities. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-034 TO AMEND THE FISCAL YEAR 2024 BUDGET (17):

Finance Director Barnes explained a significant addition in non-cash revenue will offset the non-cash expense associated with vehicle leases in the final amendment for fiscal year 2024.

Commissioner Deloach made a motion to approve the Resolution to amend the budget for FY 2024. Vice Chair Burdette seconded the motion. The motion carried unanimously.

ADDITION TO THE AGENDA

CONSIDERATION TO APPROVE A SITE PLAN PRESENTED BY MRD PARTNERS, LLC FOR "HORIZON BUSINESS CENTER" LOCATED ON MCCALL ROAD, ZONED AR-1 & R-2, AND I-1, PROPOSED TO ALL ZONING AS I-1. [MAP# 450D PARCEL # 4A, 4B, &5] AND [MAP# 450F #29] (18):

CJ Chance explained to accomplish this, MRD Partners had to purchase land from Pro, IDA property, and develop an economic plan for McCall Road. A single building of 72,000 square feet was approved by the commission, which met the requirements of the entitled site, except for wetlands on Barrow's property, which has a full delineation and an individual permit in place. This is the result of the commission's requirements concerning access to the property via Gateway Parkway during the rezoning.

Vice Chair Burdette made a motion to approve a Site Plan presented by MRD Partners, LLC with the truck court to remain in front of building 2 and permit to have NFBA turnarounds. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO APPOINT MR. JAMIE DELOACH, COMMISSIONER JAMIE DELOACH TO THE JOINT DEVELOPMENT AUTHORITY BOARD THROUGH DECEMBER 31, 2024 (19):

Chairman Corbitt expressed his desire to appoint Commissioner Deloach as he needs someone who has been on the calls, attended the meetings, has formed relationships, and understands the challenges ahead.

Commissioner Floyd made a motion to approve to appoint Mr. Jamie Deloach, commissioner, to the Joint Development Authority Board through December 31, 2024. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Updates

- Transportation Master Plan update, public open house - Thursday at 5:30pm at the Clarence Morgan Gym
- List of flood damaged roads can dump debris for free at the recycle center

County Clerk Johnson

EOM Report

- Month of July report emailed.

Commissioner Floyd

Meldrium Road/Bay Stop sign

- Traffic warning flashing lights would be better for residents
- Recognized Chief Hodges for his leadership

Commissioner Burdette

- Recognized County Engineer Hulme for his assistance during TS Debbie

Chairman Corbitt

- Inquiry regarding the administrative complex 30-day follow-up meeting
- Springfield project numbers
- Richmond Hill Bryan County buffers

Commissioner Kieffer

- Recognized all county staff for their quick-thinking during TS Debbie
- Abercorn Landing and Boat Dock funding and repair inquiries
- Parkers' Kitchen turning lanes

XIV – EXECUTIVE SESSION

At 10:43pm, Vice Chair Burdette 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 11:15pm, Commissioner Deloach made a motion to reconvene. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Floyd made a motion to approve the September 17, 2024 executive session minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00pm

DARRELL BOAZMAN – PUBLIC HEARING (01): The Planning Board recommends approving an application by Darrell Boazman for a variance located at 109 Lexus Court to allow for the reduction in accessory structure setbacks. Map # 445C Parcel # 98 in the Fifth District.

Senior Planner Fernald explained this variance request is for a reduction in accessory structure setbacks of one and a half feet, on the side of the property. If approved, this will meet the criteria of the ordinance.

Speaking for: Darryl Bozeman explained that he is requesting a variance for the number of trees on his property.

Speaking in opposition: Amber Dombey expressed concerns with the property line.

Land use Planning Analyst Sapp determined that the property lines appear to have been moved but they are accurate based on her measurements.

Commissioner Kieffer made a motion to approve of the variance that will offer relief from a strict application of ordinance standards without adversely impacting the County. Commissioner Deloach seconded the motion. The motion carried unanimously.

DARRELL BOAZMAN – SECOND READING (02): Consideration to approve the Second Reading of an application by Darrell Boazman for a variance located at 109 Lexus Court to allow for the reduction in accessory structure setbacks. Map # 445C Parcel # 98 in the Fifth District.

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

CANDANCE NEASE as agent for **RHONDA FLOYD – PUBLIC HEARING (03):** The Planning Board recommends approving an application by Candance Nease as agent for Rhonda Floyd for a variance located at 271 Pecan Grove Boulevard to allow for the occupation of an RV/Camper. Map # 304A Parcel # 19 in the First District.

Senior Planner Fernald explained this is an active code enforcement case, and the applicant is working to resolve. The applicant plans to construct a residential dwelling on a family member's adjacent property.

Commissioner Floyd made a motion to approve of the variance will offer relief from a strict application of ordinance standards without adversely impacting the County, with the following conditions:

1. The camper may be occupied for up to twelve (12) months during construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

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

CANDANCE NEASE as agent for **RHONDA FLOYD – SECOND READING (04):** Consideration to approve the Second Reading of an application by Candance Nease as agent for Rhonda Floyd for a variance located at 271 Pecan Grove Boulevard to allow for the occupation of an RV/Camper. Map # 304A Parcel # 19 in the First District.

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

RACHEL MCDOWELL – PUBLIC HEARING (05): The Planning Board recommends approving an application by Rachel McDowell for a variance located at 3714 Noel C Conaway Road to allow for the reduction in minimum road frontage. Map # 436 Parcel # 67 in the Second District.

Senior Planner Fernald explained the variance is intended to allow for the reduction

of the minimum road frontage in AR-2. The parcel meets all the acreage requirements, but only has 170.12 feet of road frontage, therefore the variance required is 30 feet.

Speaking for: Rachel McDowell explained that the second home would be for her mother.

Vice Chair Burdette made a motion to approve of the variance that will offer relief from the strict application of ordinance standards without adversely impacting the County. Commissioner Floyd seconded the motion. The motion carried unanimously.

RACHEL MCDOWELL – SECOND READING (06): Consideration to approve the Second Reading of an application by Rachel McDowell for a variance located at 3714 Noel C Conaway Road to allow for the reduction in minimum road frontage. Map # 436 Parcel # 67 in the Second District.

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

JAKE PATRICK – PUBLIC HEARING (07): The Planning Board recommends approving an application by Jake Patrick for a variance located at 375 Riverside Drive to allow for the reduction in minimum road frontage. Map # 254 Parcel # 6A & 6 in the Third District.

Senior Planner Fernald explained this variance is to allow for reduction in minimum road frontage for lots that are zoned AR-2. The lot frontage for tracks 4 and 5 will be 30 feet.

Speaking for: Jake Patrick was present to answer any questions.

Commissioner Deloach made a motion to the request for a conditional use to allow for an Agritourism Business in AR-1 with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).

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

JAKE PATRICK – SECOND READING (08): Consideration to approve the Second Reading of an application by Jake Patrick for a variance located at 375 Riverside Drive to allow for the reduction in minimum road frontage. Map # 254 Parcel # 6A & 6 in the Third District.

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

BEN SMITH – PUBLIC HEARING (09): The Planning Board recommends approving a request by Ben Smith to rezone +/- 11.4 acres located at 155 Chester Thomas Road from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 315 Parcel# 44 in the Third District.

Senior Planner Fernald explained the applicant is requesting to rezone 11.4 acres to AR-2, which requires a minimum lot area of one acre. Seven (7) lots with frontage on Highway 21 are located to the south of this parcel and are approximately two acres each.

Commissioner Deloach made a motion to approve the request for a conditional use to allow for an Agritourism Business in AR-1 with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. No parking along Laurel Hill Road.

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

BEN SMITH – SECOND READING (10): Consideration to approve the Second Reading of a request by Ben Smith to rezone +/- 11.4 acres located at 155 Chester Thomas Road from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 315 Parcel# 44 in the Third District.

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

CHRISTOPHER L. MURPHY as agent for **THE HAROLD A, DICKERSON REVOCABLE LIVING TRUST – PUBLIC HEARING (11):** The Planning Board recommends approving a request by Christopher L. Murphy as agent for The Harold A, Dickerson Revocable Living Trust to rezone +/- 4.25 acres located at 4397 Old Dixie Highway South from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 313 Parcel# 18 in the Third District.

Senior Planner Fernald explained the applicant is requesting to rezone 4.25 acres to create three (3) home sites, which will meet the criteria of the current ordinance.

Speaking for: Christopher Murphy was present to answer any questions.

Commissioner Deloach made a motion to approve, it will meet the criteria of the current ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services, then recorded before the zoning can take effect.
2. All new encroachments on Old Dixie Highway must be approved by Effingham County.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CHRISTOPHER L. MURPHY as agent for **THE HAROLD A, DICKERSON REVOCABLE LIVING TRUST – SECOND READING (12):** Consideration to approve the Second Reading of a request by Christopher L. Murphy as agent for The Harold A, Dickerson Revocable Living Trust to rezone +/- 4.25 acres located at 4397 Old Dixie Highway South from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 313 Parcel# 18 in the Third District.

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

KEVIN USHER – PUBLIC HEARING (13): The Planning Board recommends approving a request by Kevin Usher to rezone +/- 7.625 acres located at 701 Log Landing Road from AR-1 to AR-2 to allow for a subdivision. Map# 428 Parcel# 2 in the Fourth District.

Senior Planner Fernald explained the applicant requested a rezoning of 7.625 acres to AR-2 in order to add a third home to the parcel. If approved, this application will meet the criteria of the ordinance.

Speaking for: Kevin Usher explained the request is to divide four and a half acres into two (2), two and a half-acre home in addition to the two acres across the street.

Commissioner Deloach made a motion to approve, it will meet the criteria of the current ordinance with the following conditions:

1. A plat must be approved and signed by Development Services, then recorded, before the zoning can take effect.

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

KEVIN USHER – SECOND READING (14): Consideration to approve the Second Reading of a request by Kevin Usher to rezone +/- 7.625 acres located at 701 Log Landing Road from AR-1 to AR-2 to allow for a subdivision. Map# 428 Parcel# 2 in the Fourth District.

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

ALEX LONG – PUBLIC HEARING (15): The Planning Board recommends approving a request by Alex Long to rezone +/- 70 acres located on Midland Road from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 350 Parcel# 1 in the First District.

Senior Planner Fernald explained the applicant is requesting to rezone 70 acres to AR-2 to allow for a residential development. This subdivision will be accessible from Midland Road and is in accordance with the future land use map since this parcel is planned to be agricultural residential. There was a condition placed by the Planning Board that only eight (8) lots would be allowed on the property.

Speaking for: Alex Long explained that he is looking to create a large estate size for the community.

Commissioner Floyd made a motion to approve, it will meet the criteria of the current ordinance with the following conditions:

1. A Preliminary Plat shall be approved by the Board of Commissioners.

2. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
3. 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.
4. The subdivision shall be limited to only 8 lots.

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

ALEX LONG – SECOND READING (16): Consideration to approve the Second Reading of a request by Alex Long to rezone +/- 70 acres located on Midland Road from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 350 Parcel# 1 in the First District.

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

BRIAN QUIGLEY as agent for **JEREMY NEASE – PUBLIC HEARING (17):** The Planning Board recommends approving a request by Brian Quigley as agent for Jeremy Nease to rezone +/- 102.69 acres located on U.S. Highway 80 from I-1 to LI to allow for revision of conditions. Map# 354 Parcel# 21, 21B & 21C in the First District.

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

BRIAN QUIGLEY as agent for **JEREMY NEASE – SECOND READING (18):** Consideration to approve the Second Reading of a request by Brian Quigley as agent for Jeremy Nease to rezone +/- 102.69 acres located on U.S. Highway 80 from I-1 to LI to allow for revision of conditions. Map# 354 Parcel# 21, 21B & 21C in the First District.

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

JAMES DANIEL – PUBLIC HEARING (19): The Planning Board recommends approving a request by James Daniel to rezone +/- 8 acres located at 610 Ebenezer Road from R-1 to B-3 to allow for permitted uses in B-3. Map# 446 Parcel# 7B in the Fifth District.
Commissioner Kieffer recused himself.

Senior Planner Fernald explained the applicant is requesting to rezone eight acres to B-3 zoning to allow for commercial development. The permitted uses within a B-3 zoning district are listed in the staff report.

Speaking for: James Daniel was present to answer any questions.

The Board engaged in discussion regarding screen storage.

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

1. A Site Plan shall be approved by the Board of Commissioners.
2. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 Buffers.
3. 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.

Commissioner Deloach seconded the motion. The motion carried unanimously.

JAMES DANIEL – SECOND READING (20): Consideration to approve the Second Reading of a request by James Daniel to rezone +/- 8 acres located at 610 Ebenezer Road from R-1 to B-3 to allow for permitted uses in B-3. Map# 446 Parcel# 7B in the Fifth District.

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

DARRELL MORGAN – PUBLIC HEARING (21): The Planning Board recommends denying a request by Darrell Morgan to rezone +/- 12 out of 372 acres located on Sandhill Road from AR-1 to HI to allow for heavy industrial uses. Map# 275 Parcel# 2 in the First District.

Senior Planner Fernald explained the applicant is seeking to rezone 12 out of 372 acres to B-3, which would reduce the application to only the mechanic shop.

Speaking for: Darrell Morgan expressed his desire to have his business zoned correctly.

Speaking in opposition: Kendall Harville expressed concerns with the zoning

Commissioner Floyd made a motion to approve as B-3 zoning, it will meet the criteria of the ordinance with the following conditions:

1. A Site Plan shall be approved by the Board of Commissioners
2. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
3. 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.

Commissioner Deloach seconded the motion. The motion carried unanimously.

DARRELL MORGAN – SECOND READING (22): Consideration to approve the Second Reading of a request by Darrell Morgan to rezone +/- 12 out of 372 acres located on Sandhill Road from AR-1 to HI to allow for heavy industrial uses. Map# 275 Parcel# 2 in the First District.

This item was postponed to 11/05/2024.

MFL INVESTMENTS, LLC – PUBLIC HEARING (23): The Planning Board recommends approving a request by MFL Investments, LLC to rezone +/- .302 out of 1.302 acres located at 712 McCall Road from B-3 to R-4 to conform with surrounding lots. Map# 389 Parcel# 12 in the Fourth District

Senior Planner Fernald explained this is to rezone the property to R-4 to conform to surrounding zones and combine with the existing planned manufacture home community. If approved, it will meet the criteria of the current ordinance.

Commissioner Deloach made a motion to approve, it will meet the criteria of the current ordinance with the following conditions:

1. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
2. 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.

Commissioner Floyd seconded the motion. The motion carried unanimously.

MFL INVESTMENTS, LLC – SECOND READING (24): Consideration to approve the Second Reading of a request by MFL Investments, LLC to rezone +/- .302 out of 1.302 acres located at 712 McCall Road from B-3 to R-4 to conform with surrounding lots. Map# 389 Parcel# 12 in the Fourth District

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

MICHAEL RAMSEY as agent for **JACK E. RAMSEY, SR TRUST – PUBLIC HEARING (25):** The Planning Board recommends denying a request by Michael Ramsey as agent for Jack E. Ramsey, SR Trust to rezone +/- 279.71 acres located on GA Highway 119 South from AR-1 to R-1 to allow for residential development. Map# 272 Parcel# 32 in the Third District.

Senior Planner Fernald explained the applicant is requesting to rezone 279.71 acres to R-1 zoning for a single-family residential development. The applicant is proposing private well and septic systems for a single-family residential development.

Speaking for: Michael Harrington with Dream Finders homes request that the matter be tabled until a later date so they may present conceptual plans and develop a plan for the overall sewer infrastructure and community.

Commissioner Deloach made a motion to postpone to 01/ 21/2025 to allow the applicant time to gather more information and present to the Board.
Vice Chair Burdette seconded the motion. The motion carried unanimously.

MICHAEL RAMSEY as agent for **JACK E. RAMSEY, SR TRUST – SECOND READING (26):** Consideration to approve the Second reading of a request by Michael Ramsey as agent for Jack E. Ramsey, SR Trust to rezone +/- 279.71 acres located on GA

Highway 119 South from AR-1 to R-1 to allow for residential development. Map# 272 Parcel# 32 in the Third District.

This item was postponed to 01/21/2025 due to previous action.

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE – PUBLIC HEARING (27):** The Planning Board recommends denying a request by Blue Fern Management/Scott Rosenstock as agent for Charles Ale to rezone +/- 100.34 acres located on Blue Jay Road from AR-1 to R-5 to allow for residential development. Map# 351 Parcel# 3 in the First District.

Senior Planner Fernald explained the applicant requests that the property be rezoned to the R-5 zoning district in order to allow for the development of single family detached dwellings. Two conditions have been added, a six-foot fence and that the homes must have a minimum square footage of 1600 square feet.

Speaking for: Scott Rosenstock and John Giordano with Thomas and Hutton explained that the site is covered with some natural open space per code and large ponds for stormwater mitigation. It is also near a future land use map suburban node and will enhance the livability of the community and increase the privacy of the adjacent neighbors. There is future planning for housing in the area, as well as a new elementary school, along with an extension of sewer capacity down Blue Jay Road.

Speaking in opposition: Jeff Height, Emily Height, Tim Stead, Tim Hutchings, Sabrina Hutchings expressed concerns with density, material of fence, infrastructure, water pressure, school capacity.

The Board engaged in a discussion regarding schools, amenities, and quality

Commissioner Floyd made a motion to postpone to 01/21/2025.
Vice Chair Burdette seconded the motion. The motion carried unanimously.

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE – SECOND READING (28):** Consideration to approve the Second Reading of a request by Blue Fern Management/Scott Rosenstock as agent for Charles Ale to rezone +/- 100.34 acres located on Blue Jay Road from AR-1 to R-5 to allow for residential development. Map# 351 Parcel# 3 in the First District.

This item was postponed to 01/21/2025 due to previous action.

KERN & CO., LLC - CHAD ZITTROUER as agent for **R B BAKER PROPERTIES, LLC – PUBLIC HEARING (29):** The Planning Board recommends approving a request by Kern & Co., LLC - Chad Zittrouer as agent for R B Baker Properties, LLC to rezone +/- 114.79 acres located on Old Augusta Road South from R-1 to LI to allow for industrial uses. Map# 476 Parcel# 4A in the Fifth District.

Senior Planner Fernald explained the applicant again is requesting to rezone to that

light industrial. The Coastal Regional Commission concluded that the proposed development was generally consistent with the currently adopted comprehensive plan.

Speaking for: Chad Zittrouer explained North Point has developed over 15 million square feet in this region over the past 25 years and every one of their projects is a build to suit development. According to the staff report, we must install BMPs and comply with the requirements based on the agreement between Effingham County and the City of Savannah. These conditions state that we will be responsible for stormwater retention during the 100-year event.

Speaking in opposition: Rick Wills expressed concerns with water pollution.

The Board engaged in discussion regarding zoning.

Commissioner Kieffer made a motion to deny. Commissioner Floyd seconded the motion. Commissioner Deloach opposed. The motion carried 3 to 1.

KERN & CO., LLC - CHAD ZITTROUER as agent for **R B BAKER PROPERTIES, LLC – SECOND READING (30):** Consideration to approve the Second Reading of a request by Kern & Co., LLC - Chad Zittrouer as agent for R B Baker Properties, LLC to rezone +/- 114.79 acres located on Old Augusta Road South from R-1 to LI to allow for industrial uses. Map# 476 Parcel# 4A in the Fifth District.

This item was denied due to previous action.

KERN & CO., LLC - CHAD ZITTROUER as agent for **KAREN BRINDLEY – PUBLIC HEARING (31):** The Planning Board recommends approving a request by Kern & Co., LLC - Chad Zittrouer as agent for Karen Brindley to rezone +/- 17.77 out of 64.48 acres located on Blue Jay Road from AR-1 to R-5 to allow for a residential development. Map# 432 Parcel# 45 in the Second District.

Senior Planner Fernald explained the applicant is requesting to rezone 17.77 acres of the 64.48 acres to R-5 for residential development. The development will have access from the existing R-6 development, Blue Jay Commons, on the north side of the parcel, to the south. There are also two other high-density R-6 developments near this proposed development, Pinebrook, and Blandford Crossing. This parcel will be classified as agricultural residential on the future land use map.

Speaking for: Chad Zittrouer requested that the board postpone this item to 11/19/2024.

Vice Chair Burdette made a motion to postpone to 11/19/2024 per the applicant's request. Commissioner Kieffer seconded the motion. The motion carried unanimously.

KERN & CO., LLC - CHAD ZITTROUER as agent for **KAREN BRINDLEY – SECOND READING (32):** Consideration to approve the Second Reading of a request by Kern &

Co., LLC - Chad Zittrouer as agent for Karen Brindley to rezone +/- 17.77 out of 64.48 acres located on Blue Jay Road from AR-1 to R-5 to allow for a residential development. Map# 432 Parcel# 45 in the Second District.

This item was postpone to 11/19/2024 due to previous action.

VERTICAL BRIDGE C/O BAKER DONELSON as agent for **CRAIG AND TOSHIA DICKERSON – PUBLIC HEARING (33):** Consideration to approve an application by Vertical Bridge c/o Baker Donelson as agent for Craig and Toshia Dickerson for a conditional use located at 110 Buford Hill Road to allow a telecommunication tower in AR-1 Map #302 Parcel # 150A in the First District.

Senior Planner Fernald explained the applicant is requesting a conditional use for a 195-foot monopole telecommunication tower in AR-1 zoning. It will meet the criteria of the ordinance.

Speaking for: Nick Steinhouse was present to answer any questions.

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

1. A Site Plan shall be approved by the Board of Commissioners
2. 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.
3. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
4. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.

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

VERTICAL BRIDGE C/O BAKER DONELSON as agent for **CRAIG AND TOSHIA DICKERSON – SECOND READING (34):** Consideration to approve the Second Reading of an application by Vertical Bridge c/o Baker Donelson as agent for Craig and Toshia Dickerson for a conditional use located at 110 Buford Hill Road to allow a telecommunication tower in AR-1 Map #302 Parcel # 150A in the First District.

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

DEMETRIUS MCNEIL – PUBLIC HEARING (35): Consideration to approve application by Demetrius McNeil for a conditional use to allow for a Residential Business located at 203 Cypress Cove Lane for beauty supply sales. Map #391E Parcel # 12 in the Fourth District.

Senior Planner Fernald explained there is a current code enforcement case. The applicant is making efforts to comply with the code by requesting a conditional use

permit for a residential business with hours of operation from 9 a.m. to 7 p.m. and no street parking.

Speaking for: Demetrius McNeil explained that the accessory structure was placed next to the fence without realizing a certain distance was required.

Vice Chair Burdette made a motion to approve the Conditional Use and will meet the criteria of the current ordinance with the following conditions:

1. The applicant shall obtain and keep an Effingham County Occupational Tax Certificate (business license) in good standing.

Commissioner Deloach seconded the motion. The motion carried unanimously.

DEMETRIUS MCNEIL – SECOND READING (36): Consideration to approve the Second Reading of an application by Demetrius McNeil for a conditional use to allow for a Residential Business located at 203 Cypress Cove Lane for beauty supply sales. Map #391E Parcel # 12 in the Fourth District

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

DEMETRIUS MCNEIL – PUBLIC HEARING (37): Consideration to approve an application by Demetrius McNeil for a variance located at 203 Cypress Cove Lane to allow for a reduction in accessory structure setbacks. Map # 391E Parcel # 12 in the Fourth District.
This item was discussed with the previous item.

Vice Chair Burdette made a motion to approve the variance due to the irregular which creates hardship. This will meet the criteria of the current ordinance. Commissioner Deloach seconded the motion. The motion carried unanimously.

DEMETRIUS MCNEIL – SECOND READING (38): Consideration to approve the Second Reading of an application by Demetrius McNeil for a variance located at 203 Cypress Cove Lane to allow for a reduction in accessory structure setbacks. Map # 391E Parcel # 12 in the Fourth District.

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

JOSHUA MOODY as agent for **LOWELL MORGAN – PUBLIC HEARING (39):** Consideration to approve an application by Joshua Moody as agent for Lowell Morgan for a variance located on Union Springs Road to allow for a reduction in required 60-foot access easement. Map # 441 Parcel # 7 in the Third District.
Senior Planner Fernald explained.

This item was postponed to 11/05/2024 at agenda approval.

JOSHUA MOODY as agent for **LOWELL MORGAN – SECOND READING (40):**

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 a reduction in required 60-foot access easement. Map # 441 Parcel # 7 in the Third District.

This item was postponed to 11/05/2024 at agenda approval.

JORDAN HARBSION – PUBLIC HEARING (41): Consideration to approve an application by Jordan Harbsion for a variance located at 138 Greyston Drive to allow for a reduction in minimum pool setbacks. Map # 395A Parcel # 29 in the Fourth District.

Senior Planner Fernald explained this variance is for the reduction in in-accessory structure setbacks and specifically for the minimum pool setbacks. If approved, the variance will meet the current ordinance.

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

JORDAN HARBSION – SECOND READING (42): Consideration to approve the Second Reading of an application by Jordan Harbsion for a variance located at 138 Greyston Drive to allow for a reduction in minimum pool setbacks. Map # 395A Parcel # 29 in the Fourth District.

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

CLIFTON MCCARLEY – PUBLIC HEARING (43): Consideration to approve an application by Clifton McCarley for a variance located at 402 Rose Bud Place to allow for the occupation of a RV/Camper. Map # 347C Parcel # 92 in the Fourth District.

Senior Planner Fernald explained the applicant wishes to occupy an RV camper during the remodeling process of their home.

Speaking for: Clifton McCarley was present to answer questions.

Commissioner Kieffer made a motion to approve, the variance will meet the criteria of the current ordinance with the following conditions:

1. The RV/camper may be occupied for up to twelve (12) months during the home remodeling. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CLIFTON MCCARLEY – SECOND READING (44): Consideration to approve the Second Reading of an application by Clifton McCarley for a variance located at 402 Rose Bud Place to allow for the occupation of a RV/Camper. Map # 347C Parcel # 92

in the Fourth District

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

MATT SIMON – PUBLIC HEARING (45): Consideration to approve an application by Matt Simon for a variance located on Courthouse Road to allow for an additional use of state permitted surface mine. Map # 369 Parcel # 5 in the Fourth District

Senior Planner Fernald explained the applicant wishes to recycle and crush concrete on his property, but it has been designated as a surface mining site. The hearing officer stated that the activity was loud, and he had received some complaints regarding the noise.

Speaking in opposition: Reggie Rahn expressed concerns regarding the drying of his farmland.

Commissioner Kieffer made a motion to deny. Commissioner Deloach seconded the motion. The motion carried unanimously.

MATT SIMON – SECOND READING (46): Consideration to approve the Second Reading of an application by Matt Simon for a variance located on Courthouse Road to allow for an additional use of state permitted surface mine. Map # 369 Parcel # 5 in the Fourth District.

This item was denied due to previous action.

TERESA GANNON – PUBLIC HEARING (47): Consideration to approve an application by Teresa Gannon for a variance located at 107 Tailwind Trail to allow for the reduction in required building setbacks. Map # 325F Parcel # 115 in the First District.

Senior Planner Fernald explained the applicant wishes to add an addition to their home, but the rear property setback would be encroached upon leaving only 10 feet. The variance being requested is 15 feet and if approved, the variance will meet the criteria of the ordinance.

The Board discussed the hardship presented by the applicant.

Commissioner Floyd made a motion to approve and if approved, the variance will meet the criteria of the current ordinance. Commissioner Deloach seconded the motion. The motion carried unanimously.

TERESA GANNON – SECOND READING (48): Consideration to approve the Second Reading of an application by Teresa Gannon for a variance located at 107 Tailwind Trail to allow for the reduction in required building setbacks. Map # 325F Parcel # 115 in the First District.

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

DAVID SECKINGER – PUBLIC HEARING (49): Consideration to approve an application by David Seckinger for a variance located on Ebenezer Road to allow for the reduction in required 60-foot access easement. Map # 446 Parcel # 19 in the Fifth District.
Commissioner Kieffer recused himself from this item.

Senior Planner Fernald explained the applicant is requesting that the required 60-foot access easement be reduced to 40 feet so that the access easement can be 20 feet.

Speaking for: David Seckinger explained the 15-acre parcel will be divided into three (3) five-acre lots for family use.

Speaking in opposition: Renee Anderson express concerns with the water drainage and traffic

Vice Chair Burdette made a motion to postpone to 11/19/2024. Commissioner Floyd seconded the motion. The motion carried unanimously.

DAVID SECKINGER – SECOND READING (50): Consideration to approve the Second Reading of an application by David Seckinger for a variance located on Ebenezer Road to allow for the reduction in required 60-foot access easement. Map # 446 Parcel # 19 in the Fifth District.

This item was postponed to 11/19/2024.

MARLA WALLACE – PUBLIC HEARING (51): Consideration to approve an application by Marla Wallace for a variance located 2554 Courthouse Road to allow for an accessory structure in the front yard. Map # 345A Parcel # 7 in the Third District.
Commissioner Kieffer returned.

Senior Planner Fernald explained the applicant wishes to place a two-car metal garage on this property with a concrete foundation, since there are significant wetlands on the property, and this would be the only location where the accessory structure could be placed. Upon reviewing the application, staff determined that the variance would meet the criteria of the ordinance if approved.

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.

MARLA WALLACE – SECOND READING (52): Consideration to approve the Second Reading of an application by Marla Wallace for a variance located 2554 Courthouse

Road to allow for an accessory structure in the front yard. Map # 345A 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.

MLRE PARTNERS LAND COMPANY, INC – PUBLIC HEARING (53): 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.

This item was postponed to 11/05/2024 at agenda approval.

MLRE PARTNERS LAND COMPANY, INC – SECOND READING (54): 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.

This item was postponed to 11/05/2024 at agenda approval.

XVII – ADJOURNMENT

At 11:18pm, there being no further business, Commissioner Deloach 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