EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
July 16, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, July 16, 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. Chris Reed – Director of I.T., Mr. Steve Candler – Development Services Director, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Planner I Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Ms. Danielle Carver - Procurement and Capital Projects Manager, Mr. Mark Lastinger – Public Information Officer, Mr. Johnathan Hulme – County Engineer, and Mr. Seth Zeigler – Director of Parks and Recreation.

CITIZEN PARTICIPATION

Penny Blankenship, Adam Drummond, Alan Zipperer, Tim Vorel, Dave Burns, Read Brennan, Alex Fitzpatrick, Jason Lovett, Betty Crosby, Charles Lake, Ruth Bell, Scott Lewis, Amy Wilson, Anthony Wilson, Sandra Hutcheson, Luis Perdomo, Nina Smith, Janal Rahn, Mason Pevey, Jake Ford, Brittany Ford, Doug Ford, Ashley McGrigor, Troy McCreery, Broke Graham, Robert Crisp, Mark Horne, Tammi Horne, Jeff Lonon, and Shelane Westbrook.

I- CALL TO ORDER

Chairman Corbitt called the meeting to order at 5:03pm

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman - *Absent*
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 stated New Business #1A will be added to the agenda. At the start of the Planning Board meeting, items #16 and #17 will be discussed. Consent agenda item #4 will move to New Business item #12A.

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

VI– MINUTES

Commissioner Deloach made a motion to approve the July 2, 2024 regular 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 – CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew the Pre-Event Contract for Disaster Debris Monitoring & Financial Recovery Services with Thompson Consulting Services, LLC **(2)** Custom Traffic Signpost Agreement between Effingham County Board of Commissioners and Greystone Homeowners Association **(3)** Consideration to approve to renew the Disaster Debris Removal Services Contract with Ceres Environmental Services, Inc. and CrowderGulf, LLC ~~**(4)** Consideration to approve Amendment #4 for the extension of the Master Services Agreement for Professional Services for EOM Operations~~ **(5)** Consideration to renew the License Agreement with Verizon Wireless for site 133762 in Springfield. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – NEW BUSINESS

ADDITION TO THE AGENDA

CONSIDERATION TO APPROVE A NEW POSITION FOR A JUVENILE COURT CLERK (1A):

County Manager Callanan explained Juvenile Court judges have met with the Finance Director and Human Resources Director to discuss the need for a new position for a juvenile court clerk and have worked together to reduce the amount paid to judges to help fund the position.

Commissioner Deloach made a motion to approve a new position for a Juvenile Court

clerk. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF A FIRE ENGINE AND LADDER TRUCK FROM TEN-8 FIRE AND SAFETY (1):
Fire Chief and EMA Director Hodges explained according to the fleet replacement program, the fire department is replacing one engine each year going forward, but the current ladder truck is expected to take 47 months to 48 months to build.

Commissioner Deloach made a motion to approve a purchase agreement with Ten-8 Fire and Safety for a Fire Engine and Ladder Truck. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR LONADINE PHASE 2A LOCATED ON HIGHWAY 119 S MAP# 344 PARCEL# 26A IN THE THIRD DISTRICT, ZONED R-6 (2):
Planner II Easton explained as part of Phase 2A, 22 lots are served by Springfield City Water and Sewer. The County Engineer has inspected the roads, development staff has reviewed the final plat and the checklist. GIS and E911 have approved all proposed road names. A variance is being granted for Phase 2B lots, which must be at least 60 feet wide.

Commissioner Deloach made a motion to approve the final plat and infrastructure agreement for Laurel Grove Phase 1, and accept the roads and drainage infrastructure identified in the warranty deed with the following conditions:

1. A corrected Deed & Infrastructure Agreement has been submitted.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN CONSTRUCTION SPECIFICATION TO AMEND SECTION 02400 STORMWATER DRAINAGE SYSTEM OF THE EFFINGHAM COUNTY CONSTRUCTION SPECIFICATIONS AND THE STORMWATER MANAGEMENT LOCAL DESIGN MANUAL PAGE 14 TO REFLECT THIS CHANGE (3):
County Engineer Hulme explained there is an updated manual that describes the methods of determining what size pipe to use, what pipes are acceptable regarding RCP pipes and right of way, and the construction standards for different types of pipes.

Commissioner Kieffer made a motion to approve an amendment to Effingham County Construction Specification - Section 02400 Storm Drainage System & Stormwater Management Local Design Manual. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM GMC FOR ENGINEERING EVALUATION OF THE EFFINGHAM COUNTY GOSHEN COMMERCIAL PARK WELL SYSTEM (4):
County Engineer Hulme explained there is a well that is on emergency status, which can provide water for residential, commercial, and industrial customers in the area.

It is intended to activate the well, bring it to the same level of quality as the existing water obtained from Savannah, and then sell it to our customers.

Commissioner Deloach made a motion to approve the proposal of GMC Contract - Engineering Evaluation of the Effingham County Goshen Commercial Park Well System. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 34 - ARTICLE III, PROVISIONS - FLOOD HAZARD REDUCTION, FOR SECTION 34.83 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):

County Engineer Hulme explained since the stormwater manual and the ordinance are in conflict, we are amending part two of the official code to establish base flood elevations without the use of designated floodways or the Effingham County Code of Ordinances.

There is no actual change in the policy, simply a rewrite of the ordinance. This applies to both numbered and unnumbered flood zones.

Commissioner Kieffer made a motion to approve an amendment to the Code of Ordinances Amendment to Part II, Appendix C, Article III, Section 34.83. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 34 - ARTICLE III - SECTION 34.84 (STANDARDS FOR AREAS OF SPECIAL FLOOD HAZARD (ZONES AE) WITH ESTABLISHED BASE FLOOD ELEVATIONS WITHOUT DESIGNATED FLOODWAYS) OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (6):

This item was discussed with the previous item.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Amendment to Part II, Appendix C, Article III, Section 34.84. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX C - ZONING ORDINANCE, SECTION 3.17 - EXCAVATION, MINING, PONDS, AND FILLS OF LAND AND/OR STATE/FEDERAL JURISDICTIONAL WATERS OR WETLANDS AND 3.17A - PONDS - CONSTRUCTION OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (7):

Planner II Easton explained as this item was discussed in the last workshop, to clarify a few details. The 50-foot setback from church and school dwellings, as well as right aways, have been clarified.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Section 3.17 & 3.17A. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AMENDMENT OF THE CODE OF ORDINANCES PART II – OFFICIAL CODE: APPENDIX C – ZONING ORDINANCE, 3.41 SWIMMING POOLS, PRIVATE COMMUNITY, OR CLUB OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (8):

Planner II Easton explained the goal is to clarify that when you measure, it is to the water's edge, and should be reflected in the packet now that the terminology from the workshop has been removed. Pools cannot be placed in front yards and must be approved by development services. A fence with a locking gate is also required around all pools. Private swimming pools that are used for swimming lessons must adhere to the same standards as commercial pools.

The Board engaged in a discussion to remove a few requirements from the ordinance.

Commissioner Kieffer made a motion to approve an amendment to the Code of Ordinances Section 3.41 – Swimming Pools, Private Community or Club. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER 24-IDC-RFP-067 FOR POND & COMPANY TO COMPLETE THE DESIGN OF THE ROUNDABOUT AT SR-30 AND MIDLAND ROAD (9):

Procurement and Capital Projects Manager Carver explained the roundabout design for State Road 30 and Midland Road was submitted in request for proposal (RFP) to three (3) of the firms on the indefinite delivery contract (IDC), and two (2) responded. Out of the two firms, Pond and Company were selected to complete the design. The evaluation criteria were 45% cost, 45% schedule, and 10% proposed work plan.

Commissioner Floyd made a motion to approve of Task Order 24-IDC-RFP-067 for POND & Company to complete the design of the roundabout at SR-30 and Midland Road for $432,097.28. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #4 AND TASK ORDER 22-25-006 FOR THE TSPLOST INTERSECTIONS DESIGN AND CONSTRUCTION MANAGEMENT WITH ROBERTS CIVIL ENGINEERING (10):

County Engineer Hulme explained the project includes survey work, utility work, and project management for the implementation of roundabouts along Hodgeville Road that are currently being designed and awaiting approval. In order to ensure that no credit was received, the contractor was contacted, and this change order should be finalized.

Commissioner Deloach made a motion to approve Change Order #4 for Task Order 22-25-006 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering in the amount of $492,020.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PURCHASE ORDER 23-RFQ-062 WITH

AQUALITEC CORP FOR THE REPLACEMENT OF FINE SCREEN AND WASHER COMPACTOR (11):

Procurement and Capital Projects Manager Carver explained in response to a request for quotes (RFQ) for the replacement of the fine screen and wash compactor at the wastewater treatment plant, staff recommended awarding the contract to Aqualitec Corp as they were the lowest qualified bidder.

Commissioner Kieffer made a motion to approve of PO 23-RFQ-062 to Aqualitec Corp for the Replacement of Fine Screen and Washer Compactor for the Wastewater Treatment Plant for $111,700.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT #4 FOR THE EXTENSION OF THE MASTER SERVICES AGREEMENT FOR PROFESSIONAL SERVICES FOR EOM OPERATIONS (12A):

This item was postponed due to lack of quorum.

CONSIDERATION TO APPROVE AMENDMENT 7 OF THE AGREEMENT WITH EOM OPERATIONS FOR PUBLIC WORKS RELATED SERVICES (12):

This item was postponed due to lack of quorum.

CONSIDERATION TO APPROVE TASK ORDER 9 WITH EOM OPERATIONS UNDER THE MASTER SERVICES AGREEMENT RELATED TO CIVIL ENGINEERING SERVICES (13):

This item was postponed due to lack of quorum.

CONSIDERATION TO APPROVE RESOLUTION# 024-021 TO AMEND THE FISCAL YEAR 2024 BUDGET (14):

Finance Director Barnes explained this is the amendment to the budget that was briefly discussed at the last meeting. This item was intended to be included in the original budget but was overlooked. The budget now reflects this change.

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

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD RELATED TO A PROPERTY LOCATED AT 1528 HWY 21 SOUTH, MAP# 389B PARCEL# 18 IN THE FOURTH DISTRICT (15):

County Clerk Johnson explained this property is owned by Midnight Garden LLC and is contiguous with other properties annexed into the city. The city intends to rezone this property to B-1.

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

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING PROPOSED SEWER ASSETS BETWEEN EFFINGHAM COUNTY AND THE CITY OF SPRINGFIELD (16):

County Engineer Hulme explained the agreement would facilitate the process of reaching an agreement between Springfield and Effingham County and would maximize the use of our wastewater treatment plant. A half a million gallons of sewer will be provided to Guyton and Springfield free of charge by the county. If the county can recover costs, impact fees, or grant funds, it will be reimbursed to them.

Commissioner Kieffer made a motion to approve the Memorandum of Understanding Proposed Sewer Assets between Effingham County and City of Springfield. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PRELIMINARY ENGINEERING AGREEMENT WITH CSX TRANSPORTATION, INC. FOR THE GOSHEN ROAD WIDENING PROJECT (17):

Procurement and Capital Projects Manager Carver explained a modification of the CSX railroad crossing will be necessary as part of the Goshen Road widening project. CSX expects payment in full upon execution of this contract.

Commissioner Deloach made a motion to approve of the Preliminary Engineering Agreement with CSX Transportation, Inc. for the Goshen Road Widening Project for up to $64,543.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Reminders

- Safe Streets for All public meeting – tomorrow at 5:00pm
- Rincon meeting – Thursday, July 18 at 6:00pm
- Groundbreaking Thursday morning, July 18 at the Jack Hill Conference Center, Savannah Technical College Campus

County Clerk Johnson

Reminders

- Chamber of Commerce State of the workforce luncheon – Wednesday, August 14 at 11:30am at the Career Academy.
- Thank You note from Ms. Nancy Gillenwater
- EOM Monthly report for the month of June

Commissioner Floyd

Cypress Lake Road Update

- County Engineer Hulme to give update

Dump Fee Issues

- Scales were reading in error

- Sanitation officer to regularly calibrate scale
- Credit card and cash payments are accepted

Commissioner Deloach

Curve on Courthouse Road

- Recommendations for warning signals and signs

Award

- Received Project of the Year award 2024 from the Georgia Chapter American Public Works Association for Indigo Road project

Commissioner Kieffer

- LMIG and TSPLOT projects

XII – EXECUTIVE SESSION

At 5:45pm, Commissioner Kieffer made a motion to go into executive session for discussion of personnel, property, and pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 6:08pm, Commissioner Deloach made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XIII – PLANNING BOARD – 6:00pm

THE PLANNING BOARD RECOMMENDS APPROVAL TO AMEND APPENDIX C, ARTICLE IX - SECTION 5.11.2 TO ALLOW FOR THE ADDITION OF TRUCK AND TRAILER PARKING AS A CONDITIONAL USE IN B-3 ZONING DISTRICTS (1): Development Services Director Candler explained it was recommended that Appendix C Article 9 Section 5.112 be amended to allow truck and trailer parking in B-3, as well as grant a variance. This property is where Georgia Power had placed their equipment for the electrical improvements. The fence will be removed and will open any B-3 to allow trucks, so conditional use will need to be requested. B-3 is a highway commercial business, and this amendment pertains to parking trailers and trucks on highways. Due to the conditional use, it must still be approved by the Board.

Commissioner Floyd made a motion to approve the requested text amendment from ordinance Section 5.11.2, to allow for the addition of truck and trailer parking as a conditional use in B-3 zoning. Commissioner Deloach seconded the motion. The motion carried unanimously.

LUIS R. PERDOMO – PUBLIC HEARING (02): The Planning Board recommends denying an application by Luis R. Perdomo for conditional use for a Rural Business located at 100 Highland Drive for commercial vehicle parking. Map #466B Parcel # 10 in the Second District.

Development Services Director Candler explained a complaint was filed regarding this code violation. Since it is part of the Highland Drive development, and there have been similar applications rejected. There are no extensions allowed in the trucking

ordinance. Bobtails cannot be used in conjunction with flatbeds, trailers, or anything else.

Speaking for: Luis Perdomo and Nina Smith explained the request is to store their personal equipment.

Speaking in objection: Jana Fox, Charles Lake, and Mark Horne expressed their concerns with the number of trucks that will be allowed.

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

LUIS R. PERDOMO – SECOND READING (03): Consideration to approve the Second Reading of an application by Luis R. Perdomo for a conditional use for a Rural Business located at 100 Highland Drive for commercial vehicle parking. Map #466B Parcel # 10 in the Second District.

This item was automatically denied due to previous action.

BETTY CROSBY – PUBLIC HEARING (04): The Planning Board recommends approving an application by Betty Crosby for a variance located at 118 Second Street to allow for a reduction in the required building setbacks. Map # 296A Parcel # 25 in the First District.

Development Services Director Candler explained the applicant wishes to place a mobile home on the property for a caregiver. The current setbacks are 50 feet, 50 feet, and 25 feet.

Commissioner Floyd made a motion to approve the request for a variance from ordinance Section 5.1.4, to allow for a reduction in the required building setbacks.

1. The home cannot be closer than 10 feet to the property line along 2nd Street and 10 feet to the side property line.

Commissioner Deloach seconded the motion. The motion carried unanimously.

BETTY CROSBY – SECOND READING (05): Consideration to approve the Second Reading of an application by Betty Crosby for a variance located at 118 Second Street to allow for a reduction in the required building setbacks. Map # 296A Parcel # 25 in the First District.

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

AMY WILSON as agent for **SANDRA HUTCHESON – PUBLIC HEARING (06):** The Planning Board recommends approving an application by Amy Wilson as agent for Sandra Hutcheson for a variance located at 569 Little McCall Road to allow for the occupation of an RV during home construction. Map # 320 Parcel # 51 in the Third District.

Development Services Director Candler explained as of yet, they have not received the plans for the house they plan to build. They have a 12-month period in which to construct the house.

They will be required to obtain a building permit prior to placing a mobile home on the site. There will be a 12-month time frame from the date they pull their billing permit.

Commissioner Deloach made a motion to approve the request for a variance from ordinance Section 3.21.1, to allow for the occupation of an RV during home construction.

1. The applicant can stay in the mobile home for up to 12 months, should that time need to be extended, the applicant would need to come back before the Board of Commissioners for approval.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

AMY WILSON as agent for **SANDRA HUTCHESON – SECOND READING (07):** Consideration to approve the Second Reading an application by Amy Wilson as agent for Sandra Hutcheson for a variance located at 569 Little McCall Road to allow for the occupation of an RV during home construction. Map # 320 Parcel # 51 in the Third District.

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

ROBERT CRISP – PUBLIC HEARING (08): The Planning Board recommends denying an application by Robert Crisp for a variance located at 156 Knotty Pine Circle to allow for the reduction in required building setbacks. Map # 428C Parcel # 150 in the Fourth District.

Development Services Director Candler explained the applicant has requested a variance from section 5.1.4, as well as a reduction in the required building setbacks at the project site. Staff recommended denial, Planning Board recommended approval, but the motion for approval did not receive a second vote. This additional structure will encroach on the 15-foot setback and must be located 10 feet from the other structure or connected by a breezeway.

Speaking for: Robert Crisp explained he has a disability, and that this request is so that he could walk from one door to another while completing physical therapy. If physical therapy is not completed, he will be back in a wheelchair.

Shalane Westbrook expressed concerns about the location.

The Board engaged in discussion regarding disabled veterans and trees

Commissioner Deloach made a motion to deny the request for a variance from ordinance Section 5.1.4, to allow for the reduction in required building setbacks.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ROBERT CRISP – SECOND READING (09): Consideration to approve the Second Reading of an application by Robert Crisp for a variance located at 156 Knotty Pine Circle to allow for the reduction in required building setbacks. Map # 428C Parcel # 150 in the Fourth District.

This item was automatically denied due to previous action.

JASON RUARKS as agent for **KAREN LANIER & GARY MOORE – PUBLIC HEARING (10):** The Planning Board recommends approval of a request by Jason Ruarks as agent for Karen Lanier & Gary Moore to rezone 4.88 acres located at 188 Harley Road from AR-1 to AR-2 to allow for a subdivision to create a new home site Map# 417B Parcel# 4 in the Second District.

Senior Planner Fernald explained the applicant is requesting to rezone from AR-1 to AR-2 so that three separate parcels in AR-2 may be subdivided.

Speaking for: Jason Ruarks.

Commissioner Deloach made a motion to approve the requests to rezone +/- 4.88 acres from AR-1 to AR-2 to allow for subdivision to create new home sites with the following conditions:

1. A plat shall be submitted to Development Services and approved, then recorded before the zoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

JASON RUARKS as agent for **KAREN LANIER & GARY MOORE – SECOND READING (11):** Consideration to approve the Second Reading of a request by Jason Ruarks as agent for Karen Lanier & Gary Moore to rezone 4.88 acres located at 188 Harley Road from AR-1 to AR-2 to allow for a subdivision to create a new home site Map# 417B Parcel# 4 in the Second District.

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

LEE GRIDER – PUBLIC HEARING (12): The Planning Board recommends approving a request by Lee Grider to rezone +/- 1.34 acres located at 1243 & 1257 Noel C Conaway Road from AR-1 & AR-2 to B-1 to allow for commercial/business opportunities Map# 375E Parcel# 5 & 6 in the Second District.

Development Services Director Candler explained the request is for the opening of a coffee shop in the neighborhood commercial district, adjacent to South Effingham High School.

Commissioner Floyd made a motion to approve the requests to rezone +/- 1.34 acres from AR-1 & AR-2 to B-1 to allow for commercial/business opportunities with the

following conditions:

1. A recombination plat shall be submitted to Development Services and approved, then recorded.
2. A site plan shall be approved by the Board of Commissioners per the Effingham County Code of Ordinances, Chapter 14, Article II, Division 2, Section 14-56 – Permits.
3. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).

Commissioner Deloach seconded the motion. The motion carried unanimously.

LEE GRIDER – SECOND READING (13): Consideration to approve the Second Reading of a request by Lee Grider to rezone +/- 1.34 acres located at 1243 & 1257 Noel C Conaway Road from AR-1 & AR-2 to B-1 to allow for commercial/business opportunities Map# 375E Parcel# 5 & 6 in the Second District.

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

BROOKE GRAHAM – PUBLIC HEARING (14): The Planning Board recommends approving a request by Brooke Graham to rezone +/-5.14 acres located at 2453 GA Highway 119 N from AR-1 to AR-2 to subdivide to create new home sites Map# 408 Parcel# 24A in the Third District.

Development Services Director Candler explained there is a request for three (3) tracks, each with a 60-foot access easement off of 119 north, and to be zoned for AR-2.

Speaking for: Brooke Graham explained the property consists of five acres with an existing house on it. The house can be removed, and 1.3 acres can be added, while the 3.76 acres can be divided into two lots or sold along with another five acres.

Jake Ford, Brittany Ford, Doug Ford dangerous area (traffic wise)

Commissioner Deloach made a motion to approve the requests to rezone +/- 5.14 acres from AR-1 to AR-2 to subdivide to create new home sites with the following conditions:

1. A plat shall be submitted to Development Services and approved, then recorded before the zoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

BROOKE GRAHAM – SECOND READING (15): Consideration to approve the Second Reading of a request by Brooke Graham to rezone +/-5.14 acres located at 2453 GA Highway 119 N from AR-1 to AR-2 to subdivide to create new home sites Map# 408 Parcel# 24A in the Third District.

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

READ BRENNAN – PUBLIC HEARING (16): 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 & Map # 414 Parcel # 9 in the Fourth District.

Development Services Director Candler explained Planning Board recommended denial of a request to rezone 27.65 acres located on Blue Jay Road. Several members of the public opposed the request.

County Manager Callanan explained the county hired EOM to do a stormwater drainage analysis of Staffordshire in 2020, and in April of 2021, they met with the current owner of the property to discuss the findings and potential solutions to fix the flooding problem. The Board did not permit any further development of the property until the stormwater issue was addressed. The developer and the county agreed to address it with two steps: increasing the capacity of the ponds and connecting the two ponds and creating an outfall for the pond system.
The developer has agreed to make up for the capacity lost in the two ponds by connecting them to additional ponds in the new phases, and by creating a drainage easement from the weir at the side of the pond to Blue Jay Road.
The county agreed to help resolve the stormwater issue by acquiring the easement and outfall to BlueJay, and by fixing the fallouts so that it catches the water more correctly, it was going to take a partnership to get the water off the lots in the back.
Staff convinced the developer to build the drainage across Blue Jay to address the flooding issues in the neighborhood and to provide a safety mechanism for when the ponds become too full. The developer agreed to build the drainage easement in conjunction with the development.

Speaking for: Read Brennan and Alex Fitzpatrick explained the bypass ditch that goes to Blue Jay Road is going to be very beneficial as it lowers the natural water elevation about a foot, which allows the water to release at a lower elevation, so it's not flooding as fast. The plan is to expand the existing ponds by about 32% and lower the natural water elevation by about a foot with a bypass ditch, this would benefit the entire Stafford Shire property. The most common concern is that the water is not being discharged to the original point of discharge. A study has been completed, and there is a letter of agreement with the property owners on the other side of the road.

Speaking in objection: Penny Blankenship, Adam Drummond, Alan Zipperer, Tim Vorel, Dave Burns expressed concerns with unresolved issues with the current property, drainage

Commissioner Deloach made a motion to postpone to 09/17/2024.
Commissioner Floyd seconded the motion. The motion carried unanimously.

READ BRENNAN – SECOND READING (17): 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 & Map # 414 Parcel # 9 in the Fourth District.

This item was automatically postponed due to previous action.

XVII – ADJOURNMENT

At 7:18pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Vice Chair Burdette seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

S. Johnson

Stephanie D. Johnson, County Clerk