EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
May 21, 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, May 21, 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., Ms. Chelsie Fernald – Senior Planner, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Planner I Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Ms. Alison Bruton – Procurement and Capital Projects Manager, Ms. Danielle Carver - Procurement and Capital Projects Manager, and Mr. Mark Lastinger – Public Information Officer.

CITIZEN PARTICIPATION

Ricky Truluck, Duane Gilchrist, Tommy Tidall, Cary Cavanah, Glenda Cavanah, Freddie & Millie McRae, Jay Maupin, Isadore Odom, Donovan Ulmet, Marua Sanchez, Diane Odom, Ivan Odom, Michael Kinnison, Thomas Wilson, Chris Lewis, Cathy Sheffield, Alec Metzger, and Catherine Shinogle.

I- CALL TO ORDER

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

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman
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 Consent Agenda items #1, #16, and #18 will be moved

to New Business #1A, 1B, and 1C. Removal of Unfinished Business #7 and Planning Board items #23, #24, and #27. Planning Board items #25 and #26 will be postponed to 06/04/2024. 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 April 16, 2024 work session and 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 – Appearance – 5:10pm

Corey Haggary Sr.

In his presentation, Mr. Haggary Sr. discussed how his taxes went up dramatically for two (2) pieces of property he owns on Old Augusta Road. He has made no changes to the properties, but his taxes have increased. His appeal with the tax assessor had been denied because of a failure to meet the deadline for filing an appeal. Last year, the millage rate was lowered by over a mill and all tax bills should have been reduced. As a result of the increase, the Board considered a one-time relief and then reverted it back to the previous year, so that the applicant would be responsible for appealing for the following year. At the next meeting, the tax assessor and all documentation will be present to discuss this request.

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: ~~**(1)** Consideration to approve to renew the Contract for inmate commissary services at Effingham County Prison with McDaniel Supply Company~~ **(2)** Consideration to approve a Clinical Services Agreement between Effingham County and the Effingham Hospital, Inc. **(3)** Consideration to approve a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the State Court of Effingham County **(4)** Consideration to approve a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the Superior Court of Effingham County **(5)** Consideration to approve to renew a Memorandum of Understanding with Effingham County Board of Education for the use of schools as disaster shelters **(6)** Consideration to renew a Memorandum of Understanding with Effingham County Board of Education for the use of seven (7) school buses **(7)** Consideration to approve to renew the ESRI Small Government Enterprise Agreement, year 2 of a 3-year term **(8)** Consideration to approve to renew the Contract with Spatial Engineering, Inc. for GIS Services **(9)** Consideration to approve Change Order #2

for Southern Civil, LLC for the Hodgeville Lift Station #4 Construction **(10)** Consideration to approve an Intergovernmental Agreement by and between the Georgia Department of Corrections and Effingham County Prison for GED Testing for Offenders **(11)** Consideration to approve a Memorandum of Agreement with Ogeechee Technical College and Effingham County EMS for student ride-a-longs for clinical hours **(12)** Consideration to ratify and affirm a Supplemental Funding Request from Atlas Technical Consultants related to the Effingham Parkway project **(13)** Consideration to approve to ratify and affirm Change Order# 3 with Legacy Water Group for the Loop B Construction Project **(14)** Consideration to approve to ratify and affirm approval of Enterprise vehicle orders **(15)** Consideration to approve Resolution# 024-019 for the surplus of vehicles ~~**(16)** Consideration to approve and publish an update to 5.02 - Paid Time Off of the Human Resources Standards of Practice~~ **(17)** Consideration to approve an Agreement with Kofile Technologies, Inc. for the creation of minute books ~~**(18)** Consideration to approve to cancel the July 2, 2024 regular Board of Commissioners meeting.~~ Commissioner Kieffer seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE A SOLID WASTE MANAGEMENT PLAN AS COMPLETED BY ALLIANCE CONSULTING ENGINEERS *(POSTPONED APRIL 2, 2024 AND APRIL 16, 2024)* (1):

Procurement and Capital Projects Manager Bruton explained there have been some changes made to the plan since the last time it was presented. County Engineer, Jonathan Holm was present to provide additional information.

Commissioner Deloach made a motion to approve of the Solid Waste Management Plan as completed by Alliance Consulting Engineers. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF A CERTIFICATION OF ABANDONMENT OF A PORTION OF OTIS SECKINGER ROAD *(NOTICE OF PUBLIC HEARING, 04/16/2024)* (2):

Chairman Corbitt allowed a brief public hearing.

Fred McRae expressed that due to his wife's health condition, closing this road may make it harder for him to get her to the hospital.

Millie McRae asked why the county has closed the road and has not received a logical explanation. She was informed that the road might be under contract.

MS2 Farms representative Chad Zittrouer explained when the right of way was acquired in 2020, the property was bifurcated by Effingham Parkway. The county has maintenance rights, but no true property rights, and it is their intention to clear the title to this property.

Commissioner Deloach made a motion to approve the abandonment of the portion of Otis Seckinger Road. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, ARTICLE VI, 6.2 -YARDS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES *(1ST READING APPROVED, 4/16/24)* (3):

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 10 - ANIMALS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES *(1ST READING APPROVED 4/16/24)* (4):

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

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 14, ARTICLE II - CONSTRUCTION CODES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES *(POSTPONED 4/16/24)* (5):

Commissioner Deloach stated that he requested to table this item to clarify certain aspects of the building code.

Commissioner Kieffer made a motion to approve an amendment to the Code of Ordinances Chapter 1 of the International Residential Code (IRC). Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 14, ARTICLE II, DIVISION 2 - SECTION 14-56 - PERMITS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES *(1ST READING APPROVED, 4/16/24)* (6):

Vice Chair Burdette made a motion to approve the 2nd Reading. an amendment to the Code of Ordinances Chapter 14. Commissioner Deloach seconded the motion. The motion carried unanimously.

~~**CONSIDERATION TO APPROVE A PROPOSAL FROM HUSSEY, GAY, AND BELL FOR THE DESIGN OF THE MIDLAND ROAD SEWER EXTENSION *(POSTPONED FROM THE APRIL 16, 2024 BOC MEETING)* (7):**~~

This item was removed at agenda approval.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 58 - ROADS, ARTICLE II - COUNTY ADDRESSING SYSTEM OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1):

Planner I Barlett explained this ordinance will establish a procedure for the assignment of 911 addresses and street names in the county, to support the easy and

rapid location of properties by law enforcement, fire, rescue, and emergency medical services.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Code of Ordinances Part II- Official Code- Chapter 58- Roads- Article II- County Addressing System. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW THE CONTRACT FOR INMATE COMMISSARY SERVICES AT EFFINGHAM COUNTY PRISON WITH MCDANIEL SUPPLY COMPANY (1A):

Commissioner Kieffer made a motion to postponed to 06/04/2024 for further review. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH AN UPDATE TO 5.02 - PAID TIME OFF OF THE HUMAN RESOURCES STANDARDS OF PRACTICE (1B):
Director of HR and Risk Management Mausolf explained a suggestion from the workshop was to increase bereavement days from three (3) to five (5). The donated PTO was separate from the company's bank account, so each employee earns a certain amount of paid time off based on their years of service.

Commissioner Floyd made a motion to approve and publish an update to 5.02 - *Paid Time Off* of the Human Resources Standards of Practice. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO CANCEL THE JULY 2, 2024 REGULAR BOARD OF COMMISSIONERS MEETING (1C):
The commission collectively agreed to deny the request.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR LAUREL GROVE, PHASE 1 LOCATED ON NOEL C. CONAWAY ROAD MAP# 352 PARCEL# 58 IN THE FIRST DISTRICT (2):
Planner II Easton explained the applicants are requesting the final plat and infrastructure agreement approval for Laurel Grove Phase 1. Staff has reviewed the plat. The county attorney has reviewed the deed. The maintenance bond has been received and the county engineer has approved the bond recommendation.

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

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR CREEKSIDE, PHASE 2B LOCATED ON NOEL C. CONAWAY ROAD MAP# 436 PARCEL# 46 IN THE FIRST DISTRICT (3):
Planner II Easton explained Phase 2B of Creekside has been completed, it meets the

zoning requirements, the county engineer has inspected the roads, and the county attorney has recommended approval.

Commissioner Floyd made a motion to approve a final plat and warranty deed for Creekside, Phase 2B located on Noel C. Conaway Road 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 CONTRACT 23-ITB-053 WITH C.W. MATTHEWS FOR THE TSPLOST RESURFACING PACKAGE IN DISTRICTS 1 AND 2 (4):
Procurement and Capital Projects Manager Bruton explained Staff issued an invitation to bid (ITB) for resurfacing based on the 2023 TSPLOST roads in district 1 and 2. Four (4) proposals were received, with CW Matthews being the lowest qualified bidder.

Commissioner Floyd made a motion to approve of Contract 23-ITB-053 with C.W. Matthews for the TSPLOST Resurfacing Package in Districts 1 and 2 in the amount of $5,341,515.00. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY EASEMENT AGREEMENT WITH DIAMOND CONCRETE PRODUCTS, LLC (5):
Procurement and Capital Projects Manager Bruton explained in this item and the next item, a 15-foot utility easement was required due to the upcoming construction of a new sanitary sewer force main.

Commissioner Kieffer made a motion to approve of the Utility Easement Agreement with Diamond Concrete Products, LLC. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY EASEMENT AGREEMENT WITH OGLETHORPE POWER CORPORATION (6):
This item was discussed with the previous item.

Commissioner Deloach made a motion to approve of the Utility Easement Agreement with Oglethorpe Power Corporation. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM A PROPOSAL FROM WHITAKER LABS FOR SPECIAL INSPECTIONS OF THE GYM EXPANSION CONSTRUCTION (7):
Procurement and Capital Projects Manager Bruton explained the construction contract was recently awarded to Lavender and Hussey, Gay, and Bell are the architects on this project. Staff is moving forward with the approval directly instead of having it go through Hussey, Gay, and Bell with the markup. This will be the result of special construction inspections.

Commissioner Deloach made a motion to approve of the Proposal from Whitaker Labs for Special Inspections of the Gym Expansion Construction for a total of $40,310.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING AND REAL PROPERTY EXCHANGE AGREEMENT BETWEEN EFFINGHAM COUNTY AND SAV PARKWAY PROPERTIES, LLC (8):

Procurement and Capital Projects Manager Bruton explained the county owns one piece of property that splits the property that SAV Parkway properties own. The county would essentially give the properties that piece and they offer the county another piece adjacent to it with a 60-foot easement.

Vice Chair Burdette made a motion to approve of the Real Property Exchange Agreement between Effingham County and SAV Parkway Properties, LLC. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 4 FOR MCWRIGHT LLC FOR CONTRACT 23-ITB-031 - EMS AND PRISON MAINTENANCE BUILDING CONSTRUCTION/RENOVATION (9):

Procurement and Capital Projects Manager Bruton explained this change order consists of three (3) requests, which were outlined in the staff report and in the change order template. The total amount of the change order is $9,923.

Commissioner Deloach made a motion to approve CO4 in the amount of $9,923.00 for McWright LLC for Contract 23-ITB-031 – EMS and Prison Maintenance Building Construction/Renovation. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM ATLAS TECHNICAL CONSULTANTS FOR ENGINEERING SERVICES FOR LOW GROUND ROUND (10):

Procurement and Capital Projects Manager Bruton explained the inclusion of Low Ground Road on the TSPLOST list for 2023 prompted the proposal of option A, the complete design process including a traffic analysis.

Commissioner Floyd made a motion to approve of the Proposal from Atlas Technical Consultants for Engineering Services for Low Ground Round in the amount of $812,038.00. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A STATEMENT OF WORK FROM CIVICPLUS FOR SEECLICKFIX, A 311 WEB AND APP SERVICE (11):

County Manager Callanan explained customers and residents will be able to submit service requests from a variety of areas throughout the county, which will integrate seamlessly with the existing website and its ongoing upgrade. The community can easily register their concerns, track them, and ensure that they are handled appropriately.

Commissioner Kieffer made a motion to approve the Statement of Work from CivicPlus for SeeClickFix, a 311 Web and App Service. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A ROAD LIST FOR FY24 SUPPLEMENTAL LMIG AND UPCOMING FY25 LMIG (12):

Procurement and Capital Projects Manager Bruton explained there is a list of potential roads that have been drafted for the regular fiscal year, which will be placed out for bids.

Commissioner Kieffer made a motion to approve of Road List for the FY24 Supplemental LMIG and Upcoming FY25 LMIG. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM CHANGE ORDER# 3 FOR PEEK PAVEMENT FOR THE LMIG SAP PROJECT (13):

Procurement and Capital Projects Manager Bruton explained this change order pertains to the safety action plan portion of LMIG and is primarily a quantity cleanup for the project as a whole. That request amounts to $12,295.66.

Commissioner Deloach made a motion to approve Ratification of approval of the Change Order 2 for Peek Pavement for the LMIG SAP Project in the amount of $12,295.66. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO DONATE A VIBRATORY ROLLER TO THE EFFINGHAM COUNTY BOARD OF EDUCATION (14):

Procurement and Capital Projects Manager Bruton explained this item was declared surplus on February 20, 2024. Staff are requesting that the equipment be donated to the Board of Education as they expressed interest in receiving it.

Vice Chair Burdette made a motion to approve of Donation of a Vibratory Roller to the Effingham County Board of Education. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Farewell to Procurement and Capital Projects Manager Alison Bruton

- Her last day will be May 31, 2024
- The new Procurement and Capital Projects Manager will be Ms. Danielle Carver

Preliminary Budgets

- Mostly concentrate on public safety

County Clerk Johnson

- April's EOM Monthly report

Commissioner Floyd

Complaints

- Speeding of trucks through Meldrim.

Chairman Corbitt

Egypt-Ardmore Railroad Crossing

- Seeking a train schedule

Hospital Retreat

- Jekyll Island, June 26-27

Commissioner Deloach

- Memorial plaque for the Clyo Community Center

XIV – EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve the April 2, 2024 executive session minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION

There was no discussion of personnel, property and pending litigation.

XVI – PLANNING BOARD – 6:00pm

TIM JONES – PUBLIC HEARING (01): The Planning Board recommends approving an application by Tim Jones for a conditional use to allow for a private and public event venue in AR-1 located at 2872 Noel C Conaway Road, Map# 418 Parcel #26A, in the Second District.

Senior Planner Fernald explained the applicant is requesting conditional use to operate a public and private event venue in AR-1 zoning. This parcel is projected to be places of assembly and cemetery as the applicant has renovated the existing church that is on the property for the event venue.

Vice Chair Burdette made a motion to approve the request of a conditional use to allow for a private and public event venue in AR-1 with the
following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate
2. (business license).
3. A Sketch Plan shall be submitted and approved by the Board of Commissioners.
4. No parking shall be allowed along Noel C Conaway Road.
5. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.

Commissioner Floyd seconded the motion. The motion carried unanimously.

TIM JONES – SECOND READING (02): Consideration to approve the Second reading of an application by Tim Jones for a conditional use to allow for a private and public event venue in AR-1 located at 2872 Noel C Conaway Road, Map# 418 Parcel # 26A, in

the Second District.

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

CATHRINE SHINOGLE – PUBLIC HEARING (03): The Planning Board recommends approving an application by Cathrine Shinogle for a conditional use for a Rural Business for a hair salon located at 475 Shearouse Road, Map# 398 Parcel #12A, in the Second District.

Senior Planner Fernald explained at the Planning Board meeting on November 14, 2023, the applicant was approved for a residential business for a hair salon but is now seeking approval for a conditional use for a rural business.

Commissioner Burdette made a motion to approve the request of a conditional use for a Rural Business for a hair salon with the following conditions:

1. The applicant shall provide proof of residence.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate
3. (business license).
4. The applicant shall satisfy all ADA compliance requirements, and pass fire inspection prior to the
5. issuance of business license.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CATHRINE SHINOGLE – SECOND READING (04): Consideration to approve the Second Reading of an application by Cathrine Shinogle for a conditional use for a Rural Business for a hair salon located at 475 Shearouse Road, Map# 398 Parcel #12A, in the Second District.

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

RYAN POYTHRESS – PUBLIC HEARING (05): The Planning Board recommends approving an application by Ryan Poythress as agent for Andy Zoller for a conditional use to allow for an addition of an abattoir to a proposed butcher shop in AR-1, located at 1654 Stillwell-Clyo Road, Map# 425 Parcel # 2, in the Third District.

Senior Planner Fernald explained the applicant is seeking a conditional use so that the proposed butcher shop may be equipped with an abattoir. The applicant wishes to process beef and pork products within Effingham County. In addition to obtaining approval from the Department of Public Health or the Department of Agriculture, the applicant will also have to submit a life safety plan. A business license must be obtained from Effingham County, a site plan must be approved by the Board of Commissioners, and the requirements for sales and services, business services, and professional services must be waived.

Commissioner Deloach made a motion to approve the request of a conditional use to allow for an addition of an abattoir to a proposed butcher shop in AR-1 with the following conditions:

1. Approval from the Department of Public Health or the Department of Agriculture shall be obtained if applicable.
2. Only 20 animals shall be allowed in the stockade at one time.
3. Hours of Operation shall be limited to Monday – Saturday 8:00am to 5:00pm.
4. An outdoor lighting plan shall be submitted to Development Services for review and approval.
5. A Life Safety plan shall be submitted to the Fire Inspector for review and approval.
6. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax
7. Certificate (business license).
8. A Sketch Plan shall be approved by the Effingham County Board of Commissioners.
9. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 Buffers.
10. The requirement set forth in Appendix C, Article III, Section 3.30.5.2 – Surfacing for all retail sales and services, business services, and professional services shall be waived.
11. Retail hours of 8a.m.-7p.m., Monday through Saturday.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

RYAN POYTHRESS – SECOND READING (06): Consideration to approve the Second Reading of an application by Ryan Poythress as agent for Andy Zoller for a conditional use to allow for an addition of an abattoir to a proposed butcher shop in AR-1, located at 1654 Stillwell-Clyo Road, Map# 425 Parcel # 2, in the Third District

This item was postponed to 06/04/2024 due to added stipulations.

GRAHAM METZGER as agent for **ALEC METZGER – PUBLIC HEARING (07):** The Planning Board recommends approving an application by Graham Metzger as agent for Alec Metzger for a conditional use for a Rural Business for an auto paint & body shop business, located at 721 Mock Road, Map# 409 Parcel # 4B, in the Fourth District

Senior Planner Fernald explained the applicant is requesting a conditional use for a rural business to operate an auto paint and body business from an accessory structure located on the property. The business would be open Monday through Saturday, 7a.m to 7p.m., by appointment only.

Commissioner Kieffer made a motion to approve the request of a conditional use for a Rural Business for an auto paint & body business with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. Hours of Operation shall be limited to Monday-Saturday 7am to 7pm.

Commissioner Deloach seconded the motion. The motion carried unanimously.

GRAHAM METZGER as agent for **ALEC METZGER – SECOND READING (08):** Consideration to approve the Second Reading an application by Graham Metzger as agent for Alec Metzger for a conditional use for a Rural Business for an auto paint & body shop business, located at 721 Mock Road, Map# 409 Parcel # 4B, in the Fourth District.

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

JD BANKSTON ENTERPRISE, INC. – PUBLIC HEARING (09): The Planning Board recommends approving an application by JD Bankston Enterprise, INC. for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 126 McLaws Road, zoned AR-1 Map # 465 Parcel # 1A in the First District.

Senior Planner Fernald explained that the applicant is requesting a variance from Section 3.14 because they would like to add an addition to their home, but the addition would place the home approximately 8 feet from the property line. With the current zoning, the home is required to be 25 feet from the property line. There is a 20-foot lane adjacent to the parcel. The applicant has completed a title search and found that no one owns this lane.

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

JD BANKSTON ENTERPRISE, INC. – SECOND READING (10): Consideration to approve the Second Reading of an application by JD Bankston Enterprise, INC. for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 126 McLaws Road, zoned AR-1 Map # 465 Parcel # 1A in the First District

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

DEE MONCRIEF as agent for **SOVEREIGN RESOURCES, LLC. – PUBLIC HEARING (11):** The Planning Board recommends approving an application by Dee Moncrief as agent for Sovereign Resources, LLC. for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 105 Parkway Drive, zoned I-1 Map # 466C Parcel # 1C02 in the Fifth District.

Commissioner Deloach made a motion to postpone to 06/04/2024 due to lack of a quorum. Commissioner Floyd seconded the motion. The motion carried unanimously.

DEE MONCRIEF as agent for **SOVEREIGN RESOURCES, LLC. – SECOND READING (12):** Consideration to approve the Second Reading of an application by Dee Moncrief

as agent for Sovereign Resources, LLC. for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 105 Parkway Drive, zoned I-1 Map # 466C Parcel # 1C02 in the Fifth District.

The item was postponed to 6/4/2024 due to previous action.

CATHRINE LEE – PUBLIC HEARING (13): The Planning Board recommends approval of a request by Cathrine Lee to rezone +/- 3.32 acres located on Hwy 30 from AR-1 to AR-2 to allow for a new home site, located at 180 Saxon Drive. Map# 301 Parcel# 46 in the First District.

Senior Planner Fernald explained the applicant is requesting that the property be rezoned to AR-2, since the site is currently non-conforming. There will be two (2) new parcels that are approximately 1.66 acres each and will have a private well and septic system. In accordance with the future land use map, the parcel will be designated agricultural residential.

Commissioner Floyd made a motion to approve the request to rezone +/- 3.32 acres from AR-1 to AR-2 to allow for a new home site with the following conditions:

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

Commissioner Burdette seconded the motion. The motion carried unanimously.

CATHRINE LEE – SECOND READING (14): Consideration to approve the Second Reading of a request by Cathrine Lee to rezone +/- 3.32 acres located on Hwy 30 from AR-1 to AR-2 to allow for a new home site, located at 180 Saxon Drive. Map# 301 Parcel# 46 in the First District

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

DUANE GILCHRIST – PUBLIC HEARING (15): The Planning Board recommends approval of a request by Duane Gilchrist to rezone +/- 0.494 acres from located on Laurel Circle to allow for subdivision to create new home sites from AR-1 to AR-2 Map# 302 Parcel# 84 in the First District.

Senior Planner Fernald explained the applicant would like to rezone the current non-conforming AR-1 lot to AR-2 to create a new home site. By adjusting the property lines the zoning needs to come into compliance.

Commissioner Floyd made a motion to approve the request to rezone +/- 0.494 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 for signature, then recorded, before the zoning can take effect.

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

DUANE GILCHRIST – SECOND READING (16): Consideration to approve the Second

Reading of a request by Duane Gilchrist to rezone +/- 0.494 acres from located on Laurel Circle to allow for subdivision to create new home sites from AR-1 to AR-2 Map# 302 Parcel# 84 in the First District

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

CHRIS MURPHY as agent for **LISA ALLEN, EXECUTOR ESTATE OF ANN TUTTLE – PUBLIC HEARING (17):** The Planning Board recommends approval of a request by Chris Murphy as agent for Lisa Allen, Executor estate of Ann Tuttle to rezone +/- 2 acres from AR-1 to AR-2 to allow for subdivision to create new home site located on Sixth Street Map# 297 Parcel# 32 in the First District.

Senior Planner Fernald explained the applicant is requesting to rezone to AR-2 to create a new home site. This rezoning is consistent with the future land use map.

Commissioner Floyd made a motion to approve the request to rezone +/- 2 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 for signature, then recorded, before the zoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CHRIS MURPHY as agent for **LISA ALLEN, EXECUTOR ESTATE OF ANN TUTTLE – SECOND READING (18):** Consideration to approve the Second Reading of a request by Chris Murphy as agent for Lisa Allen, Executor estate of Ann Tuttle to rezone +/- 2 acres from AR-1 to AR-2 to allow for subdivision to create new home site located on Sixth Street Map# 297 Parcel# 32 in the First District.

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

JAMES HOLTON – PUBLIC HEARING (19): The Planning Board recommends approval of a request by James Holton to rezone +/- 4.58 acres located 5237 GA Highway 17 South from AR-1 to AR-2 to allow for subdivision to create new home sites Map# 352 Parcel# 43 in the First District.

Senior Planner Fernald explained that the applicant would like to subdivide one acre of the 4.58-acre parcel to create a new home site. The entire parcel must be rezoned to AR-2 as it is below the five-acre threshold for AR-1.

Commissioner Floyd made a motion to approve the request to rezone +/- 4.58 acres from AR-1 to AR-2 to allow for subdivision to create a new home site with the following conditions:

1. A plat shall be submitted to Development Services for signature, then recorded, before the zoning can take effect.
2. A GDOT Permit for any new encroachments onto Highway 17 may be needed.

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

JAMES HOLTON – SECOND READING (20): Consideration to approve the Second Reading of a request by James Holton to rezone +/- 4.58 acres located 5237 GA Highway 17 South from AR-1 to AR-2 to allow for subdivision to create new home sites Map# 352 Parcel# 43 in the First District.

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

DONALD BARNARD – PUBLIC HEARING (21): The Planning Board recommends approval of a request by Donald Barnard to rezone +/- 4.91 of 9.91 acres located on Fair Street from AR-1 to AR-2 to allow for subdivision to create new home sites Map# 422 Parcel# 41B in the Third District.

Senior Planner Fernald explained the applicant wishes to rezone 4.91 acres to AR-2 for a new home site, the parcel does not meet the five-acre threshold required to conform to the zoning requirements. The parcel is located along Fair Street and will have approximately 250 feet of frontage on the road.

Commissioner Deloach made a motion to approve the request to rezone +/- 4.91 of 9.91 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 for signature, then recorded, before the zoning can take effect.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

DONALD BARNARD – SECOND READING (22): Consideration to approve the Second Reading of a request by Donald Barnard to rezone +/- 4.91 of 9.91 acres located on Fair Street from AR-1 to AR-2 to allow for subdivision to create new home sites Map# 422 Parcel# 41B in the Third District.

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

~~**BRIAN QUIGLEY** as agent for **JEREMY NEASE – PUBLIC HEARING (23):** The Planning Board recommends approval of a request by Brian Quigley as agent for Jeremy Nease to rezone +/- 102.67 acres located on US Highway 80 from I-1 to I-1 to allow for the amendment of previously approved conditions Map# 354 Parcel# 21, 21B, & 21C in the First District.~~

This item was removed at agenda approval.

~~**DONALD BARNARD – SECOND READING (24):** Consideration to approve the Second Reading of a request by Brian Quigley as agent for Jeremy Nease to rezone +/- 102.67 acres located on US Highway 80 from I-1 to I-1 to allow for the amendment of previously approved conditions Map# 354 Parcel# 21, 21B, & 21C in the First District.~~

This item was removed at agenda approval.

BRYANT LIGON as agent for **T & T 9G, LLC – PUBLIC HEARING (25):** The Planning

Board recommends denial of a request by Bryant Ligon as agent for T & T 9G, LLC to rezone +/- 288.36 acres located on Midland Road from AR-1 & I-1 to PD-R to allow for residential development Map# 396 Parcel# 62 & 62A in the Second District

This item was postponed to 06/04/2024 at agenda approval.

BRYANT LIGON as agent for **T & T 9G, LLC – SECOND READING (26):** Consideration to approve the Second Reading of a request by Bryant Ligon as agent for T & T 9G, LLC to rezone +/- 288.36 acres located on Midland Road from AR-1 & I-1 to PD-R to allow for residential development Map# 396 Parcel# 62 & 62A in the Second District.

This item was postponed to 06/04/2024 at agenda approval.

TAYLOR STEIN – SKETCH PLAN (27): The Planning Board recommends denial of an application by Taylor Stein for a Sketch Plan located on Hwy 80, for "US Hwy 80 Warehouses" zoned I-1 Map# 354 Parcels# 21, 21B, & 21C in the First District.

This item was postponed to 06/04/2024 at agenda approval.

RYAN POYTHRESS – SKETCH PLAN (28): Staff recommends approval for an application by Ryan Poythress for a Sketch Plan located on Stillwell Clyo Road, for "Southeast Packers Abattoir", zoned AR-1 Map# 425 Parcels# 2C in the Third District.

Planner I Easton explained this item was discussed with item #5.

Commissioner Deloach made a motion to postpone to 06/04/2024. Commissioner Floyd seconded the motion. The motion carried unanimously.

XVII – ADJOURNMENT

At 7:12pm, 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

S. Johnson

Stephanie D. Johnson, County Clerk