EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
September 03, 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, September 03, 2024 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

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

CITIZEN PARTICIPATION

Rex Inman, Murray Marshall, Joel Stuart, Julie Pickens, Thomas E. Lonon, Rick Wills, Sylvester Boston, Jimmy Blakey, Mya Robertson, Liz Sapp, Craig Johnson, Tom Tindall, Jason Sanders, Randy Dykes, Mary Godlove, Chad Zittrouer, William Godlove and, Paul & Melissa Winkles

I- CALL TO ORDER

Chairman Corbitt called the meeting to order at 5:01pm

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman
Jamie Deloach
Phil Kieffer

III – INVOCATION

Commissioner Deloach provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson noted that consent agenda items #1, #2, and #3 will be moved to New Business #1A, #1B, and #1C.

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

VI– MINUTES

Commissioner Kieffer made a motion to approve the August 16 - 17, 2024 retreat minutes and the August 20, 2024 regular meeting minutes. Commissioner Deloach 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 – 5:05 pm

Mya Robertson (Ogeechee Visitation Centers)

To discuss distribution of Local Victim Assistance Programs (LVAP) Funds

Julie Pickens, executive director of Child Advocacy Services explained three (3) programs, CASA Ogeechee, Prevent Child Abuse Ogeechee and Outreach, and Ogeechee visitation centers, assist families in establishing and maintaining relationships with their children that may have been severed when they were removed from their homes. Through advocacy, education, networking, and evidence-based prevention programs, that works to prevent child abuse and neglect, as well as to ensure the overall well-being of children and families. As a result of the visitation center, families can maintain and mend their relationships, so that children can be reunited with their families earlier or find permanent residence, which is beneficial to both the children and the county. While we provide free services to the court, the biological families, the foster families, or DFACS, some funding is received from United Way Coastal Empire.

Mya Robertson, visitation coordinator explained residents of Effingham County lobbied to have a 5% penalty added to fines in all criminal and criminal ordinance cases. This fund is used to fund direct victim assistance programs. At the visitation centers, we offer supervised visitations, CASA members, direct services such as gas and transportation, referrals to other resources, parent education, and educational toys and crafts for parents to engage in. Effingham County has seven (7) organizations listed as certified and eligible for these funds based on research through open records requests with the state of Georgia and the Criminal Justice

Coordinating Council. Additional funding will enable us to expand our community outreach, prepare our children for in-mandate reporting, and provide more educational toys. Several fundraising events have been held or are being held by the organization, such as the Superhero Run, a golf tournament, a rubber duck race, and a clay target competition.

X – CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: ~~**(1)** Consideration to approve the Traffic Signal Permit Application for a pedestrian hybrid beacon traffic signal at Ebenezer Road and Franklin Walk **(2)** Consideration to approve the Traffic Signal Permit Application for a pedestrian hybrid beacon traffic signal at Noel Conaway and Nease Roads **(3)** Consideration to approve the Traffic Signal Permit Application for a pedestrian hybrid beacon traffic signal at SR Hwy119 and Travelers Road~~ **(4)** Consideration to approve a Location Agreement as submitted by the Springfield Central High Association for the use of the gym located at 434 Wallace Drive **(5)** Consideration to approve to ratify and affirm the Dominion Purchase Agreement for election equipment. Commissioner Deloach seconded the motion. The motion carried unanimously.

XI – UNIFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND ARTICLE VI. - WETLANDS, SEC. 30- 246. - JURISDICTIONAL WETLAND DETERMINATION REQUIRED OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1ST READING APPROVED, 08/20/2024*) (1):

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

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY GREG COLEMAN AS AGENT FOR GROUND CONTROL DEVELOPMENT FOR A CONDITIONAL USE LOCATED ON US HIGHWAY 80 FOR COMMERCIAL TRUCK PARKING IN B-3. MAP # 329 PARCEL # 36, 37 & 38 IN THE FIRST DISTRICT (*POSTPONED, 08/20/2024*) (2):

Commissioner Floyd made a motion to postpone to 10/01/2024. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY GREG COLEMAN AS AGENT FOR GROUND CONTROL DEVELOPMENT FOR A CONDITIONAL USE LOCATED ON US HIGHWAY 80 FOR COMMERCIAL TRUCK PARKING IN B-3. MAP # 329 PARCEL # 36, 37 & 38 IN THE FIRST DISTRICT (*POSTPONED, 08/20/2024*) (3):

This item was postponed to 10/01/2024 due to previous action.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II – OFFICIAL CODE, APPENDIX C –ARTICLE IX- SECTION 9.3 PROCEDURE FOR CALLING A PUBLIC HEARING OF THE EFFINGHAM COUNTY CODE OF

ORDINANCES (1ST READING APPROVED, 08/20/2024) (4):
Commissioner Deloach made a motion to approve the 2nd Reading. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE THE TRAFFIC SIGNAL PERMIT APPLICATION FOR A PEDESTRIAN HYBRID BEACON TRAFFIC SIGNAL AT EBENEZER ROAD AND FRANKLIN WALK (1A):
County Engineer Hulme explained pedestrian hybrid beacon traffic signals will be located at crosswalks, where pedestrians can activate flashing yellow lights to warn traffic to slow down. They will be located across from schools. GDOT must approve this method before any location can be identified.

Commissioner Kieffer made a motion to approve the Traffic Signal Permit Application for a pedestrian hybrid beacon traffic signal at Ebenezer Road and Franklin Walk. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE TRAFFIC SIGNAL PERMIT APPLICATION FOR A PEDESTRIAN HYBRID BEACON TRAFFIC SIGNAL AT NOEL CONAWAY AND NEASE ROADS (1B):
There was no discussion on this item.

Vice Chair Burdette made a motion to approve the Traffic Signal Permit Application for a pedestrian hybrid beacon traffic signal at Noel Conaway and Nease Roads. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE TRAFFIC SIGNAL PERMIT APPLICATION FOR A PEDESTRIAN HYBRID BEACON TRAFFIC SIGNAL AT SR HWY119 AND TRAVELERS ROAD (1C):
There was no discussion on this item.

Commissioner Floyd made a motion to approve the Traffic Signal Permit Application for a pedestrian hybrid beacon traffic signal at SR Hwy119 and Travelers Road. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-031 REGARDING THE PURCHASE OF ADDITIONAL RIGHT-OF-WAY FOR NEEDLE POINTE DRIVE (1):
County Engineer Hulme explained it was discovered that the county road had encroached upon a property owner's property when he attempted to subdivide. This road was purchased by the county and cleaned up for $2,075 in order to maintain it in its current location.

Commissioner Deloach made a motion to approve of purchase of additional Right-of-Way. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM CW MATTHEWS TO PATCH BLUE JAY ROAD IN RESPONSE TO TROPICAL STORM DEBBY (2):
County Engineer Hulme explained CW Matthews is being recommended to patch different parts of Blue Jay Road that were damaged by Tropical Storm Debbie.

Commissioner Floyd made a motion to approve of pavement patching contract of CW Matthews. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PROPOSAL OF THE GEORGIA HI-LO EFFINGHAM MODEL PROJECT. (3):
County Engineer Hulme explained this proposal outlines a conceptual plan for the portion of the Hi-Lo trail in Effingham County. The trail will also connect with adjacent parks and will be funded through the TSPLOST funds. There will be rough construction plans included in the concept plan, as well as construction details under task two for the engineer or architect to design. There may be some sections that require further attention.

Vice Chair Burdette made a motion to approve of the proposal for the Georgia Hi-Lo Effingham Model Project. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE OF THE ROAD LIST FOR THE FISCAL YEAR 2025 LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) APPLICATION (4):
Procurement and Capital Projects Manager Carver explained a list of recommended roads has been developed for the LMIG 2025 application, which must be approved and signed in order for the application to be processed.

Commissioner Deloach made a motion to approve of Road List for the FY25 LMIG. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FOR CATASTROPHIC INMATE MEDICAL INSURANCE PROVIDED BY SIRIUSPOINT AMERICA INSURANCE COMPANY (5):
Procurement and Capital Projects Manager Carver explained a quote provided by SiriusPoint America Insurance Company is broken down in the Staff report. This insurance covers major medical expenses for jail inmates who do not serve time in prison.

Vice Chair Burdette made a motion to approve of quote submitted by SiriusPoint America Insurance Company with a $27,167.40 premium and $30,000.00 deductible. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL CONTRACT BY AND BETWEEN THE SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY AND BRYAN, BULLOCH, CHATHAM, EFFINGHAM AND THE CITY OF SAVANNAH FOR

THE COASTAL HOUSING STUDY (6):

Procurement and Capital Projects Manager Carver explained according to the Georgia Department of Community Affairs, Georgia Tech did not need to be included on the intergovernmental contract for the housing study. Therefore, the county attorney has approved a new contract.

Commissioner Deloach made a motion to approve of the SEDA IGA Contract for the Coastal Housing Study for $20,000. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN UPDATE TO THE FUTURE LAND USE MAP (7):

Development Services Director Candler explained The Ebenezer Historic Overlay District outline was drafted based on feedback from the retreat, utility properties were noted, and the Savannah Gateway Industrial Hub was moved from industrial to mixed use to get the developer to agree to downzone it. Approximately a year ago when the map was approved, the nodes were rural and suburban/urban. The nodes now differ depending on where they are located.

Speaker Joel Stuart made a comment regarding the extension to Rahn Station Road as it transitions between industrial and residential.

Vice Chair Burdette made a motion to approve an update to the Future Land Use Map. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A NEW JOB DESCRIPTION FOR A PROJECT MANAGER (8):

HR and Risk Management Director Mausolf explain it is requested that this job description be approved and published for a project manager within Effingham County to assist with water, sewer, and capital improvement projects. At the retreat, we discussed the need for someone with engineering experience on Staff to keep the projects on track and within budget. In addition to having someone with water and sewer experience, it would also be helpful to have someone with general engineering experience to review road projects. Although it is not required, it does appear as a preferred option.

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

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Clerk Johnson

Reminder

- Legislative Leadership conference. Located in Athens, GA. October 9-11, 2024
- Two (2) members needed for the Effingham Aging Services Board

Commissioner Floyd

Updates

- Meldrim Road paving update.
- Flood meeting on Zittrouer update

Commissioner Burdette

Updates

- Staffordshire update
- Westwood Heights update
- Ditches on Goshen Road
- Colbert Court update provided by county engineer Hulme

Commissioner Kieffer

- Abercorn Landing and Boat Dock update
- Discussion of postponement times for items on the planning board

XIV – EXECUTIVE SESSION

At 6:54pm, Commissioner Deloach made a motion to go into executive session for discussion of personnel, property, and pending litigation. Commissioner Floyd seconded the motion. The motion carried unanimously.

At 7:57pm, Commissioner Deloach made a motion to reconvene. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the August 20, 2024 executive session minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00pm

BO LANGHAM as agent for **MATTHEW & RYAN – PUBLIC HEARING (01):** The Planning Board recommends approving a request by Bo Langham as agent for Matthew & Ryan Davis for a pond less than one acre located at 2643 Courthouse Road. Map# 348 Parcel# 35 in the Fourth District.

Senior Planner Fernald explained as the applicant is moving dirt off-site, the pond which is surrounded by a buffer of 50 feet will meet the requirements under the current ordinance if approved.

Commissioner Deloach made a motion to approve the requests approval for a pond less than one acre, with the following conditions:

1. All requirements of Effingham County Code of Ordinance, Appendix C- Zoning Ordinance; Article III – General Provisions; Section 3.17.4 – Construction Requirements are adhered to.
2. All wetland impacts are approved by the U.S. Army Corps of Engineers.
3. If this pond exceeds 1 acre or more, the applicant shall come back through the process for necessary Planning Board and Board of Commissioner approval,

along with obtaining a State Mining Permit.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

BO LANGHAM as agent for **MATTHEW & RYAN – SECOND READING (02):** Consideration to approve the Second Reading of a request by Bo Langham as agent for Matthew & Ryan Davis for a pond less than one acre located at 2643 Courthouse Road. Map# 348 Parcel# 35 in the Fourth District.

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

JORGE LOPEZ – PUBLIC HEARING (03): The Planning Board recommends denying an application by Jorge Lopez for a conditional use located at 238 Midland Drive for a Rural Business for commercial truck parking in AR-2. Map #350A Parcel # 18 in the First District.

Senior Planner Fernald explained the applicant is requesting a conditional use for a rural business to allow truck parking for commercial purposes. The conditional use, if approved with the conditions, will meet the criteria of the ordinance.

Speaking for: Rigo Rodriguez explained the company he works for is trying to find a safe place to park their vehicles.

Speaking in objection: Paul Winkles and Jason Sanders express concern with the number of trucks allowed, business hours, and road infrastructure.

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

JORGE LOPEZ – SECOND READING (04): Consideration to approve the Second Reading of an application by Jorge Lopez for a conditional use located at 238 Midland Drive for a Rural Business for commercial truck parking in AR-2. Map #350A Parcel # 18 in the First District.

This item was denied due to previous action.

KENNETH SOULS – PUBLIC HEARING (05): The Planning Board recommends approving an application by Kenneth Souls for a variance located at 277 Horseshoe Road to allow for the occupation of an RV/camper. Map # 355A Parcel # 3 in the First District.

Senior Planner Fernald explained the applicant is requesting a variance from section 3.21.1 to allow them to live in their RV while renovating their mobile home.

Commissioner Floyd made a motion to approve the request for a variance from ordinance Section 3.21.1 to allow for the occupation of an RV/Camper with the following conditions:

1. Should the renovations take longer than 12 months, the applicant needs to come back before the board to get an extension of time for the occupation of the R/V.

2. Renovation of the Mobile Home shall comply with all Building Codes and permits.

Commissioner Deloach seconded the motion. The motion carried unanimously.

KENNETH SOULS – SECOND READING (06): Consideration to approve the Second Reading of an application by Kenneth Souls for a variance located at 277 Horseshoe Road to allow for the occupation of an RV/camper Map # 355A Parcel # 3 in the First District.

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

EDWARD VANCE – PUBLIC HEARING (07): The Planning Board recommends approving an application by Edward Vance for a variance located at 1717 Shawnee-Egypt Road to allow for the occupation of an RV/camper Map # 233B Parcel # 26 in the Third District.

Senior Planner Fernald explained the applicant is requesting a variance to allow the RV camper to be occupied while the home is being constructed. On July 17, 2024, the applicant applied for a residential building permit, which is in progress. The application has been reviewed by Staff and if approved, it will meet the current ordinance's criteria.

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/Camper during home construction 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.
2. Upon issuance of the Certificate of Occupancy for the house, the camper shall be vacated and disconnected from the well and septic.

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

EDWARD VANCE – SECOND READING (08): Consideration to approve the Second Reading of an application by Edward Vance for a variance located at 1717 Shawnee-Egypt Road to allow for the occupation of an RV/camper. Map # 233B Parcel # 26 in the Third District.

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

STEPHEN DAUGHERTY – PUBLIC HEARING (09): The Planning Board recommends approval of a request by Stephen Daugherty to rezone +/- 1.60 out of 7.67 acres located at 595 Arnsdorff Loop from AR-1 to AR-2 to allow for a subdivision to create a new home site. Map# 363 Parcel# 27 in the Third District.

Senior Planner Fernald explained a new home site is being proposed on 1.60 acres out of 7.67 acres. Since the 1.60 acres fall below the 5-acre threshold, it will need to be rezoned to AR-2. This request is in accordance with the future land use map.

Commissioner Deloach made a motion to approve the requests to rezone +/- 1.60 out of 7.67 acres from AR-1 & AR-2 to allow for subdivision to create a new home site

with the following conditions:

1. Before the zoning can take effect, a subdivision plat shall be approved and signed by Development Services and then recorded.

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

STEPHEN DAUGHERTY – SECOND READING (10): Consideration to approve the Second Reading of a request by Stephen Daugherty to rezone +/- 1.60 out of 7.67 acres located at 595 Arnsdorff Loop from AR1 to AR-2 to allow for a subdivision to create a new home site. Map# 363 Parcel# 27 in the Third District.

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

MARY L. GODLOVE – PUBLIC HEARING (11): The Planning Board recommends approval of a request by Mary L. Godlove to rezone +/- 1 out of 6.49 acres located at 108 Oak Street from AR-1 to AR-2 to allow for a subdivision to create a new home site. Map# 450D Parcel# 7 in the Second District.

Senior Planner Fernald explained the applicant is requesting rezone of 1 acre out of 6.49 acres to AR-2 which would result in approximately 216 feet of frontage on Oak Street. Considering that the project is expected to be agricultural residential, this parcel is consistent with the future land use map.

Vice Chair Burdette made a motion approve the requests to rezone +/- 1 out of 6.49 acres from AR-1 & AR-2 to allow for subdivision to create a new home site with the following conditions:

1. Before the zoning can take effect, a subdivision/recombination plat shall be approved and signed by Development Services and recorded.

Commissioner Floyd seconded the motion. The motion carried unanimously.

MARY L. GODLOVE – SECOND READING (12): Consideration to approve the Second Reading of a request by Mary L. Godlove to rezone +/- 1 out of 6.49 acres located at 108 Oak Street from AR-1 to AR-2 to allow for a subdivision to create a new home site. Map# 450D Parcel# 7 in the Second District.

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

ROBERT L. MCCORKLE, III as agent for **MS2 FARMS, LLC – PUBLIC HEARING (13):** The Planning Board recommends approval of a request by Robert L. McCorkle, III as agent for MS2 Farms, LLC to rezone +/- 188.2 out of 259.33 acres located on Blue Jay Road from AR-1 to B-3 & LI (Light Industrial) to allow for commercial and industrial uses. Map# 415 Parcel# 30 in the Second District.

Senior Planner Fernald explained a Development Reginal Impact (DRI) review was completed, and no comments were received from surrounding municipalities regarding the proposed rezone of 188.2 acres to B-3 and light industrial. Effingham Parkway 13.99 acres will be rezoned to B-3, Blue Jay Road 13.99 acres will remain AR-1, and 57.21 acres will remain AR-1 to the south. After reviewing the application, Staff determined that the proposed cul-de-sac would meet the current ordinance's requirements.

Speaking for: Chad Zittrouer addressed preserving the commercial frontage along Effingham Parkway, constructing curb cuts due to the limited access the right-of-way was acquired with, delineating wetlands, and building a berm across from the former Otis Seckinger building.

Vice Chair Burdette made a motion to approve the requests to rezone +/- 188.2 out of 259.33 acres from AR-1 to B-3 & LI to allow for commercial and industrial uses with the following conditions:

1. A Site Plan shall be approved by the Effingham County Board of Commissioners.
2. Buffers shall adhere to the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.
3. USACE must approve and permit all wetland impacts, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
4. 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.
5. The physical closure of the portion of Otis Seckinger Roadway shall take place but not prior to the following: Effingham Parkway is complete and operational (in the event this item is not completed by September 1, 2025, the applicant shall be allowed to proceed with the physical closing). The area for the new cul-de-sac is deeded to Effingham County (in the form or R/W or easement to be determined by Effingham County).
6. No certificates of occupancy shall be issued on the properties associated with this zoning application until such time as items above are completed.
7. There shall be a 15-foot vegetative berm installed between the proposed industrial development and all existing residential properties.
8. Effingham Parkway shall be the only access for all industrial and commercial traffic from the proposed development.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ROBERT L. MCCORKLE, III as agent for **MS2 FARMS, LLC – SECOND READING (14):** Consideration to approve the Second Reading of a request by Robert L. McCorkle, III as agent for MS2 Farms, LLC to rezone +/- 188.2 out of 259.33 acres located on Blue Jay Road from AR-1 to B-3 & LI (Light Industrial) to allow for commercial and industrial uses. Map# 415 Parcel# 30 in the Second District.

This item was postponed to 09/17/2024 due to added stipulations.

XVII – ADJOURNMENT

At 7:57pm, there being no further business, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

Roger Burdette, Vice Chairman

Stephanie D. Johnson, County Clerk