EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
August 20, 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, August 20, 2024 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

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

CITIZEN PARTICIPATION

Kristen Achtziger, Stuart Williams, Kolby Browne, Murray Marshall, Tommy Blewett, Margie Blewett, Reginald Rahn, Logan Rahn, Susan Kraut, Kim Morgan, Matt Campbell, Eden Browne, Dandrea Cooke, Michael Morgan, David Westberry, Barry Nease, Anna Habersham Wright, Jimmy Blakey, Steve Murray, Tad Segars, Holly Richard Diass, James Payne Sandra Cooke, Brett Bennett

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 – *Left at 6:35pm*
Phil Kieffer

III – INVOCATION

Chairman Corbitt provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson noted that there is an addition, New Business item #23. Planning Board items #1 and #2 have been postponed to 9/17/2024 by the applicant. Planning Board items #38 and #39 have been postponed to 9/3/2024 by the applicant.

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

VI– MINUTES

Commissioner Deloach made a motion to approve August 6, 2024 teleconference Commission meeting minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – PRESENTATION

Plaque presentation to Beth Mosley for 15 years of service as Probate Judge

County Clerk Johnson and the Board presented an award of recognition to Probate Judge, Beth Mosley for her 15 years of services between January 2009- July 2024. The plaque was read aloud.

IX - APPEARANCE - 5:10 pm

Stuart Williams to discuss ordinance to allow for service and emotional support animals.

Stuart Williams expressed the ADA allows trained dogs or trained miniature horses to be designated as service animals after training, yet the current zoning laws for R-1 zone properties do not allow exceptions for miniature horses. HUD and the Fair Housing Act allow for many different types of assistant animals, including dogs, cats, hamsters, goats, and birds. These animals require reasonable accommodations similar to the above service animal accommodations but are not governed by the ADA. My family currently has dwarf goats as service animals for my 11-year-old daughter and myself. The goats help with her stress and anxiety. We bought two goats at two days old, bottle-fed them and raised them over the last seven months, but the zoning board said we couldn't have goats and chickens. Now we have to get a chicken permit, and we can only have so many chickens. The cost of my daughter's emotional well-being is priceless, and removing her support animals from her and telling her she must find another one will maybe adversely affect her well-being and possibly cause her to regress. The goats have helped my daughter in many ways, including

public speaking. She would never stand up in class and speak about anything until we bought the goats along with a few other pets. We've been told that having emotional support animals will not cause any undue administrative or financial burden.

X – CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve the Georgia-Pacific Community Support Funding Application **(2)** Consideration to approve to renew the Lease Agreement with Crown Castle for the Cell Tower located at 247 Church Road **(3)** Consideration to approve an Assemblage Permit for Madrac Farms at 580 Ralph Rahn Road beginning September 28, 2024 through October 27, 2024 on Saturdays and Sundays from 10am to 6pm, Map #411 Parcel #24 **(4)** Consideration to approve an Assemblage Permit for MaCkeeS Fund to hold a Deputy Duck Derby located at 1002 North Pine Street, Springfield on Saturday, October 5, 2024, beginning at 10:00am **(5)** Consideration to approve to renew an Agreement with Gas South for natural gas services for multiple County buildings **(6)** Consideration to approve a Grant Application to ACCG-Group Self-Insurance Workers' Compensation Fund - Employee Safety Grant Application. Commissioner Deloach seconded the motion. The motion carried unanimously.

XI – UNIFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND 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 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1ST READING APPROVED, 07/16/2024*) (1):

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 OF AN ORDINANCE TO AMEND PART II – OFFICIAL CODE: APPENDIX C – ZONING ORDINANCE, 3.41 SWIMMING POOLS, PRIVATE COMMUNITY, OR CLUB OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1ST READING APPROVED, 07/16/2024*) (2):

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Section 3.41 – Swimming Pools, Private Community or Club with Design Standards for Front Yard Pools. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 7 TO THE AGREEMENT FOR EOM OPERATIONS TO PERFORM PUBLIC WORKS RELATED TASKS (*POSTPONED, 07/16/2024*) (3):

Commissioner Deloach recused himself due to a banking relationship.

Procurement and Capital Projects Manager Carver explained as part of the county's public work support, EOM Operations have been utilized and this amendment modifies section 2.3.5 of the agreement to reflect the current lift station. The base fee

remains the same, however, the next line indicates that public works services should be performed via contract with EOM operations.

Kristen Achtziger with EOM explained the price did not decrease from $2.7 million, so it is assumed that the $97,000 did not change. Individual departments fluctuated, but the overall value remained the same. There were four (4) items listed in the original contract.

Vice Chair Burdette made a motion to approve Amendment 7 for the extension of Public Works services for FY 2025 for EOM Operations. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER 9 WITH EOM OPERATIONS UNDER THE MASTER SERVICES AGREEMENT FOR CIVIL ENGINEERING SERVICES (*POSTPONED, 07/16/2024*) (4):
Commissioner Deloach recused himself due to a banking relationship.

Procurement and Capital Projects Manager Carver explained the purpose of this task order is to request the continuation of services provided by EOM, including water and sewer site plan reviews, municipal separate sewer systems compliance services, and long-term watershed protection monitoring services.

Vice Chair Burdette Kieffer made a motion to approve Task Order 9 with EOM Operations under the Master Services Agreement for FY25. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT #4, THE EXTENSION OF THE MASTER SERVICES AGREEMENT FOR PROFESSIONAL SERVICES FOR EOM OPERATIONS (*POSTPONED, 07/16/2024*) (5):
Commissioner Deloach recused himself due to a banking relationship.

Procurement and Capital Projects Manager Carver explained scope and services will be defined in task orders that must be approved by the Board. Renewal updates will be made through June 30, 2025.

Commissioner Kieffer made a motion to approve the Master Services Agreement for Engineering Professional Services Amendment #4 for FY 2025 for EOM Operations. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING 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 (*1ST READING APPROVED, 07/16/2024*) (6):
Commissioner Deloach returned.

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

XII – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 024-024 IMPOSING A MORATORIUM ON REZONING FOR R-1, R-2, R-3, R-4, R-5, B-1, B-2, B-3, L-1, H-1, AND ALL PLANNED DEVELOPMENT DISTRICTS OR CLASSIFICATIONS (1):

Development Services Director Candler explained the resolution has been reviewed by the attorney who has added a few items. In addition to the rezoning, the future land use map, existing zoning map, and three (3) remaining articles of the zoning ordinance are currently being prepared.

County Manager Callanan explained we will take some time to consider the denser residential land use classifications. For six months, a moratorium was placed on R-6 and R-3; however, if approved the zoning text prior to this date, the moratorium will also cease.

Speaking for: Susan Kraut, Mike Vaquer, Matt Campbell, and Jimmy Blakey expressed consideration of stakeholder input.

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

PUBLIC HEARING AND APPROVAL OF RESOLUTION# 024-029 TO TRANSMIT THE FY2024 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE TO THE COASTAL REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW (2):

Community Planner Barlett explained as the water and sewer impact fees were fully expended several years ago, Loop A and Loop B are not funded by impact fees.

Commissioner Deloach made a motion to approve the resolution transmitting the FY 2024 CIE annual update for review. Commissioner Floyd seconded the motion. The motion carried unanimously.

PUBLIC HEARING AND APPROVAL OF RESOLUTION# 024-030 TO LEVY THE 2024 TAXES, THE COUNTY MILLAGE RATE CERTIFICATION (PT 35), COMPUTATION OF MILLAGE RATE (PT 32.1) AND THE 2024 APPEAL CERTIFICATION (3):

Finance Director Barnes presented a PowerPoint presentation pertaining to the adoption of the millage rate tax levy for 2024. The presentation included the current 2024 property tax digest, the history of the millage rate levy for the last five years, the millage rate rollback percentage, and a comparison between the current levy rate and last year's levy rate.

Commissioner Kieffer made a motion to approve the County developing a millage for the unincorporated residents, the resolution to levy taxes, and the PT32.1 and PT35 forms for submission to the State. Commissioner Floyd seconded the motion. The

motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-023 TO SET THE 2024 FIRE FEES (4):
Finance Director Barnes explained as discussed during budget season, fire fees cover about half of the fire station's budget; this new fire fee will contribute to the fire station's funding.

The Board engaged in discussion regarding square footage fees.

Vice Chair Burdette made a motion to approve the proposed fire fees resolution with the language that multifamily is per unit and commercial is per unit. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-022 TO SET THE 2024 SANITATION FEES (5):
Finance Director Barnes explained in the recent years of high inflation, there were some mid-year increases that were charged due to the Waste Services contract. This year we anticipate the Sanitation Fund to be fully self-sufficient.
Prior to the new structure, residents who purchased secondary carts would be billed directly by the trash service provider and their tax bills would reflect it.

Vice Chair Burdette made a motion to approve the proposed sanitation fees resolution. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-025 TO AMEND THE SCHEDULE OF FEES (6):
Finance Director Barnes explained it includes the fire fee and sanitation fee that were previously approved, as well as changes to the recreation league and facility rental fees. The water fees have been converted to square feet.

Vice Chair Burdette made a motion to approve the proposed resolution to amend the Schedule of Fees. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE REVISED FY2025 UGA EXTENSION OFFICE PERSONNEL AGREEMENT (7):
Finance Director Barnes explained the original agreement was approved in July, but the budget did not include the 4% COLA.

Commissioner Floyd made a motion to approve the revised FY 2025 UGA Extension Office personnel agreement. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ORDINANCE 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 (8):
Community Planner Barlett explain the purpose of the request is to bring the current ordinance into compliance with the state zoning procedures law.

Vice Chair Burdette made a motion to approve an amendment to the Code of Ordinances Part II – Official Code, Appendix C –Article IX-Section 9.3 Procedure for calling a public hearing of the Effingham County Code of Ordinances. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED ACCEPTING THE ROADS, UTITLIES AND EASEMENTS IN THE NORTH GATE INDUSTRIAL PARK (9):
Planner II Easton explained the applicant is seeking approval of the deed and right-of-way. Development Services has inspected all roads, rights-of-way, and drainage infrastructure, and the county attorney has reviewed and approved the warranty deed.

Vice Chair Burdette made a motion to approve the final plat and infrastructure agreement for North Gate Industrial Park and accept the roads and drainage infrastructure identified in the warranty deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED ACCEPTING THE RIGHT OF WAY IN EFFINGHAM PARK OF COMMERCE (10):
Planner II Easton explained a review of the right of way has been conducted by Staff, and a review of the deed has been performed by the county attorney.

Vice Chair Burdette made a motion to approve the deed for Effingham Park of Commerce and accept the roads and drainage infrastructure identified in the warranty deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A SITE PLAN AS SUBMITTED BY THE EFFINGHAM COUNTY BOARD OF EDUCATION LOCATED AT 724 BLUE JAY RD. (ELEMENTARY SCHOOL – PHASE I), ZONED AR-1, AR-2, AND R-1 MAP# 432 PARCEL# 40, 40A, 41, 42, 43A AND MAP# 414 PARCEL# 3A (11):
Land Use Policy Analyst Sapp explained a plan has been approved for phase one of the 724 Blue Jay Road Elementary School application, with conditions by the county planning staff. It is conditional upon the design and installation of the EOM lift station and the school installation. In accordance with the site plan and ordinance requirements, access points shall adhere to the most recent Blue Jay traffic study.

Vice Chair Burdette made a motion to approve the Site Plan for 724 Blue Jay Rd. Elementary School Site Plan – Phase I with the following Conditions:

1. Access points shall adhere to the most recent Blue Jay traffic study.
2. Approval is based on design and is conditional pending EOM lift station design/ school installation.
3. Site approval is also pending an updated landscape plan showing reforestation

of buffers on site.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM NEXTGEN SECURITY RELATED TO ACCESS CONTROL AND SECURITY CAMERA EXPANSION FOR THE ADMINISTRATION BUILDING (12):

Director of IT Webb explained for facility growth and improving overall security, Staff recommends expanding the access, control, and security camera system at the Effingham County Administration building. This will increase access control points, add security cameras, and upgrade the software to make it more scalable and functional.

Commissioner Deloach made a motion to approve the quote to purchase and expand existing security solution. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH HARRISON CONTRACTING COMPANY INC FOR THE EXTERIOR STEEL PAINTING AT THE CEM COMPLEX (13):

Procurement and Capital Projects Manager Carver explained Harrison requested that the county sign a contract in addition to the purchase order approved at the Board meeting on 7/2/2024. This contract was approved by the county attorney and signed by County Manager Callanan on 7/12/2024, thus it constitutes ratification.

Vice Chair Burdette made a motion to approve of the contract for Harrison Contracting to complete the exterior steel painting at the CEM Complex in the amount of $56,975. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER 4 WITH LEGACY WATER GROUP FOR THE LOOP B CONSTRUCTION PROJECT (14):

There was no discussion on this item.

Vice Chair Burdette made a motion to approve of Change Order 4 with Legacy Water Group for the Loop B Construction Project for a credit of $250,217.92. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER 1 FOR THE EFFINGHAM COUNTY CEM GYM EXPANSION CONSTRUCTION WITH LAVENDER & ASSOCIATES, INC. (15):

Procurement and Capital Projects Manager Carver explained the purpose of this change order is to install a 6-inch pipe parallel to the main to connect the wreck wing sewer to the main.

Commissioner Floyd made a motion to approve for Change Order #1 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc. in the amount of $14,929.00. Commissioner Kieffer seconded the motion. The motion

carried unanimously.

CONSIDERATION TO APPROVE A QUIT CLAIM DEED RELATED TO A PROPERTY EXCHANGE BETWEEN EFFINGHAM COUNTY AND SAV PARKWAY PROPERTIES, LLC (16):

Procurement and Capital Projects Manager Carver explained this set of deeds coincides with the signing of a real property exchange agreement between Savannah Parkway properties and Effingham County. The agreement was drafted as part of the County's May 21st Board meeting.

Vice Chair Burdette made a motion to approve Ratification and filing of deeds exchanged between Effingham County and SAV Parkway Properties, LLC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL WITH JOHNSON, MIRMIRAN & THOMPSON, INC (JMT) FOR RIGHT-OF-WAY SERVICES FOR LOW-GROUND ROUND (17):

Procurement and Capital Projects Manager Carver explained Staff requested a proposal from JMT for right-of-way services for Low Ground roads. JMT offers two alternative scenarios in the proposal. Staff recommends scenario number two, scope, with the not to exceed fee from scenario number one to cover any unforeseen overages based on consultations with Thomas and Hutton.

Vice Chair Burdette made a motion to approve of Scenario #2 from JMT for Right-of-Way Services for Low Ground Round with a NTE amount of $540,000.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE ORDER# SWSHBP-02 FOR PLAYSOUTH PLAYGROUND CREATORS FOR EQUIPMENT FOR THE SAND HILL BALL PARK (18):

Procurement and Capital Projects Manager Carver explained Sandhill Ballpark's staff requested pricing via Sourcewell for a new playground. A quote has been received from Play South Playground creators and designers for both design and installation. The quote includes a discount from Play South as well as a discount from Sourcewell. Burke Equipment, part of Play South, will install the playground.

Commissioner Floyd made a motion to approve of the Purchase Order for PlaySouth Playground for the design, equipment, and installation at the Sand Hill Ball Park in the amount of $347,910.80. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM STRYKER FOR FIVE POWER LOAD STRETCHERS FOR EMS (19):

Procurement and Capital Projects Manager Carver explained the stretchers are needed for the new ambulances expected to arrive in October.

Commissioner Floyd made a motion to approve of Quote #10796641 for the purchase

of five stretchers for new ambulances for EMS for $144,693.09. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PURCHASE ORDER# Q 9751-082124 FOR REPLACEMENT OF THREE ROOFTOP HVAC UNITS FOR THE JAIL (20):

Procurement and Capital Projects Manager Carver explained a total of three (3) HVAC units need to be replaced at the jail. Davis Heating and Air provided the lowest and fastest lead time.

Vice Chair Burdette made a motion to approve of the Purchase Order for the three RTU HVAC units for the Jail from Davis Heating and Air for $78,597.41. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 30 - ENVIRONMENT, ARTICLE VI. - WETLANDS, SECTION 30-246 - JURISDICTIONAL WETLAND DETERMINATION REQUIRED OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (21):

Land Use Policy Analyst Sapp explained various clarifications and additional wording are suggested in the current wetlands ordinance, including the addition of residential and nonresidential wordings for major subdivisions and nonresidential properties, the requirement that a written determination letter from the US Army Corps of Engineers be submitted before site plan approval, and the addition of residential language to minor subdivisions and simple subdivisions.

Vice Chair Burdette made a motion to approve an amendment to the Code of Ordinances Section 30-246. – Jurisdictional Wetland Determination Required. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION OF ANNEXATION AS PRESENTED BY THE CITY OF GUYTON FOR A PROPERTY LOCATED ON BRITTINGHAM ROAD MAP#271 PARCEL# 25C IN THE THIRD DISTRICT (22):

County Clerk Johnson explained a public hearing regarding the annexation request will take place on September 10th. The property is contiguous and currently zoned AR-1 but will be rezoned to R-1 if approved.

Commissioner Deloach made a motion to approve to acknowledge the Petition Requesting Annexation as presented by the City of Guyton. Vice Chair Burdette seconded the motion. The motion carried unanimously.

****ADDITION TO THE AGENDA**

CONSIDERATION TO APPROVE A MINOR SUBDIVISION FINAL PLAT FOR THE COTTAGES LOCATED ON LITTLE MCCALL ROAD, ZONED R-1 MAP# 392 PARCEL#2 (23):

Planner II Easton explained the applicant is requesting approval for a minor subdivision of 8 lots on Little McCall Road. The final plot is consistent with the future lane use map.

Vice Chair Burdette made a motion to approve the minor subdivision for "The Cottages" with the following conditions:

1. All encroachments onto Little McCall Road shall be permitted through Effingham County.

Commissioner Floyd seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Updates

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

County Clerk Johnson

EOM Report

- Month of July report emailed.

Commissioner Floyd

Meldrim Road/Bay Stop sign

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

Commissioner Burdette

- Recognized County Engineer Hulme for his assistance during TS Debbie

Chairman Corbitt

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

Commissioner Kieffer

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

XIV – EXECUTIVE SESSION

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

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

XV – EXECUTIVE SESSION MINUTES

Commissioner Floyd made a motion to approve the July 16, 2024 executive session

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

XVI – PLANNING BOARD – 6:00pm

NEIL MCKENIZE as agent for **CARSON COMPANY UNLIMITED, LLC – PUBLIC HEARING (01):** The Planning Board recommends denying a request by Neil McKenize as agent for Carson Company Unlimited, LLC to rezone +/- 25.77 acres located at 1369 Ebenezer Road from AR-1 to PD-MU to allow for mixed-use development Map# 460 Parcel# 48 in the Fifth District.

This item was postponed to 9/17/2024 at agenda approval.

NEIL MCKENIZE as agent for **CARSON COMPANY UNLIMITED, LLC – SECOND READING (02):** Consideration to approve the Second Reading of a request by Neil McKenize as agent for Carson Company Unlimited, LLC to rezone +/- 25.77 acres located at 1369 Ebenezer Road from AR-1 to PD-MU to allow for mixed-use development Map# 460 Parcel# 48 in the Fifth District.

This item was postponed to 9/17/2024 at agenda approval.

MAX LOWRY – PUBLIC HEARING (03): The Planning Board recommends approving an application by Max Lowry for a conditional use for a Rural Business located at 400 Earl Lain Road for batting/catching lessons, zoned AR-1. Map #435 Parcel # 20 in the Second District.

Senior Planner Fernald explained an accessory structure permit for this building was issued in November of 2023 after the applicant requested a conditional use for batting and catching lessons. They have included in their motion an additional 1800 square feet because the ordinance specifically mentions 1,000 square feet for this building. Staff have reviewed the application and found it to meet both the requirements of the current ordinance and the extra condition.

Vice Chair Burdette made a motion to approve the request for a conditional use to allow for a Rural Business for batting/catching lessons in AR-1 with the following conditions:

1. The building used for batting and catching lessons is permitted to exceed the ordinance's 1,100 sq. ft requirement, but it must not exceed 1,800 sq. ft.
2. The applicant shall obtain and keep an Effingham County Occupational Tax Certificate (business license) in good standing.
3. Per the Effingham County Code of Ordinances, Part II, Appendix C, Article III, 3.15B—Rural Businesses: Parking for customers/clients must be provided on-site, and the Zoning Administrator must approve the parking location.
4. Per the Effingham County Code of Ordinances, Part II, Appendix C, Article III, 3.15B—Rural Businesses: The Days and Hours of operation requiring access by the public, customers, and/or clients shall be Monday through Saturday, daylight hours only.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

MAX LOWRY – SECOND READING (04): Consideration to approve the Second Reading of an application by Max Lowry for a conditional use for a Rural Business located at 400 Earl Lain Road for batting/catching lessons, zoned AR-1. Map #435 Parcel # 20 in the Second District.

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

BARRY NEASE – PUBLIC HEARING (05): The Planning Board recommends approving an application by Barry Nease for a conditional use for a Rural Business located at 487 Otis Seckinger Road for a lawn mower repair shop, zoned AR-2. Map #415 Parcel # 24 in the Second District.

Senior Planner Fernald explained the applicant is requesting conditional use approval for a rural business, and they intend to construct a fence along two (2) sides of the business to create screening.

Vice Chair Burdette made a motion to approve the request for a conditional use to allow for a Rural Business for a lawn mower repair shop in AR-2 with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. Access for the business shall only be on Hodgeville Road and an encroachment permit will be required from Effingham County.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

BARRY NEASE – SECOND READING (06): Consideration to approve the Second Reading of an application by Barry Nease for a conditional use for a Rural Business located at 487 Otis Seckinger Road for a lawn mower repair shop, zoned AR-2. Map #415 Parcel # 24 in the Second District.

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

EDEN BROWNE – PUBLIC HEARING (07): The Planning Board recommends approving an application by Eden Browne for a conditional use to allow for an Agritourism Business located at 450 Josiah Morgan Road, zoned AR-1. Map #361 Parcel # 1G in the Third District.

Senior Planner Fernald explained the applicant is a beekeeper who is interested in expanding her business to include a honey house and an extraction room.

Speaking for: Eden Browne.

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

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

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

EDEN BROWNE – SECOND READING (08): Consideration to approve the Second Reading of an application by Eden Browne for a conditional use to allow for an Agritourism Business located at 450 Josiah Morgan Road, zoned AR-1. Map #361 Parcel # 1G in the Third District.

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

DAVID WESTBERRY – PUBLIC HEARING (09): The Planning Board recommends approving an application by David Westberry for a conditional use to allow for an Agritourism Business located at 584 Laurel Hill Road, zoned AR-1. Map #404 Parcel # 17 in the Third District.

Senior Planner Fernald explained the applicant is requesting a conditional use for agritourism, providing on-site parking, and operating you-pick blueberry business with the prospect of selling his products at a future market.

Speaking for: David Westberry.

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

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

Commissioner Floyd seconded the motion. The motion carried unanimously.

DAVID WESTBERRY – SECOND READING (10): Consideration to approve the Second Reading of an application by David Westberry for a conditional use to allow for an Agritourism Business located at 584 Laurel Hill Road, zoned AR-1. Map #404 Parcel # 17 in the Third District.

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

WALTER OCHOA – PUBLIC HEARING (11): The Planning Board recommends denying an application by Walter Ochoa for a variance located at 362 East Deerfield Road from Section 74.8, to allow for commercial truck parking at the driver's residence, zoned AR-1. Map # 377A Parcel # 25E in the First District.

Senior Planner Fernald explained a code enforcement case prompted this request. The applicant is requesting a variance from section 74.8 of the ordinance to use four (4) dump trucks for business operation. Staff has reviewed the application, and it meets the criteria for the specific variance.

Speaking in objection: Richard Diass, James Payne, Sandra Cooke expressed concerns with safety conditions

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

WALTER OCHOA – SECOND READING (12): Consideration to approve the Second Reading of an application by Walter Ochoa for a variance located at 362 East Deerfield Road from Section 74.8, to allow for commercial truck parking at the driver's residence, zoned AR-1. Map # 377A Parcel # 25E in the First District.

This item was denied due to previous action.

ERIC & HANNAH WRIGHT – PUBLIC HEARING (13): The Planning Board recommends denying an application by Eric & Hannah Wright for a variance located at 125 Clyde Road from Section 74.8, to allow for commercial truck parking at the driver's residence, zoned AR-1. Map # 390A Parcel # 1 in the Fourth District.

Senior Planner Fernald explained the applicants are requesting a variance from section 74.8 to park a bobtail truck and two trailers at their home. The variance will allow the applicant to comply with the ordinance and meet its requirements.

Speaking for: Eric Wright explained parking his truck at his residence is convenient and saves him money on parking fees at truck stops.

Speaking in objection: Reginald Rahn expressed concerns with monthly storage of trucks.

Commissioner Deloach made a motion to deny. Vice Chair Burdette seconded the motion. The motion carried unanimously.

ERIC & HANNAH WRIGHT – SECOND READING (14): Consideration to approve the Second Reading of an application by Eric & Hannah Wright for a variance from Section 74.8 located at 125 Clyde Road, to allow for commercial truck parking at the driver's residence, zoned AR-1 Map # 390A Parcel # 1 in the Fourth District.

This item was denied due to previous action.

STEVE MURRAY – PUBLIC HEARING (15): The Planning Board recommends approving an application by Steve Murray for a variance from Section 5.1.4 located at 321 Horseshoe Road to allow for a reduction in required building setbacks, zoned AR-1. Map # 355A Parcel # 13E in the First District.

Senior Planner Fernald explained it is requested that a variance be granted to reduce the required setbacks for construction of a second residence on the property. The residence will be 8 feet from the property line in the rear. As the property is zoned

AR-1, the rear property setback should be 50 feet. This variance will be for 42 feet.

Chairman Corbitt noted that Staff has identified a hardship that would interfere with the septic system and would cause the variance to not be granted.

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

STEVE MURRAY – SECOND READING (16): Consideration to approve the Second Reading of an application by Steve Murray for a variance from Section 5.1.4 located at 321 Horseshoe Road to allow for a reduction in required building setbacks, zoned AR-1. Map # 355A Parcel # 13E in the First District.

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

TAD SEGARS – PUBLIC HEARING (17): The Planning Board recommends approving an application by Tad Segars for a variance from Section 3.20 located at 953 Roebling Road to allow for a reduction in the required minimum square footage for a single living unit, zoned AR-1. Map # 377 Parcel # 2 in the First District.

Senior Planner Fernald explained this application requests a variance to allow a reduction in the required minimum square footage for a single-family dwelling. The home will be 208 square feet in size. Currently, it does not meet the criteria of the ordinance, which is why a variance is requested.

Speaking for: Tad Segars explained he has hired individuals to improve the property to maximize the value of this investment.

The Board engaged in discussion regarding conforming.

Commissioner Floyd made a motion to deny. Vice Chair Burdette seconded the motion. The motion carried unanimously.

TAD SEGARS – SECOND READING (18): Consideration to approve the Second Reading of an application by Tad Segars for a variance from Section 3.20 located at 953 Roebling Road to allow for a reduction in the required minimum square footage for a single living unit, zoned AR-1. Map # 377 Parcel # 2 in the First District.

This item was denied due to previous action.

MALORIE BOYD as agent for **MUNGO HOMES OF GEORGIA, LLC – PUBLIC HEARING (19):** The Planning Board recommends approving an application by Malorie Boyd as agent for Mungo Homes of Georgia, LLC for a variance located on Highway 119 South from Section 5.8.6, to allow for a reduction in the required lot widths, zoned R-6. Map # 344 Parcel # 26A in the Third District.

Senior Planner Fernald explained in accordance with Effingham County Code R-6, the lot width shall be at least 60 feet. This variance will apply to lots within the phase that do not meet the 60-foot minimum width.

Speaking for: Greg Coleman with Coleman and Company explained lot width setback.

Planner II Easton explained the preliminary plat had been approved and the error was not detected.

The Board engaged in a discussion regarding lot width and the ordinance setbacks.

Commissioner Deloach made a motion deny. Vice Chair Burdette seconded the motion. The motion carried unanimously.

MALORIE BOYD as agent for **MUNGO HOMES OF GEORGIA, LLC – SECOND READING (20):** Consideration to approve the Second Reading of an application by Malorie Boyd as agent for Mungo Homes of Georgia, LLC for a variance located on Highway 119 South from Section 5.8.6, to allow for a reduction in the required lot widths, zoned R-6. Map # 344 Parcel # 26A in the Third District.

This item was denied due to previous action.

KACIE RIDGEWAY as agent for **HERBERT NEASE – PUBLIC HEARING (21):** The Planning Board recommends approving a request by Kacie Ridgeway as agent for Herbert Nease to rezone +/- 0.69 out of 21.47 acres located at 2740 Sandhill Road from AR-1 to AR-2 to allow for subdivision to combine a lot. Map# 301 Parcel# 4 in the First District.

Senior Planner Fernald explained the applicant seeks to rezone 0.69 acres to AR-2 and combine it with one acre that has frontage on Sandhill Road. The zoning must remain the same and it must meet the criteria of the current ordinance.

Commissioner Floyd made a motion to approve the requests to rezone +/- 0.69 out of 21.47 acres from AR-1 & AR-2 to allow for subdivision to combine a lot with the following conditions:

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

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

KACIE RIDGEWAY as agent for **HERBERT NEASE – SECOND READING (22):** Consideration to approve the Second Reading of a request by Kacie Ridgeway as agent for Herbert Nease to rezone +/- 0.69 out of 21.47 acres located at 2740 Sandhill Road from AR-1 to AR-2 to allow for subdivision to combine a lot. Map# 301 Parcel# 4 in the First District.

Commissioner Floyd made a motion to approve the 2nd Reading. Vice Chair Burdette

seconded the motion. The motion carried unanimously.

TERRIE WILLIAMSON – PUBLIC HEARING (23): The Planning Board recommends approving a request by Terrie Williamson to rezone +/- 4 out of 10 acres located at 440 Wylly Road from AR-1 to AR-2 to allow for subdivision to create a new home site. Map# 460 Parcel# 102 in the Fourth District

Senior Planner Fernald explained the applicant is requesting to rezone four (4) out of ten (10) acres to AR-2 due to the acreage being below the five-acre threshold for AR-1. A 60-foot access easement will be provided for the six acres that do not front Wylly Road.

Commissioner Deloach made a motion to approve the requests to rezone +/- 4 out of 10 acres from AR-1 & AR-2 to allow for subdivision to create a new home site with the following conditions:

1. A subdivision plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
2. Approval from the Board of Commissioners will be needed to further subdivide the property in the future.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

TERRIE WILLIAMSON – SECOND READING (24): Consideration to approve the Second Reading of a request by Terrie Williamson to rezone +/- 4 out of 10 acres located at 440 Wylly Road from AR-1 to AR-2 to allow for subdivision to create a new home site. Map# 460 Parcel# 102 in the Fourth District

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

MICHAEL MORGAN – PUBLIC HEARING (25): The Planning Board recommends approving a request by Michael Morgan to rezone +/- 5.25 acres located at 2887 Rincon-Stillwell Road from R-1 to AR-1 to allow for the creation of a new home site. Map# 462 Parcel# 35 in the Fifth District

Senior Planner Fernald explained the applicant is requesting to rezone the entire 5.25 acres to AR-1 to create a new home site for a family member.

Commissioner Kieffer made a motion to approve the requests to rezone +/- 5.25 acres from R-1 & AR-1 to allow for the creation of a new home site.
Commissioner Deloach seconded the motion. The motion carried unanimously.

MICHAEL MORGAN – SECOND READING (26): Consideration to approve the Second Reading of a request by Michael Morgan to rezone +/- 5.25 acres located at 2887 Rincon-Stillwell Road from R-1 to AR-1 to allow for the creation of a new home site. Map# 462 Parcel# 35 in the Fifth District

Commissioner Kieffer made a motion to approve the 2nd Reading. Commissioner

Deloach seconded the motion. The motion carried unanimously.

WILLIAM MARTIN as agent for **RON WOMACK – PUBLIC HEARING (27):** The Planning Board recommends approving a request by William Martin as agent for Ron Womack to rezone +/- 10.90 acres located on BlueJay Road from AR-2 & R-1 to AR-1 to combine lots for the development of a school. Map# 432 Parcel# 41 & Map# 414 Parcel# 3A in the Third District.

Senior Planner Fernald explained in order to combine the total amount of acreage for the construction of the elementary school, all parcels must be zoned AR-1. The application meets the criteria of the current ordinance.

Vice Chair Burdette made a motion to approve the requests to rezone +/- 10.90 acres from AR-2 & R-1 to AR-1 to combine lots for the development of a school with the following conditions:

1. A recombination plat for the development area shall be approved and signed by Development Services, then recorded, before the zoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

WILLIAM MARTIN as agent for **RON WOMACK – SECOND READING (28):** Consideration to approve the Second Reading of a request by William Martin as agent for Ron Womack to rezone +/- 10.90 acres located on BlueJay Road from AR-2 & R-1 to AR-1 to combine lots for the development of a school. Map# 432 Parcel# 41 & Map# 414 Parcel# 3A in the Third District.

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

ADRIAN WEBBER as agent for **RALPH E. GRAHAM – PUBLIC HEARING (29):** The Planning Board recommends approving a request by Adrian Webber as agent for Ralph E. Graham to rezone +/- 2 acres located at 3554 Highway 21 North from R-4 & B-3 to B-3 to allow for removal of a condition and new business services Map# 315 Parcel# 8A & 9 in the Third District.

Senior Planner Fernald explained the applicant wishes to rezone 1.01 acres from R-4 to B-3, and to remove the conditions that are currently placed on the B-3 parcel. They intend to use the property for the restoration of high-end automobiles.

Speaking for: Adrian Webber explained at the time the application was submitted Mr. Graham owned the property, and now Commando Customs wants to bring their business to Effingham County. The area would be low traffic as they only accept appointments, and the average job takes about 12 months to complete.

Commissioner Deloach made a motion to approve the requests to rezone +/- 10.90 acres from AR-2 & R-1 to AR-1 to combine lots for the development of a school with the following conditions:

1. A recombination plat for the development area shall be approved and signed by

Development Services, then recorded, before the zoning can take effect.
Vice Char Burdette seconded the motion. The motion carried unanimously.

ADRIAN WEBBER as agent for **RALPH E. GRAHAM – SECOND READING (30):** Consideration to approve the Second Reading of a request by Adrian Webber as agent for Ralph E. Graham to rezone +/- 2 acres located at 3554 Highway 21 North from R-4 & B-3 to B-3 to allow for removal of a condition and new business services. Map# 315 Parcel# 8A & 9 in the Third District.

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

DEVELOPMENT, LLC - DOUGLAS HILL as agent for **NOLAN EARL LAIN, JR.– PRELIMINARY PLAT (31):** Planning Board recommends approving an application by Liberty Street Development, LLC - Douglas Hill as agent for Nolan Earl Lain, Jr. requests approval for a preliminary plat for "West Gate Phase 2" located on Earl Lain Road, zoned R-5 Map# 435 Parcel# 19 in the Second District.

Planner II Easton explained this applicant seeks approval for the preliminary plat for Westgate 2. The second phase is proposed to consist of 276 lots, 185 acres, and requires 30-foot buffers adjacent to the AR-1 and R-1 properties, along with 20-foot buffers adjacent to phase one. In addition to a 6-foot privacy fence that was required during the rezoning earlier this year, the applicant proposes a 30-foot buffer around the perimeter of the property.

Vice Chair Burdette made a motion to approve the Preliminary Plat for "West Gate Phase 2" with the Following Conditions:

1. All development located in the Flood Plain A must adhere to Chapter 34 – Flood Damage Prevention.

Commissioner Deloach seconded the motion. The motion carried unanimously.

KEVIN FORBES as agent for **CHRISTOPHER BOSWELL – PUBLIC HEARING (32):** The Planning Board recommends approving a request by Kevin Forbes as agent for Christopher Boswell to rezone +/- 20.93 acres located at 1020 Old River Road from I-1 to H-I to allow for removal of conditions and addition of an industrial use Map# 304 Parcel# 5 in the First District.

Commissioner Deloach recused himself due to a banking relationship.

Senior Planner Fernald explained as part of the conditional use approval granted December 12th, 2000, the following conditions were applied: the property line from Old River Road will be enclosed by an eight-foot privacy fence. A 10-foot privacy fence is the only condition requested by the applicant.

Speaking for: Pitch Powers explained 24 hour operating hours, paving to minimize dust issue, and noise issue.
The Board engaged in a discussion regarding berms.

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

KEVIN FORBES as agent for **CHRISTOPHER BOSWELL – SECOND READING (33):** Consideration to approve the Second Reading of a request by Kevin Forbes as agent for Christopher Boswell to rezone +/- 20.93 acres located at 1020 Old River Road from I-1 to HI to allow for removal of conditions and addition of an industrial use Map# 304 Parcel# 5 in the First District.

This item was postponed to 09/17/2024 due to previous action.

GREG COLEMAN as agent for **KFJT ENTERPRISES, LLC – PUBLIC HEARING (34):** The Planning Board recommends approving a request by Greg Coleman as agent for KFJT Enterprises, LLC to rezone +/- 144.04 acres located at 662 Godley Road from AR-1 & R-4 to LI to allow for industrial uses Map# 399 Parcel# 3 & 3D in the First District.

Commissioner Deloach returned.

Senior Planner Fernald explained the applicant is seeking to rezone 144.04 acres as light industrial for the purpose of building an industrial warehouse facility. A traffic impact analysis must be completed before the site plan can be approved.

Speaking for: Greg Coleman explained there is enough room to accommodate the 300-foot buffer along Oetgen Road and access would be provided by Highway 80. This parcel consists primarily of wetlands, and its elevation drops to such an extent that it cannot be developed.

Speaking in objection: James Payne, Sandy Reese, and Sandra Cooke express concerns about flooding and traffic.

County Engineer Hulme explained Stormwater was reviewed by the county, and wetlands were reviewed by the Corps of Engineers. The developer would have to demonstrate that they will not impact the floodplain, and stormwater would have to match the existing conditions.

Commissioner Floyd made a motion to approve the requests rezone +/- 144.04 acres from AR-1 & R-4 to LI to allow for industrial use with the following conditions:

1. A Site Plan shall be approved by the Board of Commissioners.
2. All buffers shall adhere to the Effingham County Code of Ordinances, Part II – Official Code, Appendix C – Zoning Ordinance, Article III – Section 3.4 Buffers.
3. All Site Development shall comply with the Effingham County Code of Ordinances, Chapter 30 – Environment and Chapter 34 – Flood Damage Prevention, along with the Local Stormwater Design Manual.
4. A Traffic Impact Analysis shall be completed before the Site Plan is approved to define any needed improvements

Commissioner Deloach seconded the motion. The motion carried unanimously.

GREG COLEMAN as agent for **KFJT ENTERPRISES, LLC – SECOND READING (35):** Consideration to approve the Second Reading of a request by Greg Coleman as agent for KFJT Enterprises, LLC to rezone +/- 144.04 acres located at 662 Godley Road from AR-1 & R-4 to LI to allow for industrial uses Map# 399 Parcel# 3 & 3D in the First District

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

GREG COLEMAN as agent for **KFJT ENTERPRISES, LLC – PUBLIC HEARING (36):** The Planning Board recommends denying a request by Greg Coleman as agent for KFJT Enterprises, LLC to rezone +/- 10 acres located on Godley Road from AR-1 & I-1 to HI to allow for Heavy industrial uses Map# 399 Parcel# 3 & 3R in the First District

Senior Planner Fernald explained the applicant requests that 10 acres of land be rezoned to heavy industrial to accommodate a concrete plant. The applicant desires to replace Jepson's current production with a concrete plant.

Speaking in favor of the request: Greg Coleman. There were no opposers.

Commissioner Floyd made a motion to approve the requests rezone +/- 10 acres from AR-1 & I-1 to HI to allow for Heavy Industrial use with the following conditions:

1. A subdivision/recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
2. A Site Plan shall be approved by the Board of Commissioners.
3. All buffers shall adhere to the Effingham County Code of Ordinances, Part II – Official Code, Appendix C – Zoning Ordinance, Article III – Section 3.4 Buffers.
4. All Site Development shall comply with the Effingham County Code of Ordinances, Chapter 30 – Environment and Chapter 34 – Flood Damage Prevention, along with the Local Stormwater Design Manual.
5. A Traffic Impact Analysis shall be completed before the Site Plan is approved to define any needed improvements.

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

GREG COLEMAN as agent for **KFJT ENTERPRISES, LLC – SECOND READING (37):** Consideration to approve the Second Reading of a request by Greg Coleman as agent for KFJT Enterprises, LLC to rezone +/- 10 acres located on Godley Road from AR-1 & I-1 to HI to allow for Heavy industrial uses Map# 399 Parcel# 3 & 3R in the First District.

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

GREG COLEMAN as agent for **GROUND CONTROL DEVELOPMENT – PUBLIC HEARING (38):** The Planning Board recommends approving an application by Greg

Coleman as agent for Ground Control Development for a conditional use located on Highway 80 for commercial truck parking in B-3. Map #329 Parcel # 36, 37 & 38 in the First District.

This item was postponed to 09/03/2024 at agenda approval.

GREG COLEMAN as agent for **GROUND CONTROL DEVELOPMENT – SECOND READING (39):** Consideration to approve the Second Reading of an application by Greg Coleman as agent for Ground Control Development for a conditional use located on Highway 80 for commercial truck parking in B-3 Map #329 Parcel # 36, 37 & 38 in the First District.

This item was postponed to 09/03/2024 at agenda approval.

XVII – ADJOURNMENT

At 9:30pm, there being no further business, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

S. Johnson

Stephanie D. Johnson, County Clerk