EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
December 3, 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, December 3, 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, Ms. Maraya Durham – I.T Specialist, 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, Mr. Johnathan Hulme – County Engineer, Mr. Jeff Lonon – Director of Recreation, and Mr. Seth Zeigler – Director of Parks and Recreation.

CITIZEN PARTICIPATION

Murray Marshall, Scott Lewis, Emily Smith, Linda Hayes.

I- CALL TO ORDER

Chairman Corbitt called the meeting to order at 5:12pm

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman
Jamie Deloach
Reginald Loper – *Absent*
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Johnson noted Unfinished Business items #1 and #2 have been removed by the applicant and items #7 and #8 have been withdrawn by the

applicant. New Business items #17 and #18 have been added. It has been requested by the applicant that Planning Board items #1 and #2 be postponed to 03/18/2025 and Planning Board items #9, #10, #11, and #12 have been postponed to 01/07/2025 by 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 to approve the November 19, 2024 regular meeting minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to ratify and affirm an amended Memorandum of Understanding with Georgia Emergency Management Agency (GEMA) **(2)** Consideration to approve to renew the Solid Waste Collection and Recycling Services Agreement with Atlantic Waste Services, Inc. **(3)** Consideration to approve to ratify and affirm an amendment to the Agreement with t with Eavenson Consulting Group for consulting services **(4)** Consideration to approve to ratify and affirm Enterprise Vehicle Orders for eleven (11) 2023 Chargers as replacements for the Sheriff's Office **(5)** Consideration to approve to renew the MOU for Effingham County EMS to provide instruction and practice for Savannah Technical College students **(6)** Consideration to approve to renew an Agreement with i3 Verticals, LLC (dba CJT Software) for the Effingham Court Probate Court **(7)** Consideration to approve to renew the Lease Agreement between Effingham County and the City of Springfield for the Fire Department Building located at 1171 Hwy 119 N, Springfield, GA 31329 **(8)** Consideration to approve the Investment Direction Form from Truist to transition our 2024 TSPLOST bond account to a new Truist account product **(9)** Consideration to approve to submit a Grant Application to the FEMA Hazard Mitigation Grant Program (HSGP). Commissioner Deloach seconded the motion. The motion carried unanimously.

Chairman Corbitt received a plaque from the County Clerk Johnson and County Manager Callanan in recognition of his service to Effingham County.

X – UNIFINISHED BUSINESS

BRIAN QUIGLEY as agent for **JEREMY NEASE – PUBLIC HEARING (01):** The Planning Board recommends approval of a request by Brian Quigley as agent for Jeremy Nease to rezone +/-102.69 acres located on U.S. Highway 80 from I-1 to LI to allow for revision of conditions Map# 354 Parcel# 21, 21B, & 21C in the First District (postponed, 10/15/2024 & 11/19/2024)

This item was removed at agenda approval.

BRIAN QUIGLEY as agent for **JEREMY NEASE – SECOND READING (02):** Consideration to approve the Second Reading of a request by Brian Quigley as agent for Jeremy Nease to rezone +/-102.69 acres located on U.S. Highway 80 from I-1 to LI to allow for revision of conditions Map# 354 Parcel# 21, 21B, & 21C in the First District (postponed, 10/15/2024 & 11/19/2024).

This item was removed at agenda approval.

KERN &CO., LLC - CHAD ZITTROUER as agent for **KAREN BRINLEY – SECOND READING (03):** Consideration to approve the Second Reading of a request by Kern &Co., LLC - Chad Zittrouer as agent for Karen Brinley requests to rezone +/- 17.77 out of 64.48 acres located on Blue Jay Road from AR-1 to R-5 to allow for a residential development Map# 432 Parcel# 45 (postponed, 10/15/2024, 11/19/2024)

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

DAVID SECKINGER – SECOND READING (04): Consideration to approve the Second Reading of an application by David Seckinger for a variance to allow for the reduction in the required 60-foot access easement located on Ebenezer Road Map # 446 Parcel # 19 in the Fifth District (postponed, 10/15/2024, 11/19/2024)

Commissioner Kieffer recused himself.

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

Commissioner Kieffer returned.

MLRE PARTNERS LAND COMPANY, INC. – PUBLIC HEARING (05): Consideration to approve an application by MLRE Partners Land Company, Inc for a variance located on Noel C Conaway Road to deviate from the use of required reuse lines in new development. Map #376 Parcel # 16 in the First District (postponed, 10/15/2024, 11/05/2024)

Senior Planner Fernald explained the applicant is seeking a variance to deviate from the requirement to reuse lines in new developments. Staff have reviewed the

application and added conditions that will meet the requirements of ordinance section 75-55.

Speaking for: Matt Byrd explained that as shown on the plans, there is an access from the townhomes to the school, and this access is part of the rezoning conditions as well.

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

1. Irrigation shall be used in all common areas
2. A 4' berm shall be created between Highway 30 and the Townhomes.
3. Install and irrigate Elaeagnus on top of the above-mentioned berm.
4. A 4' chain link fence shall be installed around the detention pond in front of the neighborhood.

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

MLRE PARTNERS LAND COMPANY, INC. – SECOND READING (06): Consideration to approve the Second Reading an application by MLRE Partners Land Company, Inc for a variance located on Noel C Conaway Road to deviate from the use of required reuse lines in new development. Map #376 Parcel # 16 in the First District (postponed, 10/15/2024, 11/05/2024)

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

MITCHELL DONALDSON – PUBLIC HEARING (07): Consideration to approve an application by Mitchell Donaldson for a Conditional Use located at 344 Standard Lane to remove the Conditional Use Map # 366A Parcel # 64 in the Third District (postponed, 11/05/2024)

This item was withdrawn by the applicant.

MITCHELL DONALDSON – SECOND READING (08): Consideration to approve the Second Reading of an application by Mitchell Donaldson for a Conditional Use located at 344 Standard Lane to remove the Conditional Use. Map # 366A Parcel # 64 in the Third District (postponed, 11/05/2024)

This item was withdrawn by the applicant.

LUIS CINTRON – PUBLIC HEARING (09): Consideration to approve an application by Luis Cintron for a variance from ordinance Section 3.3.1 located at 106 Bellevue Blvd. to allow for a reduction in accessory structure setbacks Map # 416D Parcel # 28 in the Second District (postponed, 11/05/2024).

Senior Planner explained the applicant's pool house permit was applied for after the building was built, which has not yet been issued. The variance could meet the ordinance requirements if the building is brought into compliance with the international building and fire codes. Setbacks from the side of the home are 10 feet

and 5 feet.

Speaking for: Haihong Wang, Ashley Smart and Luis Cintron explained water drainage.

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

LUIS CINTRON – SECOND READING (10): Consideration to approve the Second Reading of an application by Luis Cintron for a variance from ordinance Section 3.3.1 located at 106 Bellevue Blvd. to allow for a reduction in accessory structure setbacks Map # 416D Parcel # 28 in the Second District (postponed, 11/05/2024)

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

SEAN CANTRELL – PUBLIC HEARING (11): Consideration to approve an application by Sean Cantrell for a variance from ordinance Section 3.3.1 located at 101 Little Jack Way to allow for an increase in maximum required height for an accessory structure Map # 455C Parcel # 150 in the Fifth District (postponed, 11/05/2024)

Senior Planner Fernald explained that the applicant is seeking a variance of four feet to increase the required height in an R-1 district from 15 feet to 19 feet. Although the structure in question is an accessory building, it encompasses a total area of 512 square feet.

Chairman Corbitt noted that the main structure should be higher. If the main structure was lower, it would alter the character of the neighborhood.

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

SEAN CANTRELL – SECOND READING (12): Consideration to approve the Second Reading of an application by Sean Cantrell for a variance from ordinance Section 3.3.1 located at 101 Little Jack Way to allow for an increase in maximum required height for an accessory structure Map # 455C Parcel # 150 in the Fifth District (postponed, 11/05/2024)

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II – OFFICIAL CODE: CHAPTER 10 – ANIMALS, SECTION 10-112, KEEPING OF FOWL OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED, 11/19/2024) (13):
Commissioner Deloach made a motion to approve the 2nd Reading. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A SITE PLAN FOR "WAREHOUSES ON US 80" LOCATED ON US HIGHWAY 80, ZONED I-1 MAP # 354 PARCEL # 21, 21B & 21C IN THE FIRST DISTRICT (POSTPONED, 11/19/2024) (14):

Commissioner Deloach made a motion to remove this item. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 024-040 TO ADOPT AND TRANSMIT THE REQUIRED FIVE-YEAR PARTIAL COMPREHENSIVE PLAN UPDATE TO THE STATE (1):

Community Planner Barlett explained the Department of Community Affairs (DCA) has determined the comprehensive plan meets the requirements in its revised form. The next step is for the DCA to approve the comprehensive plan and forward a copy to the Coastal Regional Commission (CRC).

Vice Chair Burdette made a motion to approve to adopt the partial comprehensive plan update. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-041 TO AMEND THE SCHEDULE OF FEES (2):

Chief Building Inspector Kessler explained that this change will clarify certain terminology and introduce fees for specific permits, including those related to racking, which were previously categorized under industrial permits.

Vice Chair Burdette made a motion to approve an Amendment to the Schedule of Fees. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND ARTICLE XIII, CHAPTER 62 - SIGNS, BILLBOARDS, AND INTERSTATE SIGNS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (3):

There was no discussion on this item.

Vice Chair Burdette made a motion to approve request for the updated Sign, Billboards, and Interstate Signs Ordinance. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C, ARTICLE V - TABLE OF PERMITTED USES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (4):

Development Services Director Candler explained that, following the retreat, the permitted uses table was discussed and changes were decided upon. Consequently, the table was filled with recommendations, which will assist in assembling the steering committee for the zoning districts. The next step involves making the necessary changes to the berms and light industrial buildings as discussed, followed

by a meeting with the steering committee to review the changes. Amendments to this document may occur after the meeting with the steering committee.

Vice Chair Burdette made a motion to approve an amendment to the Code of Ordinances Part II; Appendix C, Article V – Table f Permitted Uses. Commissioner Floyd seconded the motion. The motion carried unanimously. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND ARTICLE VII - PLANNING BOARD CRITERIA OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):

Development Services Director Candler explained planning board has made some changes in order to implement some requirements to ensure that they are more knowledgeable about the process of land use. Those who are already in a professional capacity can check off the courses they have already completed in order to become more knowledgeable about the land use process in the state of Georgia.

Commissioner Kieffer made a motion to approve an amendment to the existing Article VII Planning Board. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A STAKEHOLDER COMMITTEE FOR REVIEW OF THE CODE OF ORDINANCES RELATED TO PART II, APPENDIX C, ARTICLE IV - ZONING DISTRICTS (6):

Development Services Director Candler explained the Staff Report contains recommendations for the stakeholder committee to consider during the review of the proposed zoning districts. The stakeholder committee will conduct a review of the zoning districts. The purpose of this project is to promote interest in the zoning districts, to refine them in a rapidly growing county and district, and to solicit public input from various entities, including the school, the Industrial Development Authority (IDA), developers, residents, and realtors.

Commissioner Deloach made a motion to approve a stakeholder committee to review the Code of Ordinances Part II; Appendix C, Article IV – Zoning Districts. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX B - SUBDIVISION ORDINANCE, FIRE CODE, OF THE EFFINGHAM COUNTY CODE OF ORDINANCES AND THE EFFINGHAM COUNTY ACCESS MANAGEMENT PLAN (7):

Development Services Director Candler explained that there are three ordinances addressing secondary access: the subdivision code, the fire code, and the access management plan.

Commissioner Kieffer made a motion to approve First Reading to Amend Appendix B - Subdivision Ordinance, Fire Code, of the Effingham County Code of Ordinances and the Effingham County Access Management Plan. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC TO INCLUDE TASK 4 WHICH INCORPORATES LOGISTICS PARKWAY ROUNDABOUT REVISIONS INTO THE EXISTING DESIGN PROJECT ON OLD AUGUSTA ROAD (8):
Procurement and Capital Projects Manager Carver explained the amendment addresses the inclusion of a fourth leg into the proposed logistics Parkway roundabout, to facilitate commercial development in the area. In addition to meeting GDOT standards, the revised roundabout design will also benefit the county's economic growth and infrastructure development.

Vice Chair Burdette made a motion to approve Amendment 1 for the Logistics Parkway Revisions to proceed with updated designs in the amount of $38,800. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM ACCG-IRMA TO PARTICIPATE IN THEIR GEORGIA FIRST RESPONDER PTSD PROGRAM (9):
HR and Risk Management Director Mausolf explained this agreement was signed by Governor Kemp on May 1, 2024, and participation is required. At this point, obtaining quotes from other sources is not possible.

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

CONSIDERATION TO APPROVE THE CONSULTING SERVICES AGREEMENT FOR LIBRARY SERVICE OFFERINGS, SITE OPTIONS, AND NEEDS ASSESSMENT (10):
Procurement and Capital Projects Manager Carver explained Staff recommends approval of the agreement for consulting services to evaluate the county library system. The scope of the project includes analyzing the service offerings, assessing side options for possible expansion, and identifying needs.

Commissioner Kieffer made a motion to approve the Consulting Services Agreement with Nathaniel J. Ball, Consultant. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE REVISED LIGHTING SERVICES AGREEMENT WITH GEORGIA POWER FOR THE INSTALLATION OF LIGHTING AT THE OLD AUGUSTA ROAD/NORTHGATE ROUNDABOUT (11):
Procurement and Capital Projects Manager Carver explained the updated plan eliminates unnecessary poles and optimizes the placement of remaining fixtures to reduce the number of fixtures from 23 to 19.

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

CONSIDERATION TO APPROVE TASK ORDER #1 UNDER MASTER SERVICES CONTRACT NO. 24-001 WITH THOMAS & HUTTON ENGINEERING CO. FOR PROFESSIONAL CONSULTING SERVICES, INCLUDING STORMWATER CULVERT SIZING AND FEMA GRANT ASSISTANCE (12):

Procurement and Capital Projects Manager Carver explained the task order with Thomas and Hutton includes stormwater culvert sizing at eight locations in addition to FEMA grant assistance to maximize reimbursement opportunities for tropical storm debris repairs.

Commissioner Deloach made a motion to approve Task Order #1 with Thomas & Hutton Engineering Co. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE REVISED INDEFINITE DELIVERY CONTRACT (IDC) FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES WITH THOMAS & HUTTON (13):

Procurement and Capital Projects Manager Carver explained Thomas and Hutton requested revisions to some of the language in this IDC contract. The county attorney has approved this revised contract.

Vice Chair Burdette made a motion to approve of the revised IDC with Thomas & Hutton for on-call engineering and architectural services. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM AN AGREEMENT FOR OPTUM STOP LOSS (14):

HR and Risk Management Director Mausolf explained due to VOYA's increase of 30.6% and our broker's analysis of 15.6%, Optum was selected, which offered an increase of 18.2%.

Commissioner Deloach made a motion to approve Ratify the Optum Stop/Loss Agreement. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGES TO THE ACCG RETIREMENT PLAN (15):

HR and Risk Management Director Mausolf explained Staff recommends option one, which involves adding a plan change to allow the Board to grant the county manager a senior management option.

Commissioner Deloach made a motion to approve ACCG Retirement Plan Changes is recommended. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE AN ANNEXATION PETITION AS SUBMITTED BY THE CITY OF GUYTON FOR A PROPERTY CONSISTING OF APPROXIMATELY 4.33 ACRES LOCATED AT 2726 HWY 119 SOUTH, GUYTON

MAP# 294 PARCEL# 41 IN THE THIRD DISTRICT (16):

County Clerk Johnson explained the parcel is directly adjacent to the one approved at the last meeting, and it is contiguous to other properties within the city.

Commissioner Deloach made a motion to approve 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 AN AMENDED AND REINSTATED EMPLOYMENT AGREEMENT BETWEEN THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA AND TIMOTHY J. CALLANAN AS COUNTY MANAGER (17):

Vice Chair Burdette made a motion to approve an amended and reinstated Employment Agreement between the Board of Commissioners of Effingham County, Georgia and Timothy J. Callanan as County Manager. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO AUTHORIZE THE COUNTY MANAGER TO APPROVE THE BEST QUALIFIED BID AND AWARD THE CONTRACT FOR THE WASTEWATER TREATMENT PLANT CONSTRUCTION *(BID CLOSES DECEMBER 9, 2024)* (18):

Chairman Corbitt explained that the contract can be signed by the vice chair or his designee.

Commissioner Deloach made a motion to approve the best qualified bid and award the Contract for the Wastewater Treatment Plant Construction. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Resurfacing of a majority of Blue Jay and the roundabout at Blue Jay and Hodgeville.
- Three (3) major projects underway will receive the lowest qualified bids by the end of the year.
- Staff appreciation Christmas luncheon, December 20, 2024

County Clerk Johnson

- Commissioners' headshot, December 11th at 12:00pm
- Swearing in ceremony for incoming commissioners, December 12th at 3pm.
- Eggs and Issues, December 12th at 8:30am.
- Board with Vacancies: Board of Health, Tax Accessor Board, Planning Board, and Aging services.

Commissioner Floyd

- Concerns of Patriot Point squatters.

Vice Chair Burdette

- Recognized Joshua Moody and Ashley Kessler in Development Services.
- The debris clean up contract has increased. Items #7 and #8 under consent agenda.

Commissioner Deloach

- Expressed his appreciation for Chairman Corbitt

XIII – EXECUTIVE SESSION

At 8:07pm, Vice Chair Burdette made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 8:39pm, Commissioner Floyd made a motion to reconvene. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the November 19, 2024 executive session minutes. Vice Chair Burdette seconded the motion. Commissioner Kieffer abstained. The motion carried.

XV – PLANNING BOARD – 6:00pm

KEVIN FORBES as agent for **KIMBERLY & REBECCA RAHN – PUBLIC HEARING (01):** The Planning Board recommends denying an application by Kevin Forbes as agent for Kimberly & Rebecca Rahn to rezone +/- 425 acres located on Rahn Station Road from AR-1 to LI to allow for light industrial uses Map # 412 Parcel # 3 & 3A in the Fourth District.

This item was postponed by the applicant to 03/18/2024 during agenda approval.

KEVIN FORBES as agent for **KIMBERLY & REBECCA RAHN – SECOND READING (02):** Consideration to approve the Second Reading of an application by Kevin Forbes as agent for Kimberly & Rebecca Rahn to rezone +/- 425 acres located Rahn Station Road from AR-1 to LI to allow for light industrial uses Map # 412 Parcel # 3 & 3A in the Fourth District.

This item was postponed by the applicant to 03/18/2024 during agenda approval.

CHARLES WESTERFIELD – PUBLIC HEARING (03): Consideration to approve an application by Charles Westerfield for a conditional use to allow for a Residential Business for a floral business. Located at 100 Coldbrook Circle Map # 435E Parcel # 41 in the Second District.

Senior Planner Fernald explained the applicant requests a conditional use for a floral business on the corner of Goshen Road and Coldbrook Circle. The business will take

place inside the home and no outside structures will be used.

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

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

Commissioner Floyd seconded the motion. The motion carried unanimously.

CHARLES WESTERFIELD – SECOND READING (04): Consideration to approve the Second Reading of an application by Charles Westerfield for a conditional use located at 100 Coldbrook Circle to allow for a Residential Business for a floral business Map # 435E Parcel # 41 in the Second District

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

LINDA HAYES – PUBLIC HEARING (05): Consideration to approve an application by Linda Hayes for a variance from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 143 Church Hill Road Map # 297B Parcel # 63A in the First District.

Senior Planner Fernald explained the applicant is requesting a variance from ordinance section 5.1.4 to allow for the reduction in required building setbacks for a storage building. The building will be 11 feet in the front, 28 feet from the side, and 4 feet from the current dwelling.

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

1. A Building Permit shall be obtained, and all regulations set forth by the International Building Code shall apply.
2. Submit engineered plans to the Building Official for review and approval, detailing existing conditions and required upgrades to meet the International Building Code.
3. The engineered plans must demonstrate the building's compliance with habitability standards.

Commissioner Deloach seconded the motion. The motion carried unanimously.

LINDA HAYES – SECOND READING (06): Consideration to approve the Second Reading of an application by Linda Hayes for a variance from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 143 Church Hill Road Map # 297B Parcel # 63A in the First District.

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

BILLY HILL as agent for **DANNY SMITH – PUBLIC HEARING (07):** The Planning Board recommends approving an application by Billy Hill as agent for Danny Smith

to rezone +/- 3.83 acres located at 1347 Old Tusculum Road from nonconforming AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 318 Parcel # 34 in the Third District.

Senior Planner Fernald explained that the applicant is seeking to rezone the 3.83 acres to AR-2. The parcel is currently non-conforming AR-1, and the applicant intends to subdivide it into three separate lots. After evaluating the application, the staff determined that it should be rezoned to AR-2, as the future land use map indicates that this parcel will be utilized for both agricultural and residential purposes.

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

1. Development Services shall approve and sign a plat. The plat shall then be recorded if the parcel is subdivided.

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

BILLY HILL as agent for **DANNY SMITH – SECOND READING (08):** Consideration to approve the Second Reading of an application by Billy Hill as agent for Danny Smith to rezone +/- 3.83 acres located at 1347 Old Tusculum Road from nonconforming AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 318 Parcel # 34 in the Third District.

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

LYNN GRIMES – PUBLIC HEARING (09): The Planning Board recommends approving an application by Lynn Grimes to rezone +/- 3.21 acres located at 1141 Goshen Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 451 Parcel # 24 in the Second District

This item was postponed to 01/07/2025 by applicant at agenda approval.

LYNN GRIMES – SECOND READING (10): Consideration to approve the Second Reading of an application by Lynn Grimes to rezone +/- 3.21 acres 1141 Goshen Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 451 Parcel # 24 in the Second District.

This item was postponed to 01/07/2025 by applicant at agenda approval.

LYNN GRIMES – PUBLIC HEARING (11): The Planning Board recommends approving an application by Lynn Grimes to rezone +/- 2.33 acres located at 1141 Goshen Road from AR-2 to AR-1 to allow for permitted uses in AR-1 Map # 451 Parcel # 24A in the Second District.

This item was postponed to 01/07/2025 by applicant at agenda approval.

LYNN GRIMES – SECOND READING (12): Consideration to approve the Second Reading of an application by Lynn Grimes to rezone +/- 2.33 acres located at 1141 Goshen Road from AR-2 to AR-1 to allow for permitted uses in AR-1 Map # 451 Parcel # 24A in the Second District.

This item was postponed to 01/07/2025 by applicant at agenda approval.

HUNTER MACLEAN C/O JOSH YELLIN as agent for **CASSIE HINELY – PUBLIC HEARING (13):** The Planning Board recommends approving an application by Hunter Maclean c/o Josh Yellin as agent for Cassie Hinely to rezone +/- 247.2 acres located on Sandhill Road from conforming AR-1 to PD-R to allow for residential development Map # 289 Parcel # 9 in the First District.

Senior Planer Fernald explained the applicant is seeking to rezone 247.2 acres to PDR for a residential development having 504 units on 158.03 net acres, which is less than the allowable density in the current R-5 zone.

Speaking for: Josh Yellin and Neil McKenzie, Darrell Morgan explained the density of the project was reduced, and the numbers are slightly lower than the 3.2 units per acre that were indicated. The buffers along Sandhill were increased to 100 feet, and the buffer along all other sides of the property was increased to 50 feet. The northern side of the property will have a 50-foot buffer, with a 100-foot buffer along Sandhill. The Effingham County School Board is currently under capacity and plans to build new schools. By adding students to this area to attend the local schools, it reduces the chance of redistricting and prevents students from being pulled from this area to attend schools elsewhere. The plan includes two entrances into the project, left and right turn lanes built per county standards, and additional parking on each lot. Two downstream intersections have planned GDOT projects, and another has a pending county plan for improvement. Builders are being asked to construct wider driveways on the cottage lots and to add three additional off-street parking spaces per lot to the traditional lots. The roadways will be 28 feet wide, with a 14-foot-wide travel lane. The additional parking is not part of the 28 feet; it will be in designated areas, such as the two-lane roads seen in some lots, with additional parking built to the side. The architectural requirements align with the R-5 zoning, and county and state requirements for stormwater management will be met. A downstream analysis will be conducted to ensure no flooding occurs downstream from the site. If the project is approved tonight, there will be 10 to 12 months of engineering and permitting before site preparation begins. The first homes are expected to be online by the calendar year 2027.

Speaking in opposition: Kendall Harville, Joel Stewart expressed concerns with flooding, school capacity, bus capacity, water supply and wastewater treatment utilities, traffic, and taxes.

The Board engaged in a discussion and added two (2) new conditions: Covered bus stops for the kids and minimum 1500 square foot home.

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

1. A Preliminary Plat shall be approved by the Board of Commissioners.
2. All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
4. No lots will back up to Sandhill Road. 5. The total percentage of Cottage lots will not exceed 50%

Commissioner Deloach seconded the motion. The motion carried unanimously.

HUNTER MACLEAN C/O JOSH YELLIN as agent for **CASSIE HINELY – SECOND READING (14):** Consideration to approve the Second Reading of an application by Hunter Maclean c/o Josh Yellin as agent for Cassie Hinely to rezone +/- 247.2 acres located on Sandhill Road from non-conforming AR-1 to PD-R to allow for residential development Map # 289 Parcel # 9 in the First District.

This item was postponed due to added stipulations.

XVI – ADJOURNMENT

At 8:39 pm, there being no further business, Vice Chair Burdette made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

R F Burdette

Roger Burdette, Vice Chairman

S. Johnson

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
JANUARY 7, 2025