EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
March 5, 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, March 5, 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, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – Director of I.T., Ms. Chelsie Fernald – Senior Planner, Ms. Samantha Easton – Planner II, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Ms. Marie Todd – Executive Assistant, Ms. Alison Bruton – Procurement and Capital Projects Manager, Mr. Mark Lastinger – Public Information Officer, and Mr. Johnathan Hulme – County Engineer

CITIZEN PARTICIPATION

Murray Marshall, Joe Marshall, Troy McCreery, Samuel Bradford, Tom Exley, Rebecca Tucker, Penny West, Pam Clark, Steve Morris, Sandy & Leigh Ann Edwards, Carol Elliott, Herb Powell, James Dasher, David Howze, and Ted Carellas.

I- CALL TO ORDER

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman
Jamie Deloach – *Arrived at 5:13pm*
Reginald Loper – *Absent*
Phil Kieffer

II- ROLL CALL

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

III – INVOCATION

Chairman Corbitt provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson stated that New Business items #2 and #3 will be postponed to March 19, 2024 and removal of Planning Board items #3 and #4, withdrawn by applicant. Vice Chair Burdette made a motion to approve the agenda with the noted

changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI- MINUTES

Commissioner Loper made a motion to approve the February 20, 2024 work session and regular session 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.

****ADDITION TO THE AGENDA**

Presentation - Judge Michael Muldrew

As one of the four (4) Superior Court judges, Michael Muldrew would like to thank Judge Pete, Judge Thompson, Judge Bennett, as well as Judge of Juvenile Court for their outstanding service. Effingham County has more than 60 participants in the accountability court, and Judge Bennett has been assisting with it for several years. The treatment for substance abuse disorders has been successful at 60 percent (%), and it is beneficial to have a judge who is able to keep them on track. Transportation is our biggest problem, and we have received a federal grant that may assist us with that. Approximately seven and a half years ago, when Judge Muldrew took over mental health court from Chief Judge Woodrum, each county agreed to match the grant by 10%. There is now a 15 percent (%) increase in the fee. Each county has officers who go out, check that these individuals are home, comply with their curfew, and administer drug tests. There is no requirement that the counties match the federal grant. On page 11 of your annual report, the Ogeechee Judicial Circuit received a special spotlight, and they indicated they are suggesting other places do the same. Despite not knowing whether I needed to answer any questions you may have, I think the court is a great one, and Karen McLean is doing a great job as the coordinator. There is a 15% increase on public safety. A Screven County resident saved $1,000 by attending the Bulloch County's Drug Court. As Wesley pointed out, drug court has not only helped him and his sons, but also their families and their children over a long period of time. Muldrew brought proactive preventive courts to the bench that address issues in many ways. It is a small price to pay for the improvement in public safety, which may benefit the entire community.

IX - CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals **(2)** Consideration to approve submittal of a Grant Application to Firehouse Subs Public Safety

Foundation **(3)** Consideration to approve to ratify and affirm a Supplemental Funding Request from Atlas Technical Consultants. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 42; SECTION 42-7 - FIREARMS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED 02/06/2023) (1)

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 024-012 IN CELEBRATION OF ALLEN BURNS' YEARS OF SERVICE WITH THE GEORGIA COASTAL REGIONAL COMMISSION (1):

County Clerk Johnson explained the resolution was written at the request of Commissioner Loper, who is a member of the CRC Council. Mr. Burns has served as director for over 16 years and has performed a great deal of work as outlined in the resolution. The resolution was read aloud.

Commissioner Deloach made a motion to approve Resolution# 024-012 celebrating Mr. Allen Burn's 16 years of service with the Georgia Coastal Regional Commission. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 70 - TAXATION, ARTICLE II - BUSINESS LICENSES AND OCCUPATION TAX OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (2):

This item was postponed to March 19, 2024 at agenda approval.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX C - ZONING ORDINANCE, ARTICLE IX. - AMENDMENTS TO MAP OR TEXT, SECTION 9.2.3 - SKETCH PLAN OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (3):

This item was postponed to March 19, 2024 at agenda approval.

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

Planning and Zoning Director Candler explained a list of additions and removals to what was previously passed. The ready-mix concrete plant will be relocated to the I-2 column, and both attached townhomes and duplexes will be added to the R-2 column. Furthermore, removal of business use from a planned development (PD) zoning district and add that to the AR-1 and AR-2 zoning districts. According to the plan, the changes are to add golf courses as a conditional use in all residential zones and as a permitted use in B1, B2, and B3 zones.

Commissioner Deloach made a motion to approve an amendment to the Code of

Ordinances Part II; Appendix C; Article V – Table of Permitted Uses.
Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 62 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):
Planning and Zoning Director Candler explained in the Code of Ordinances, Chapter 62 refers only to interstate signs and does not address temporary signs which are occurring throughout the county. Chapter 62 should be removed and replaced with 3.38, which covers everything. The amendment is to delete Chapter 62.

Commissioner Kieffer made a motion to approve an amendment to the Code of Ordinances Chapter 62 Signs-deletion. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM POND & COMPANY FOR THE BLUE JAY ROAD CORRIDOR STUDY AND CONCEPT DESIGN (6):
Procurement and Capital Projects Manager Bruton explained Staff requested that Pond submit this proposal. In order to accommodate the City of Rincon's request, the project boundaries were adjusted to include the portion of Blue Jay Road at Nineth Street within the study and concept design, and they covered that portion of the proposal as well or offered to cover it. As a result of the Pond's current and future uses, the Pond's staff suggests an alternative solution. We have already established the roundabout at Blue Jay and the Parkway, and then we will construct the roundabout at Blue Jay and Hodgeville, so everything outside of those two roundabouts is no longer feasible.

Vice Chair Burdette made a motion to approve of Proposal from Pond & Company for the Blue Jay Road Corridor Study and Concept Design in the amount of $327,072.85 for the Effingham County portion of the project. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL OF ADDITIONAL SERVICES REQUEST FROM ALLIANCE CONSULTING ENGINEERS FOR THE COURTHOUSE ROAD REALIGNMENT DESIGN PROJECT (7):
Procurement and Capital Projects Manager Bruton explained these services have been requested to be included in Alliance's current contract with us for the Courthouse Road realignment. This includes a lighting design for a future roundabout and the design of left-hand turn lanes on McCall to accommodate the new light on Highway 21.

Commissioner Deloach made a motion to approve of Additional Services Request from Alliance Consulting Engineers for the Courthouse Road Realignment Design Project in the amount of $142,000.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER 3 FOR MCWRIGHT LLC FOR CONTRACT 23-ITB-031 RELATED TO THE RENOVATION/EXPANSION OF THE EMS HEADQUARTERS AND CONSTRUCTION/RENOVATION OF THE PRISON MAINTENANCE BUILDING (8):

Procurement and Capital Projects Manager Bruton explained as part of change order 3, power and terminations will be provided to overhead doors, which will be located in the prison maintenance building and in the emergency medical service facility, as well as conduit extensions to accommodate future expansion of the prison maintenance building. As a result, it was determined it would be better to implement this now than to attempt to incorporate it in the future during building expansion.

Commissioner Burdette made a motion to approve of CO3 in the amount of $13,852.00 for McWright LLC for Contract 23- ITB-031 – EMS and Prison Maintenance Building Construction/Renovation. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM INSPIRE PLACEMAKING COLLECTIVE, INC. FOR A CORRIDOR DESIGN STANDARD (9):

Procurement and Capital Projects Manager Bruton explained a proposal was requested for the preparation of development and design standards for two (2) different areas within Effingham County. The same company is responsible for updating the comprehensive plan and ordinances as well as providing development services. Hodgeville Road and State Route 21 both run from the county line on the Port Wentworth side to Springfield city limits.

Commissioner Kieffer made a motion to approve of Proposal from Inspire Placemaking Collective, Inc. for a Corridor Design Standard for a total of $34,550.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER #1 FOR PLATINUM PAVING AND CONCRETE LLC FOR THE FY23/24 LMIG CONSTRUCTION PROJECT (10):

Procurement and Capital Projects Manager Bruton explained after additional core samples were taken and reviews were completed, Robert Civil Engineering and Thomas and Hutton Group recommended changing the scope of the study. Alternative one was rejected because it jeopardized the integrity of the material or base, but after further investigation, it was determined that the full depth reclamation was unnecessary. In this case, the failure was not caused by the aggregate, but by the base.

Vice Chair Burdette made a motion to approve of Change Order #1 for Platinum Paving and Concrete LLC for the FY23/24 LMIG Construction Project for a deduction of the contract price in the amount of -$61,178.26. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 23-ITB-040 WITH MCWRIGHT LLC FOR THE CONSTRUCTION OF THE ADMINISTRATIVE BUILDING EXPANSION/RENOVATION (11):

Procurement and Capital Projects Manager Bruton explained as a result of our request for qualification cycle, we received three (3) bids from the five (5) contractors that were approved. These bids were listed in the packet. All bids were reviewed by Staff, Greenline, the architect for the building and Albeck, who is responsible for program management. McWright LLC was awarded the contract.

Commissioner Floyd made a motion to approve of Contract 23-ITB-040 with

McWright LLC for the Construction of the Administrative Building Expansion/Renovation in the amount of $3,317,000.00. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM RAFTELIS FOR A RATE AND FINANCIAL PLANNING STUDY (12)

Procurement and Capital Projects Manager Bruton explained last year, the Board discussed completing a full rate analysis to ensure we are adequately recouping our sunk costs as new development takes place, and to make sure that our prices are competitive with those of our surrounding jurisdictions. In order to determine whether we are adequately recovering our sunk costs, we will plug in the amount of construction that is currently underway for our water and sewer capital projects.

Vice Chair Burdette made a motion to approve of Proposal from Raftelis for a Rate and Financial Planning Study for a total of $50,000.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-013 TO AMEND THE FISCAL YEAR 2024 BUDGET (13)

Finance Director Barnes explained this budget amendment for fiscal year 2024 is small. It allocates some of the opioid settlement funds that the county has received. They are very limited in what purposes they can be used for, and this allocates a portion of them for naloxone. Narcan is a brand name for naloxone, the opioid overdose medication for the Sheriff's Office to keep on hand.

Commissioner Deloach made a motion to approve the resolution to amend the budget for FY 2024. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITIES OF GUYTON, RINCON AND SPRINGFIELD REGARDING TSPLOST BONDS COLLECTION, DISTRIBUTION, AND MANAGEMENT (14)

County Manager Callanan explained a referendum vote approved the capability of issuance of debt, which enabled us to frontload some of these projects. We have received IGA agreements from all three (3) municipalities, and we are currently approving them. Our financial language processes we have implemented here recently should prevent us from spending $20 million on a parkway in the future.

Commissioner Deloach made a motion to approve the IGA between Effingham County and the Cities of Guyton, Rincon and Springfield. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION OF ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES CONSISTING OF APPROXIMATELY 65.70 ACRES LOCATED AT WEBB AND MCCALL ROADS MAP# 389 PARCEL# 23 AND MAP# 390 PARCEL# 18B, 20 (15)

County Clerk Johnson explained the City of Springfield is requesting to annex parcel 389-23 to make it contiguous with parcels 390-20 and 390-18B.

Commissioner Kieffer made a motion to approve Acknowledge the Petition

Requesting Annexation as presented by the City of Springfield. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO IDENTIFY A VOTING DELEGATE FOR CONSIDERATION OF THE THREE (3) REMAINING SEATS FOR STATEWIDE GEORGIA OPIOID SETTLEMENT ADVISORY COMMISSION (GOSAC) MEMBERS AND REGIONAL ADVISORY COUNCIL (RAC)MEMBERS (16)
County Clerk Johnson explained as part of the settlement, each county will elect a voting delegate to fill three (3) seats on the councils that will distribute funds. The Board nominated Chairman Wesley Corbitt.

Commissioner Deloach made a motion to approve to identify Chairman Wesley Corbitt as participating local government voting delegate for GOSAC and RAC Slate Consideration. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-014 ADOPTING THE FISCAL YEAR 2023 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE (17)
Planning and Zoning Director Candler explained this allows the county to be eligible for grants from Department of Community Affairs (DCA) and does not affect the rates for water and sewer. The annual update has been approved and sent to DCA, and now we must bring it back to the Board for approval.

Commissioner Kieffer made a motion to approve the resolution adopting the FY 2023 CIE annual update. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan
Town Hall Meetings

- On March 13th, the town hall meetings will begin with districts 1 through 5.

County Clerk Johnson
Updates

- View legislative updates. There are significant developments in the works.

XIII – EXECUTIVE SESSION
There was no discussion of personnel, property and pending litigation.

XIV – EXECUTIVE SESSION MINUTES
Commissioner Kieffer made a motion to approve the February 20, 2024 executive session minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00pm

THEODORE CARELLAS as agent for **EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY – PUBLIC HEARING (01):** The Planning Board recommends approving an application by Theodore Carellas as agent for Effingham

County Industrial Development Authority to rezone 3.97 acres located on Interstate 16 from AR-1 to I-1 to allow for the integration into an industrial park. Map# 331 Parcel# 5A, 4, 3, 13A & 14A in the First District.

Senior Planner Fernald explained the applicant is proposing to rezone the parcels to industrial to integrate into the existing industrial park that currently borders them.

Speaking for: Ted Carellas explained the parcels shown are part of the Savannah Portside Industrial Park, which the Effingham IDA already owns. These parcels border I-16, and the rest of their border is the industrial park, so they are consistent.

Commissioner Floyd made a motion to approve the request to rezone +/- 3.97 acres from AR-1 to I-1 to allow for integration into an industrial park, with the following conditions:

1. If the parcels are to be recombined, a plat shall be approved by Development Services, and recorded, before the zoning effect.
2. Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers

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

THEODORE CARELLAS as agent for **EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY – SECOND READING (02):** Consideration to approve the Second Reading of an application by Theodore Carellas as agent for Effingham County Industrial Development Authority to rezone 3.97 acres located on Interstate 16 from AR-1 to I-1 to allow for the integration into an industrial park. Map# 331 Parcel# 5A, 4, 3, 13A & 14A in the First District

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

ROBERT MCCORKLE, III as agent for **MARK G. AND MARY D. AND ET AL – PUBLIC HEARING (03):** The Planning Board recommends approving an application by Robert McCorkle, III as agent for Mark G. and Mary D. and Et al to rezone 40 of 280.5 acres located on Old River Road from AR-1 to I-1 to allow for warehousing and logistics. Map# 304 Parcel# 10 in the First District.

This item was withdrawn by the applicant at agenda approval.

ROBERT MCCORKLE, III as agent for **MARK G. AND MARY D. AND ET AL – SECOND READING (04):** Consideration to approve the Second Reading of an application by Robert McCorkle, III as agent for Mark G. and Mary D. Cooper and Et al to rezone 40 of 280.5 acres located on Old River Road from AR-1 to I-1 to allow for warehousing and logistics. Map# 304 Parcel# 10 in the First District.

This item was withdrawn by the applicant at agenda approval.

REBECCA TUCKER as agent for **FARRIS FLOYD – PUBLIC HEARING (05):** The Planning Board recommend approving an application by Rebecca Tucker as agent for Farris Floyd to rezone 2 of 7 acres located on Low Ground Road from AR-1 to AR-2 to allow for a new home site. Map# 350 Parcel# 3C in the First District.

Senior Planner Fernald explained the applicant is subdividing two acres to create a new home site. The two acres fall under the five-acre threshold for the AR-1 parcel and must be rezoned to AR-2.
There were no public comments.

Commissioner Floyd made a motion to approve the request to rezone +/- 2 of 7 acres from AR-1 to AR-2 to allow for a new home site, with the following conditions:

1. A subdivision plat shall be submitted to Development Services, and recorded, before zoning will take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

REBECCA TUCKER as agent for **FARRIS FLOYD – SECOND READING (06):** Consideration to approve the Second Reading of an application by Rebecca Tucker as agent for Farris Floyd to rezone 2 of 7 acres located on Low Ground Road from AR-1 to AR-2 to allow for a new home site. Map# 350 Parcel# 3C in the First District.

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

JAMES DASHER as agent for **LAIN NOLAN EARL JR. – PUBLIC HEARING (07):** The Planning Board recommends approving an application by James Dasher as agent for Lain Nolan Earl Jr. to rezone 185 acres located at 311 Earl Lain Road from AR-1 to R-5 to allow for a residential development. Map# 435 Parcel# 19 in the Second District.

Senior Planner Fernald explained the applicant is proposing 260 single-family detached residential units, and over 35 acres of open required net usable area as common outdoor open space. This rezoning is consistent with the future land use map. Speaking for: James Dasher, Engineer Mike Hughes, and Mr. Kelsey explained this project has been in development for quite some time, and a traffic light was acquired at the intersection of Hodgeville and Highway 30 during that time. The county will provide a through road for the smaller lots that lead into Kolic Helmly. There will be 260 homes planned, and a portion of it is perimeter as wetlands. Access will be allowed by the family. There will be some through traffic. These properties are for sale, not for rent, and we are open to the possibility of using the property fence or vegetation buffer. Upon issuance of the CO, we will have the Parkway and roundabouts open for school traffic.

Speaking in objection: Herb Powell, Carol Elliott, and Sandy Edwards expressed concerns about the density, size of the homes, property value, and the presence of wetlands.

The Board engaged in discussion regarding buffers, berms, and privacy fencing. Vice Chair Burdette added a condition that a 6-foot wood privacy fence be in place.

Commissioner Burdette made a motion to approve the request to rezone +/- 185 acres from AR-1 to R-5 to allow for a residential development, with the following conditions:

1. A Sketch Plan must be approved before site development plans are submitted.
2. Site Development Plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local

Design Manual.

3. All wetland impacts must be approved and permitted by USACE.
4. A Traffic Impact Assessment shall be submitted during development plan review process.
5. 6-foot wood privacy fence shall be in place.

Commissioner Floyd seconded the motion. The motion carried unanimously.

JAMES DASHER as agent for **LAIN NOLAN EARL JR – SECOND READING (08):** Consideration to approve a Second Reading of an application by James Dasher as agent for Lain Nolan Earl Jr. to rezone 185 acres located at 311 Earl Lain Road from AR-1 to R-5 to allow for a residential development. Map# 435 Parcel# 19 in the Second District.

Postponed to 03/19/2024 due to added stipulations.

KEVIN FORBES as agent for **T&T EXLEY PROPERTIES/ THOMAS AND HUTTON ENGINEERING CO. – PUBLIC HEARING (09):** The Planning Board recommends approving an application by Kevin Forbes as agent for T&T Exley Properties/ Thomas and Hutton Engineering Co. to rezone 1051 acres located on Highway 21 from PD to PD to allow for the amendment of a Planned Development. Map# 446D Parcel# 6, 9, & 11 in the Second District.

Senior Planner Fernald explained there was a similar application withdrawn in September of 2023 by the Board of Commissioners. The applicant proposes to construct a highway commercial space of 630,000 square feet and an industrial facility of 9,000,000 square feet. It was stated by Mr. Zipper at the February 13th meeting that those conditions include the construction of a temporary ready-mix concrete plant during the project's duration. Once the warehouse construction has begun, a berm must be constructed simultaneously with it. In addition, berm construction must begin as soon as clearing within the 150-foot buffer area has begun. These changes have been made to the planned development (PD) text presented.

Speaking for: Murray Marshall began by reading a notice to preserve objects from his attorney.
This project was initially presented a year ago, but changes were requested by the commission. Today's drawing is an attempt to maximize the amount of warehouse space we can build in accordance with the county's ordinance. Due to our belief that the Supreme Court's ruling could give us significant relief regarding this property, we withdrew the application in September. As a result of the ruling not being enacted, we are now back for approval. There is a 450-foot buffer for buildings that are more than 450 feet from the northern property line, and a 150-foot buffer that cannot be touched for any reason. There will be numbers assigned to the buildings, but we do not know how they will be arranged. Building number five would be the site of the concrete plant, and the berm would likely be constructed while the concrete plant was constructed, since it would be located near the front and rear of the property. Because concrete can't be pumped across a berm, a concrete facility cannot be built on a site that already has a berm. According to the ordinance as it stands, there is no berm at all, so we are rewriting the text of the planned development (PD).

Speaking in objection: David Howze, Troy McCreery expressed concerns regarding the corrected PD text, berms, drainage, recycle plant in industrial district.

Berms were the subject of an extensive discussion by the Board. Three (3) conditions were outlined by the Board:

1. If building one, two, or three are built in this area, Berm A will be constructed.
2. There will be no change to the industrial in the front, it would remain commercial.
3. The applicable section of the berm based on where the concrete plant is located would be built before the concrete plant can be activated.

Vice Chair Burdette made a motion to approve the request to rezone +/- 1051 acres from PD residential to PD industrial to allow for the amendment of a Planned Development, with the following conditions:

1. A GDOT Permit for access onto US Highway 21 will be required.
2. A Sketch Plan shall be required, per Effingham County Code of Ordinances section 5.15.5.4
3. A temporary ready-mix concrete plant may be constructed during the duration of the project, not permanent.
4. The berm will be simultaneously constructed with the warehouse as soon as the warehouse begins.
5. When clearing begins within the 150' buffer area, the berm construction must begin.
6. If building one, two, or three are built in this area, Berm A will be constructed.
7. There will be no change to the industrial in the front, it would remain commercial.
8. The applicable section of the berm based on where the concrete plant is located would be built before the concrete plant can be activated.

Commissioner Floyd seconded the motion. The motion carried unanimously.

KEVIN FORBES as agent for **T&T EXLEY PROPERTIES/ THOMAS AND HUTTON ENGINEERING CO – SECOND READING (10):** Consideration to approve the Second Reading of an application by Kevin Forbes as agent for T&T Exley Properties/ Thomas and Hutton Engineering Co. to rezone 1051 acres located on Highway 21 from PD to PD to allow for the amendment of a Planned Development. Map# 446D Parcel# 6, 9, & 11 in the Second District

Postponed to 03/19/2024 due to added stipulations.

WILLIAM SCHAFFNER – PUBLIC HEARING (11): The Planning Board recommend approving an application by William Schaffner to rezone 2 of 8.16 acres located at 165 Briarwood Court from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 398C Parcel# 11 in the Second District.

Senior Planner Fernald explained the applicant is requesting to subdivide their property into two (2) one-acre parcels for their children, which will be accessed by a 60-foot private access easement. As the new parcels fall under the five-acre threshold, the applicant is requesting AR-2 zoning.
There were no public comments.

Vice Chair Burdette made a motion to approve the request to rezone +/- 2 of 8.16 acres

from AR-1 to AR-2 to allow for a subdivision to create new home sites. Located at 165 Briarwood Court, with the following conditions:

1. A plat must be submitted to Development Services for approval & signature, then recorded, before zoning takes effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

WILLIAM SCHAFFNER – SECOND READING (12): Consideration to approve the Second Reading of an application by William Schaffner to rezone 2 of 8.16 acres located at 165 Briarwood Court from AR-1 to AR-2 to allow for a subdivision to create new home sites. Map# 398C Parcel# 11 in the Second District.

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

PENNY WEST – PUBLIC HEARING (13): The Planning Board recommend approving an application by Penny West to rezone 5 acres located at 3768 Old Dixie Highway South from AR-1 to AR-2 to allow for new home sites. Map# 339 Parcel# 6 in the Third District.

Senior Planner Fernald explained this applicant intends to subdivide the property. As a result of this, the parcel will no longer conform to an AR-1 lot and will need to be rezoned into an AR-2. The parcel currently has a private well and septic system. According to the future land use map, this parcel is projected as agriculture. There will be four (4) homesites totaled.
There were no public comments.

Commissioner Deloach made a motion to postponed to 03/19/2024 for further review. Vice Chair Burdette seconded the motion. The motion carried unanimously.

PENNY WEST – SECOND READING (14): Consideration to approve the Second Reading of an application by Penny West to rezone 5 acres located at 3768 Old Dixie Highway South from AR-1 to AR-2 to allow for new home sites. Map# 339 Parcel# 6 in the Third District.

Postponed to 03/19/2024 due to previous action.

SAMUEL BRADFORD – PUBLIC HEARING (15): The Planning Board recommend approving an application by Samuel Bradford to rezone 5 acres located at 800 Savannah Town Road from AR-1 to AR-2 to allow for new home sites. Map# 246 Parcel# 11A in the Third District.

Senior Planner Fernald explained the applicant is requesting to subdivide the parcel to create new home sites but is aware that wetlands delineation would be needed for construction.

Due to the presence of wetlands, the Board discussed rezoning.
There were no public comments.

Commissioner Deloach made a motion to approve the request to rezone +/- 5 acres from AR-1 to AR-2 to allow for new home sites, with the following conditions:

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

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

SAMUEL BRADFORD – SECOND READING (16): Consideration to approve a Second Reading of an application by Samuel Bradford to rezone 5 acres located at 800 Savannah Town Road from AR-1 to AR-2 to allow for new home sites. Map# 246 Parcel# 11A in the Third District.

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

XVI – ADJOURNMENT

At 8:07pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Vice Chair Burdette seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk