EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
April 2, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, April 2, 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, 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. Alison Bruton – Procurement and Capital Projects Manager, and Mr. Mark Lastinger – Public Information Officer,

CITIZEN PARTICIPATION

Joel Stuart, Vincent Helmly, Brooke Autry, Jimmy Blakey, Richard Sumner, Craig Johnson, Penny West, Rick Willis, Jack Edwards, Kim Edwards, Brandon Edwards, Caroline Chaney, Anita Butler, James, Gerbasi, Andy Hutson, Randy Shepard, David Hill, Pam Hill, Mike Burnsed, Journe Burnsed, Robert Dickerson, Carmen Dickerson, Cheyanne Jackson, Jill Anderson, Sandra Dodd, Linsey Dodd, Michelle Johnson, Steve Murray, James Medlin, Alec Metzger, Cynthia Medlin.

I- CALL TO ORDER

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

II- ROLL CALL

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

III – INVOCATION

Chairman Corbitt provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson stated that New Business item #8 will be postponed to the April 16, 2024 meeting. Commissioner Kieffer made a motion to approve the agenda with the noted changes. Commissioner Deloach seconded the motion. The motion carried unanimously.

VI– MINUTES

Commissioner Deloach made a motion to approve the March 19, 2024 work session and regular meeting minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – PRESENTATION – DEAL, LANIER, PROCTOR & BLOSER CPAS

Audit review presentation by Kay Proctor from Lanier, Deal, Proctor & Bloser CPAs

A brief overview of the financial statements presented at the previous meeting was provided by Kay Proctor from the CPA Firm. During the past year, the county's assets increased by approximately 23.1 million or 8%, while its current and long-term liabilities increased by approximately 2.9 million or 8%, while long-term liabilities decreased by 10,789 million. Following this, she continued to answer any questions posed by the Board.

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew Year 3 of an Agreement with GMASS, Inc. for the maintenance of rural land schedules and methodology for 2023-2025 **(2)** Consideration to approve to renew Lease Agreements with FP Mailing services to allow for postage meters at multiple locations **(3)** Consideration to approve to extend the Indefinite Delivery Contracts (IDC) for Engineering and Architectural Services through June 30, 2024. **(4)** Consideration to approve to accept a Grant Award from the Coastal Regional Commission Area Agency on Aging. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

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

the Third District (*postponed 03/05/2024, 03/19/2024*)

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

XII – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 024-016 FOR A GENERAL OBLIGATION TRANSPORTATION SALES TAX BOND IN THE AMOUNT OF $60,000,000 PRINCIPAL FOR THE COUNTYWIDE PROJECTS APPROVED IN THE TRANSPORTATION SPECIAL LOCAL OPTION SALES TAX (TSPLOST) REFERENDUM, PASSED NOVEMBER 2023 (1):

Finance Director Barnes explained staff recommends approving the resolution for the new general obligation TSPLOST bond. There will be a presentation by Davenport Financial and Woodward, the bond attorneys, to answer questions.

Doug Gart started the discussion. The County's financial advisors have been working with the county for months to prepare the bond referendum and get the highest possible credit rating. Market rates peaked at the end of last year but have since come down and are relatively flat at the short end of the yield curve. They provided an update on where things stand and explained the yield curve. Moody's affirmed the double A2 Bond rating and noted that there is a lot of ongoing economic development, healthy liquidity and reserves, as well as improving resident income levels.

Commissioner Deloach made a motion to approve the general obligation sales tax bond resolution. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-017 TO AMEND THE FISCAL YEAR 2024 BUDGET (2):

Finance Director Barnes explained this budget amendment is for several different items. It allocates funding for the fire and rescue department for a drone, funding for CSX to perform railroad crossing maintenance work, it allocates funding to replace some firefighting foam, and funding to replace an ice machine.

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

CONSIDERATION TO APPROVE A PURCHASE ORDER FOR FIREFIGHTING AGENT FROM FIRELINE INC. (3):

Chief Hodges explained this purchase order is a part of the previous budget amendment approval.

Commissioner Deloach made a motion to approve of the Purchase of Firefighting Agent from Fireline Inc in the amount of $30,000. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ADOPT A POLICY CONTAINING PROCEDURES FOR THE OFFICE OF CODE ENFORCEMENT (4):
Development Services Director Candler explained the policy was presented at the last workshop.

Commissioner Kieffer made a motion to approve the adoption of the Code Enforcement Policy and Procedure Manual with the numbering correction under "*Enforcement Levels*" as noted. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 23-ITB-054 WITH LAVENDER & ASSOCIATES, INC. FOR THE EFFINGHAM GYM EXPANSION (5):
Procurement and Capital Projects Manager Bruton explained an invitation to bid (ITB) was published, seeking proposals for the construction of the gym expansion. Three (3) submissions were received, and Hussey Gay and Bell and All Bet Group recommended Lavender and Associates be awarded.

Commissioner Deloach made a motion to approve of Contract 23-ITB-054 with Lavender & Associates, Inc. for the Effingham Gym Expansion in the amount of $3,900,300.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO TERMINATE THE LEASE AGREEMENT WITH THE MELDRIM COMMUNITY CIVICS CLUB, INC. RELATED TO MELDRIM PARK (6):
The County's Procurement and Capital Projects Manager Bruton explained a lease for this park was originally signed in 1998 and is no longer required, as the county is making improvements to the property.

Commissioner Floyd made a motion to approve of Termination of Lease Agreement with the Meldrim Community Civics Club, Inc. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM CHANGE ORDER# 2 FOR PEEK PAVEMENT FOR THE LMIG SAP PROJECT (7):
Procurement and Capital Projects Manager Bruton explained Change order one was awarded previously and was credited to the contract. Change order two has been requested for the addition of striping on Old Augusta Road Central from Ebenezer to the power plant gate, this is a ratification, the total is $5,605.00.

Commissioner Deloach made a motion to approve Ratification of Approval of the Change Order 2 for Peek Pavement for the LMIG SAP Project in the amount of $5,605.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SOLID WASTE MANAGEMENT PLAN AS

COMPLETED BY ALLIANCE CONSULTING ENGINEERS (8):
This item was postponed to 04/16/2024 at agenda approval.

CONSIDERATION TO APPROVE THE WATER/WASTEWATER MASTER PLAN COMPLETED BY ALLIANCE CONSULTING ENGINEERS (9):
County Manager Callanan explained despite being passed in the fall of last year, our program manager recommended updating this information upon further review. In addition, some population and rate projections were outdated, those projections have been updated as well.

Commissioner Floyd made a motion to approve of the Water/Wastewater Master Plan. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan
Town Hall Meetings
- District 2 town hall meeting will be held at South Effingham Elementary on April 11, 2024

Admin Staff Relocation
- The expansion of the admin building will require relocation of the manager and clerks' office. Tentative completion date is September 1st.

Commissioner Deloach
TSPLOST RFP
- GDOT has approved an additional $1.3 million in LMIG funds for this year as part of the amended budget.

Commissioner Kieffer
- Legislation pertaining to building permits.

XIV – EXECUTIVE SESSION
At 5:47pm, Commissioner Deloach made a motion to go into executive session for discussion of personnel, property, and pending litigation. Commissioner Kieffer seconded the motion. The motion carried unanimously.

At 6:13pm, Commissioner Deloach made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES
Commissioner Deloach made a motion to approve the March 19, 2024 executive session minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00pm

SIMCOE INVESTMENT GROUP, LLC – SKETCH PLAN (01): The Planning Board recommends approval for an application by Simcoe Investment Group, LLC, for a

Sketch Plan located on Goshen Road, for "Goshen Church Tract" proposed zoning PD-R Map# 451 Parcels# 21in the Second District.

Planner II Easton explained Staff recommends denial; Planning Board recommends approval. The buffer along the railroad tracks is recommended. There should be a 150-foot right of way for the railroad tracks, a 25-foot buffer, and an additional 20-foot vegetative buffer. This sketch plan should be 45 feet wide with a vegetative buffer along the railroad trackside. This sketch plan has been discussed with the fire chief, EMS director, and sheriff. The applicant has requested an 80-foot turnaround near the front of the property. If approved, that condition will be added.

Alec Metzger with EMC Engineering explained as suggested by Staff, another buffer should be added to the 25-foot buffer required along the railroad tracks, however, the buffer ordinance is located separately. In the zoning ordinance, buffer requirements are provided in two separate sections. If a buffer is 25 feet from the right of way and 30 feet from the property line, the larger buffer is used. If there are two conflicting buffer ordinances, the larger of the two is used. The 30-foot buffer along the railroad will be sufficient if this sketch plan is approved and will adjust the turnaround. In addition to serving as a fire department turnaround, the parking area and turnaround could also serve as an overflow parking area. Hammerheads are not permitted under the ordinance, and the PD ordinance does not allow them.

Commissioner Kieffer made a motion to approve the sketch plan for "Goshen Church Tract". Commissioner Floyd seconded the motion. The motion carried unanimously.

CRAIG JOHNSON – SKETCH PLAN (02): The Planning Board recommends approval for an application by Craig Johnson, for a Sketch Plan located on Stillwell Road, for "Stillwell Pines" zoned AR-1 Map# 427 Parcels# 14B in the Fourth District.

Planner II Easton explained Planning Board approved this sketch plan for Stilwell Pines on March 12th. The updated sketch plan shows wetlands, and the scaling issues were corrected. The Staff report addresses impervious services that exceed 5000 square feet.

Craig Johnson explained regarding the total impervious service, which is 5,000 square feet, the city approves the sketch plan. Regarding water issues, the city must obtain a land disturbance permit. In response to the engineers' assessment of grass parking, EOM found the parking on grass did not meet the criteria for sales service, professional service, or anything else that may be expected of the public coming in from the street. There are 4,300 square feet in asphalt or concrete parking. If there is more than 5,000 square feet, you must submit your soil erosion control plan to the county and stormwater departments for review.

Commissioner Deloach made a motion to approve the sketch plan for "Stillwell Pines" with the condition of adding grass and gravel in parking area. Commissioner Floyd seconded the motion. The motion carried unanimously.

JAMES DASHER – SKETCH PLAN (03): Staff recommends approval for an application by James Dasher for a Sketch Plan located on Earl Lain Road, for "West Gate Phase 1" zoned PD-R Map# 436 Parcels# 3 & Map# 435 Parcels# 21,21A, & 21B in the Second District.

Planner II Easton explained the Board did not vote to remove the condition of the sketch plan during the PD text amendment earlier in the process. This is simply a formality.

Commissioner Deloach made a motion to approve the sketch plan for "West Gate Phase 1" with the following conditions:

1. Site Development Plans shall comply with the Effingham County Water Resources Protection
2. Ordinance, the Stormwater Management Local Design Manual, and Chapter 34-Flood Damage Prevention.
3. A Plat must be submitted recombing all parcels.
4. A LOMR application to FEMA. This item was withdrawn by the applicant at agenda approval.

Commissioner Floyd seconded the motion. The motion carried unanimously.

STEVE MURRAY – PUBLIC HEARING (04): Staff and Planning Board recommend approving an application by Steve Murray requesting a Variance from Section 3.38.6, to allow for a reduction in required road frontage for a billboard, located on US Highway 80, zoned B-2 Map# 378 Parcel# 11 in the First District.

Senior Planner Fernald explained the applicant would like to construct a digital billboard at this parcel. It has frontage on both highways 17 and 80, but the frontage needed is 200 feet along a state or federal highway.
There were no public comments.

Commissioner Floyd made a motion to approve the request for variance - All requirements of the Effingham County Code of Ordinances, Appendix C, Article III, Section 3.38.6 – Billboards are adhered to. Commissioner Deloach seconded the motion. The motion carried unanimously.

STEVE MURRAY – SECOND READING (05): Consideration to approve the Second Reading of an application by Steve Murray requesting a Variance from Section 3.38.6, to allow for a reduction in required road frontage for a billboard, located on US Highway 80, zoned B-2 Map# 378 Parcel# 11 in the First District.

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

KEITH BLOCKER - EB MILES PROPERTIES, INC. – PUBLIC HEARING (06): Staff and Planning Board recommend approving an application by Keith Blocker - EB Miles Properties, Inc. to rezone 9.21 of 11.03 acres located on US Hwy 80 West from AR-1 to B-3 to allow for the subdivision and change of land use Map # 378 Parcel #

6 & 7 in the First District.

Senior Planner Fernald explained the applicant would like to combine part of the parcel to the East with this parcel to have adequate entrance. However, both parcels are projected within the commercial corridor character area.
There were no public comments.

Commissioner Floyd made a motion to approve the request to rezone +/- 9.21 of 11.03 acres from AR-1 to B-3 to allow for subdivision and change of land use with the following conditions:

1. A GDOT Permit for access onto US Highway 80 will be required.
2. Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.
3. A plat shall be approved by Development Services, and then recorded, before the rezoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

KEITH BLOCKER - EB MILES PROPERTIES, INC. – SECOND READING (07): Consideration to approve the Second Reading of an application by Keith Blocker - EB Miles Properties, Inc. to rezone 9.21 of 11.03 acres located on U.S. Highway 80 W from AR-1 to B-3 to allow for the subdivision and change of land use, Map # 378 Parcel # 6 & 7 in the First District.

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

VINCENT HELMEY as agent for **WILLIAM EARL BARTON JR. AND TREDA HODGE – PUBLIC HEARING (08):** Staff and Planning Board recommend approving an application by Vincent Helmey as agent for William Earl Barton Jr. and Treda Hodge to rezone 2.94 acres located on Harvey Road from AR-1 to AR-2 to allow for subdivision to create a home site, Map # 303 Parcel # 28 in the First District.

Senior Planner Fernald explained this parcel located on Harvey Road needs to be rezoned to AR-2 to allow for subdividing it into less than five acre lots.
There were no public comments.

Commissioner Floyd made a motion to approve the request to rezone +/- 2.94 acres from AR-1 to AR-2 to allow for a subdivision to create a new
home site with the following conditions:

1. A plat must be approved by Development Services, then recorded, for the zoning to take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

VINCENT HELMEY as agent for **WILLIAM EARL BARTON JR. AND TREDA HODGE – SECOND READING (09):** Consideration to approve the Second Reading of an application by Vincent Helmey as agent for William Earl Barton Jr. and Treda Hodge to rezone 2.94 acres located on Harvey Road from AR-1 to AR-2 to allow for

subdivision to create a home site, Map # 303 Parcel # 28 in the First District.

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

SIMCOE INVESTMENT GROUP, LLC as agent for **GRACE COMMUNITY CHURCH OF EFFINGHAM COUNTY, GEORGIA INC. – PUBLIC HEARING (10):** The Planning Board recommends denying an application by SIMCOE Investment Group, LLC as agent for Grace Community Church of Effingham County, Georgia Inc. to rezone 29.6 of 39.94 acres located on Goshen Road from R-1 to PD to allow for a residential development, Map # 451 Parcel # 21 in the Second District.

Senior Planner Fernald explained the applicant is proposing to develop an approximate 78 unit detached single family residential community. Planning Board recommended denial due to density. Alec Metzger asked that two conditions placed on the rezoning be removed, including a suggested start date of fourth quarter of 2025 or first quarter of 2026 and a curfew from 6 a.m. to 10 p.m.

Speaking for: Alec Metzger with EMC Engineering explained on this project, we backed several hundred feet away from Goshen Road and left the trees that were already there. The buffers along Grace Community Church will remain undisturbed and planted. In addition, a 30-foot buffer along with a privacy fence will be provided. There will be 22 acres of net open space required. There will be public roads, Effingham County water and sewer, streetlights, and parking will be scattered throughout the subdivision to provide some additional overflow parking. Among the comments were concerns about lighting and children playing in the open spaces at midnight, but we requested its removal as it was unenforceable. The project is likely to begin construction in the first quarter of 2025 if approved tonight. It could take approximately a year to construct roads, infrastructure, and water and sewer pads. Homes will be roughly 1400 square feet and probably sell for around $300,000. In addition, the first unit will be located 450 feet off the Goshen Road, and the certificate of occupancy will not be issued until 2025. We intend to leave a 30-foot buffer along the property line of the lot that comes up behind any property. There will be a 25 feet rear setback.

Bobby Braswell explained the county immediately had a moratorium on development, but the owners of a property near Goshen Road and Parkway are satisfied that with $7 million in improvements, it will be feasible to build a new church.

Speaking in objection: Jimmy Blakey, James Medlin, Robert Dickerson, Pam Hill, Lee Dally, Johnathan Pratt, Richard Sumner traffic, road adequate for first responders, infrastructure, and school capacity.

In response to constituent concerns, the board engaged in a discussion with Alec Metzger.

Commissioner Floyd made a motion to approve the request to rezone +/- 29.6 of 39.94 acres from R-1 to PD to allow for residential development with the following conditions:

1. Based on similar densities and traffic approved at recent Board of Commissioner meetings, and with comparable traffic improvements being completed before permitting of the subdivision. The suggested start of the subdivision shall be fourth quarter of 2025 or first quarter of 2026.
2. A 6ft wooden privacy fence shall be abutted against the residential subdivision.
3. The Traffic Impact Analysis (TIA) that is suggested within the PD text shall be submitted to Development Services prior to the final plat approval.
4. A curfew shall also be imposed within the proposed Homeowners Association (HOA) for the provided open space amenities from 6am to 10pm.
5. Per the Effingham County Code of Ordinances, Section 5.15.5.4, a Sketch Plan shall be required and approved before development.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

SIMCOE INVESTMENT GROUP, LLC as agent for **GRACE COMMUNITY CHURCH OF EFFINGHAM COUNTY, GEORGIA INC. – SECOND READING (11):** Consideration to approve the Second Reading of an application by SIMCOE Investment Group, LLC as agent for Grace Community Church of Effingham County, Georgia Inc. to rezone 29.6 of 39.94 acres located on Goshen Road from R-1 to PD to allow for a residential development, Map # 451 Parcel # 21 in the Second District.

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

STEPHEN LANIER – PUBLIC HEARING (12): Staff and Planning Board recommend approving an application by Stephen Lanier to rezone 1.00 of 1.92 acres located on Sisters Ferry Road from AR-1 to AR-2 to allow for a non-conforming parcel to be brought into compliance, Map # 386 Parcel # 36 in the Third District.

Senior Planner Fernald explained the applicant is proposing to recombine the 386-36, with the 386-43 and the rest will be subdivided due to the parcel being below the five-acre threshold and the property lines being shifted.
There were no public comments.

Commissioner Deloach made a motion to approve the request to rezone +/- 1.00 of 1.92 acres from AR-1 to AR-2 to allow for a non-conforming parcel to be brought into compliance with the following conditions:

1. A plat shall be approved by Development Services, then recorded, before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

STEPHEN LANIER – SECOND READING (13): Consideration to approve the Second Reading of an application by Stephen Lanier to rezone 1.00 of 1.92 acres located on Sisters Ferry Road from AR-1 to AR-2 to allow for a non-conforming parcel to be brought into compliance Map # 386 Parcel # 36 in the Third District.

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

ANITA BUTLER as agent for **JACK L. EDWARDS – PUBLIC HEARING (14):** Staff and Planning Board recommend approving an application by Anita Butler as agent for Jack L. Edwards to rezone 3.11 of 31.58 acres located on Corinth Church Road from AR-1 to AR-2 to allow for subdivision to create a new home site Map # 312 Parcel # 1 in the Third District.

Senior Planner Fernald explained the applicant wishes to subdivide the 3.11 acres to give to a family member. Due to the new acreage being below the AR-1 threshold, the parcel will need to be rezoned to AR-2.
There were no public comments.

Commissioner Deloach made a motion to approve the request to rezone +/- 3.11 of 31.58 acres from AR-1 to AR-2 to allow for a subdivision to create a new home site with the following conditions:

1. A plat shall be approved by Development Services, then recorded, before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ANITA BUTLER as agent for **JACK L. EDWARDS – SECOND READING (15):** Consideration to approve the Second Reading of an application by Anita Butler as agent for Jack L. Edwards to rezone 3.11 of 31.58 acres from AR-1 to AR-2 to allow for subdivision to create a new home site, located on Corinth Church Road. Map # 312 Parcel # 1 in the Third District.

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

SUE ANDERSON as agent for **SB HOMES, LLC – PUBLIC HEARING (16):** Staff and Planning Board recommend approving an application by Sue Anderson as agent for SB Homes, LLC to rezone 5.272 acres located on Old Louisville Road from AR-1 to R-1 to allow for an addition to residential lots, Map # 272 Parcel # 27A in the Third District.

Senior Planner Fernald explained the applicant is seeking to rezone the parcel on the West to R-1. The parcel is currently serviced by the City of Guyton Water and Private Septic Systems.

Commissioner Deloach made a motion to approve the request to rezone +/- 5.272 acres from AR-1 to R-1 to allow for an addition to residential lots with the following conditions:

1. A common access shall be the entrance for this development or rear loading lots with ally way access will be acceptable; to minimize multiple encroachments on Old Louisville Road.
2. This rezoning is only for the 5.272 parcel (272-27A)

Commissioner Floyd seconded the motion. The motion carried unanimously.

SUE ANDERSON as agent for **SB HOMES, LLC – SECOND READING (17):** Consideration to approve the Second Reading of an application by Sue Anderson as agent for SB Homes, LLC to rezone 5.272 acres located on Old Louisville Road from AR-1 to R-1 to allow for an addition to residential lots Map # 272 Parcel # 27A in the Third District.

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

BROOKE AUTRY as agent for **YONG RONG LIU – PUBLIC HEARING (18):** Staff and Planning Board recommend approving an application by Brooke Autry as agent for Yong Rong Liu to rezone 8.60 acres located at 2497 Highway 21 South from AR-1 to B-1 to allow for commercial/business opportunities Map # 429 Parcel # 18A in the Fifth District.

Senior Planner Fernald explained the applicant's intention is to rezone the 8.6 acres to B-1 to provide commercial business opportunities. AR-1 zone parcels are located to the North, and I-1 zone parcels are located to the East. Those parcels are located within the City of Springfield municipality. The staff report lists permitted uses within the B-1 zoning, which is within the commercial corridor character area as indicated on the future land use map.
There were no public comments.

Commissioner Kieffer made a motion to approve the request to rezone +/- 8.6 acres from AR-1 to B-1 to allow for commercial/business opportunities with the following conditions:

1. A Preliminary Plan shall be approved by the Board of Commissioners.
2. Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.
3. A GDOT Permit for Commercial Access onto Highway 21 will be required.

Commissioner Deloach seconded the motion. The motion carried unanimously.

BROOKE AUTRY as agent for **YONG RONG LIU – SECOND READING (19):** Consideration to approve the Second Reading of an application by Brooke Autry as agent for Yong Rong Liu to rezone 8.6 acres located at 2497 Highway 21 South from AR-1 to R-1 to allow for commercial/business opportunities Map # 429 Parcel # 18A in the Fifth District.

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

XVII – ADJOURNMENT

At 7:58pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk