EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
February 6, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, February 6, 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, Mrs. Sarah Mausolf – HR Director, Ms. Marie Todd – Executive Assistant, Ms. Alison Bruton – Procurement and Capital Projects Manager and Mr. Mark Lastinger – Public Information Officer

CITIZEN PARTICIPATION

D'Vee Wilkes, Craig Johnson, Joel Stuart, Glenn Edwards, Jamon Jones, Allen Teft, Michael Morris, Billy Smith, Neal Kessler, Justin Seckinger, Bill Seckinger, jack Gnann, C. J. Chance, Chad Zittrouer, David Exley, Lexye Seckinger, Michael L Wedincamp, Warren Ratchford, Joshua Smith, Melissa Stille, Ricky Stille, Leslie Williams, Hallie Myers. Cathy Sheffield, Becky Bazemore, Eric Smith, Dennis & Sharon Hales, Cindy Pitts, and Alec Metzgar

I- CALL TO ORDER

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

II- ROLL CALL

Chairman Corbitt called the meeting to order at 5:02pm

III – INVOCATION

Vice Chair Burdette provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

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

VI– MINUTES

Commissioner Loper made a motion to approve the January 16, 2024 Commission meeting minutes. Commissioner Deloach seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 42; SECTION 42-7 - FIREARMS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED 11/21/2023, 2ND READING DENIED 12/05/2023 (1)

Commissioner Deloach explained the first reading of the ordinance, was approved on November 21st, and denied on December 5th. This is the first reading of the new ordinance, which will mirror Georgia code throughout the ordinance.

Reggie Dickey, President of Georgia Hunting and Fishing Federation explained there is no better ordinance than this.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Part II; Chapter 42 Offenses 42-7 – Firearms. Commissioner Loper seconded the motion. The motion carried unanimously.

X – NEW BUSINESS

CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR THE EFFINGHAM SHRINE CLUB TO HOST HAM JAM ON APRIL 6, 2024 BEGINNING AT 5:00PM AT 1258 CORINTH CHURCH ROAD MAP# 311PARCEL# 10, IN THE THIRD DISTRICT (1):

Planner II Easton explained in order to benefit the Effingham Shrine Club, a permit is requested for their Ham Jam assemblage event on April 6th. Offsite parking will be available. In accordance with the ordinance, the applicant will need to have a food vendor to sell alcohol. Alcohol will be sold by the Liquor Cabinet, licensed by the City

of Springfield.

Commissioner Deloach made a motion to approve an Assemblage Permit for the Effingham Shrine Club to hold Ham Jam from beginning at 5:00pm on April 6, 2024. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO PUBLISH A NOTICE TO ABANDON FOR A PORTION OF OTIS SECKINGER ROAD LOCATED IN THE SECOND DISTRICT (2):
Development Services Director Candler explained the diagram presented indicates the section that will be closed. As a result, the motion tonight is just to authorize us to begin the process, to notify the public, and to do all the things required by the ordinance to begin closing this portion of the road.

Commissioner Loper made a motion to approve to publish a notice to abandon for a portion of Otis Seckinger Road located in the Second District. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED AS SUBMITTED BY TOSS ALLEN, OF ALLEN ENGINEERING FOR OGLETHORPE LANDING PHASE 2 LOCATED ON EBENEZER ROAD, CONSISTING OF 45 LOTS MAP# 446 PARCEL# 12, IN THE FIFTH DISTRICT (3):
Commissioner Kieffer recused himself from this item.

Planner II Easton explained a request for approval has been made for Oglethorpe phase 2. The roads are inspected by EOM. The deed and infrastructure agreement have been reviewed by the county attorney. The plat has been reviewed by development services staff. And the bond has been issued.

Commissioner Burdette made a motion to approve the final plat and infrastructure agreement for Oglethorpe Phase 2 and accept the roads and drainage infrastructure identified in the warranty deed. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED AS SUBMITTED BY STUART BARNEY, OF DREAM FINDERS HOMES FOR CREEKSIDE PHASE 2A, LOCATED ON NOEL C CONAWAY ROAD, CONSISTING OF 155 LOTS MAP# 436 PARCEL# 46 & 46A, IN THE SECOND DISTRICT (4):
Commissioner Kieffer returned.

Planner II Easton explained it has been reviewed by the Staff, EOM has reviewed the roads, and the county attorney has reviewed the deed. Staff has recommended alternative one.

Commissioner Burdette made a motion to approve the final plat and infrastructure agreement for Creekside Phase 2A, and accept the roads and drainage infrastructure identified in the warranty deed with the following conditions:

1. The applicant submits a corrected Final Plat.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDED PURCHASE ORDER FOR THE PURCHASE OF THREE AMBULANCES FOR EMS (5):
Procurement and Capital Projects Manager Bruton explained it has been requested to amend the purchase order (PO) approved by Custom Truck and Body Works, Inc in October 2021, as the pricing for the items that Custom must do has increased, so the price will be increased to $215,200.

Commissioner Deloach made a motion to approve of the amended PO 22-19-001-2 in the amount of $645,600.00 for the purchase of three ambulances for EMS. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT #6 TO THE CONTRACT FOR ROADSIDE MOWING SERVICES WITH THE MCGRALEY COMPANY, LLC (6):
Commissioner Deloach recused himself from this item.

Procurement and Capital Projects Manager Bruton explained this amendment increased the billed mileage by 0.68 miles, increased the Old Louisville Road section to 7 miles, and increased the Central Avenue section to 3.5 miles, which resulted in an overall increase of approximately $1,000 per cycle.

Commissioner Burdette made a motion to approve of Amendment 6 to the Contract for Roadside Mowing Services with the McGraley Company, LLC. for an annual total of $291,375.44. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM KIMLEY-HORN FOR DESIGN OF ROADWAY AND INTERSECTION IMPROVEMENTS OF OLD AUGUSTA ROAD (7):
Commissioner Deloach returned.

Procurement and Capital Projects Manager Bruton explained the 2.7 mile long Old Augusta Road corridor study will be designed and constructed by Pond and funded through TSPLOST and special tax district.

Commissioner Kieffer made a motion to approve of Proposal from Kimley-Horn for Design of Roadway and Intersection Improvements of Old Augusta Road in the amount of $758,500.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER FOR PEEK PAVEMENT FOR A DECREASE IN THE LMIG SAP PROJECT (8):
Procurement and Capital Projects Manager Bruton explained as a result of the vendor's price increases associated with alternative options and quantities selected, the flashing beacon signs are requested to be removed. Thus, the contract amount will decrease by $58,000, and the signs will be procured by another vendor and installed

by EOM.

Commissioner Deloach made a motion to approve of the Change Order for Peek Pavement for a decrease in the LMIG SAP Project by -$58,000.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH ROBERT LANIER D/B/A DIVERSIFIED CORRECTIONAL SERVICES, LLC FOR THE EFFINGHAM COUNTY PRISON PREA AUDIT (9):

Procurement and Capital Projects Manager Bruton explained the prison Staff requested three (3) quotes for this service. Two (2) were received. The breakdown of the quotes is provided in the report, and Staff is requesting approval of the agreement with Robert Lanier. Additionally, this contract has been reviewed and approved by the county attorney.

Commissioner Loper made a motion to approve of Agreement for the PREA Audit for the Effingham County Prison with Robert Lanier (Diversified Correctional Services, LLC) for $3,725.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY EASEMENT AGREEMENT BETWEEN THE BOARD OF COMMISSIONERS AND THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY (10):

Procurement and Capital Projects Manager Bruton explained because of the Hodgeville Sanitary Sewer Force main project through their property, a utility easement is required. Currently, a 20-foot right-of-way is available. This agreement allows for an additional 15-foot easement.

Vice Chair Burdette made a motion to approve of Utility Easement Agreement with the Effingham County IDA. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACCEPT PARTICIPATION IN THE GEORGIA DEPARTMENT OF COMMUNITY HEALTH (DCH) TO PARTICIPATE IN THE GA MEDICAID FEE-FOR-SERVICE (FFS) GROUND AMBULANCE UPPER PAYMENT LIMIT (UPL) SUPPLEMENTAL PAYMENT PROGRAM (11):

Finance Director Barnes explained in the past, we have participated in this grant. The funding is provided by the state of Georgia and is based on ambulance rides.

Commissioner Loper made a motion to approve to accept participation in the GA Medicaid FFS Ground Ambulance UPL Supplemental Payment Program. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-007 TO AMEND THE FISCAL YEAR 2023 BUDGET (12)

Finance Director Barnes explained the amendment covers the non-cash GASB 87 lease expenses and the non-cash revenues that we need to record at the end of the

fiscal year.

Commissioner Deloach made a motion to approve the Resolution to amend the budget for FY 2023. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-008 TO AMEND THE FISCAL YEAR 2024 BUDGET (13)

Finance Director Barnes explained a few items for the Development Services Department are covered in this amendment, including stormwater training and legal advertisements. This is a minor amendment.

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

CONSIDERATION TO APPROVE AND PUBLISH A NEW JOB DESCRIPTION FOR A SOLID WASTE COORDINATOR FOR DEVELOPMENT SERVICES AND A HEALTH, WELLNESS AND SAFETY COORDINATOR FOR HUMAN RESOURCES (14)

Human Resources Director Mausolf explained a request for approval to publish two (2) new job descriptions and titles, one for the solid waste coordinator and one for the health wellness and safety coordinator.

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

CONSIDERATION TO APPROVE AN AMENDED ADMINISTRATIVE SERVICES AGREEMENT BETWEEN MERITAIN HEALTH INC AND THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS (15)

Human Resources Director Mausolf explained this amendment dates back to March 1, 2023. The program has now been running for a few weeks.

Commissioner Kieffer made a motion to approve of Amendment to Administrative Services Agreement. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR A PROPERTY CONSISTING OF APPROXIMATELY 9.25 ACRES LOCATED ADJACENT TO GA HWY 21 MAP# 410 PARCEL# 61-63 (16)

County Clerk Johnson explained it was originally stated that Springfield would purchase 72 acres, however it was not reflected on the agenda. This property is contiguous with other properties.

Commissioner Deloach made a motion to approve to acknowledge the Petition Requesting Annexation as presented by the City of Springfield. Commissioner

Burdette seconded the motion. The motion carried unanimously.

XI – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Commissioner Burdette

Thank You

- Expressed his gratitude for everyone who came out and participated for the retreat.

Commissioner Kieffer

DRT Update

- A follow-up press release will be held today.

XII – EXECUTIVE SESSION

There was no discussion of personnel, property and pending litigation.

XIII – EXECUTIVE SESSION MINUTES

No executive session was held, no minutes to be approved.

XIV – PLANNING BOARD – 6:00pm

ERIC SMITH – PUBLIC HEARING (01): The Planning Board recommends approving an application by Eric Smith for a conditional use for a rural business located at 445 Golden Drive, Map# 450A Parcel #56, in the Second District.

Senior Planner Fernald explained the applicant requests a conditional use to operate an RV remodeling business, with the conditions that a maximum of five (5) campers may be on the property at a time and no automotive or paint repair would be allowed. There were no public comments.
The Board added a condition that service and storage area be located behind the house.

Vice Chair Burdette made a motion to approve the request of a conditional use for a rural business with the following conditions:

1.The applicant shall provide proof of residence.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
3. A maximum number of 5 campers is allowed on the property at a time.
4. A 7ft privacy fence around the area where the rural business will take place.
5. Only interior maintenance may be performed on the campers/RV, no automotive or paint repair.
6. Service and storage area be located behind the house.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ERIC SMITH – SECOND READING (02): Consideration to approve the Second Reading of an application by Eric Smith for a conditional use for a rural business located at 445 Golden Drive Map# 450A Parcel #56, in the Second District.

This item was postponed to 02/20/2024 due to added stipulations.

HALLIE MYERS as agent for **BLUE SKY ACRES, INC. – PUBLIC HEARING (03):** The Planning Board recommends approving an application by Hallie Myers as agent for Blue Sky Acres, Inc. for a conditional use for an Agritourism Business located at 729 Ardmore Oaky Road Map# 285 Parcel # 5, in the Third District.

Senior Planner Fernald explained in order to expand their agritourism business, the applicant is requesting conditional use as they plan to provide a workshop for people with disabilities, as well as a classroom and enclosed arena for equine programs as part of their future plans. The largest building the applicant intends to construct will be located in the middle of the property. It will be 500 feet from the road and approximately 350 feet from the property line. A site plan and a business narrative have been provided to Staff, which are both required by the agritourism ordinance.

Owner Hallie Myers expressed her gratitude for the Board during this process.

Commissioner Deloach made a motion to approve the request of a conditional use for an Agritourism Business with the following conditions:

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

Commissioner Kieffer seconded the motion. The motion carried unanimously.

HALLIE MYERS as agent for **BLUE SKY ACRES, INC. – SECOND READING (04):** Consideration to approve the Second Reading of an application by Hallie Myers as agent for Blue Sky Acres, Inc. for a conditional use for an Agritourism Business located at 729 Ardmore Oaky Road Map# 285 Parcel # 5, in the Third District.

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

HALLIE MYERS as agent for **BLUE SKY ACRES, INC. – PUBLIC HEARING (05):** The Planning Board recommends approving an application by Hallie Myers as agent for Blue Sky Acres, Inc. requests a variance from ordinance Section 3.4.1, to allow for the reduction in required buffers located at 729 Ardmore Oaky Road, Map# 285 Parcel# 5, in the Third District.

Senior Planner Fernald explained the applicant requested a variance for a zero-foot buffer along the east property line, a 10-foot landscape buffer along Ardmore Oakey Road, and no variances needed to the back of the property.
There were no public comments on this item.

Commissioner Deloach made a motion to approve the request for variance. Commissioner Kieffer seconded the motion. The motion carried unanimously.

HALLIE MYERS as agent for **BLUE SKY ACRES, INC. – SECOND READING (06):**

Consideration to approve the Second Reading of an application by Hallie Myers as agent for Blue Sky Acres, Inc. requests a variance from ordinance Section 3.4.1, to allow for the reduction in required buffers located at 729 Ardmore Oaky Road, Map# 285 Parcel# 5, in the Third District.

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

JAMON JONES as agent for **PEREZ EVERARDO BACA – PUBLIC HEARING (07):** The Planning Board recommends denying an application by Jamon Jones as agent for Perez Everardo Baca to rezone 17.5 acres located at 2388 US Highway 80 from AR-1 to I-1 to allow for a concrete plant. Map# 354 Parcel# 28, in the First District.

Senior Planner Fernald explained the applicant is proposing a ready-mix concrete facility, which is a permitted use within I-1 industrial districts. The applicant has proposed a concrete wall for visibility and sound barrier, along with a dust collection system. The applicant has met the buffer requirements.

Speaking for: Jamon Jones illustrated where the concrete wall would be constructed as well as its height.
Speaking on objection: Melissa Stille, Cathy Sheffield, and Ricky Stille express concerns regarding particles in the area, traffic, hours of operations, silica dust.

The Board engaged in a discussion regarding the location.

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

JAMON JONES as agent for **PEREZ EVERARDO BACA – SECOND READING (08):** Consideration to approve the Second Reading of an application by Jamon Jones as agent for Perez Everardo Baca to rezone 17.5 acres located at 2388 US Highway 80 from AR-1 to I-1 to allow for a concrete plant. Map# 354 Parcel# 28, in the First District.

This item was denied due to previous action.

JAMES DASHER as agent for **PEGGY ANN BOYKIN BECK – PUBLIC HEARING (09):** The Planning Board recommends approving an application by James Dasher as agent for Peggy Ann Boykin Beck to rezone 116 acres located at Earl Lain Road & Hodgeville Road from PD Residential to PD Residential to allow for the amendment of a Planned Development. Map# 435 Parcel# 21, 21A, & 21B, in the Second District.

Senior Planner Fernald explained the Board approved the request to rezone this property to PD residential on January 17, 2023. The changes illustrate a text amendment allowing for the rear loading access to the property.

Agent James Dasher explained the PUD (planned unit development) has already been

approved, and staff is working with us to determine the most effective way to add the additional 20 lots. We are requesting to increase the lots based on the existing zoning, the PD (planned development), however since it is a PUD, we will need to return before rezoning.

Vice Chair Burdette made a motion to approve the request to rezone +/- 116 acres from PD to PD to allow for an amendment of the Planned Document. Located on Earl Laine Road and Hodgeville Road.

1. Buffers along Hodgeville Road shall be replanted per Effingham County Coode of Ordinances, section 3.4.2.
2. A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Damage Prevention.

Commissioner Deloach seconded the motion. The motion carried unanimously.

JAMES DASHER as agent for **PEGGY ANN BOYKIN BECK – SECOND READING (10):** Consideration to approve the Second Reading of an application by James Dasher as agent for Peggy Ann Boykin Beck to rezone 116 acres located at Earl Lain Road & Hodgeville Road from PD Residential to PD Residential to allow for the amendment of a Planned Development. Map# 435 Parcel# 21, 21A, & 21B, in the Second District.

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

CINDY & STEVEN PITTS – PUBLIC HEARING (11): The Planning Board recommends approving an application by Cindy & Steven Pitts to rezone 1.00 out of 7 acres located at 453 Gracen Road from AR-1 to AR-2 to allow for a new home site. Map# 271 Parcel# 40, in the Third District.

Senior Planner Fernald explained the applicant is seeking to subdivide the property in order to create a new home site, which will be served by a private well and septic system and will require the property to be rezoned from AR-1 to AR-2.
There were no public comments.

Commissioner Deloach made a motion to approve the request to rezone +/- 1.00 out of 7 acres from AR-1 to AR-2 to allow for a new home site. Located at 453 Gracen Road. Commissioner Loper seconded the motion. The motion carried unanimously.

CINDY & STEVEN PITTS – SECOND READING (12): Consideration to approve the Second Reading of an application by Cindy & Steven Pitts to rezone 1.00 out of 7 acres located at 453 Gracen Road from AR-1 to AR-2 to allow for a new home site Map# 271 Parcel# 40, in the Third District.

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

MARK JACOBS – PUBLIC HEARING (13): The Planning Board recommends approving with conditions an application by Mark Jacobs to rezone 20.41 acres located at Highway 119 South & 475 Little McCall Road from AR-1 to AR-2 to allow for a subdivision to create new home sites Map# 320 Parcel# 50D & 52, in the Third District.

Senior Planner Fernald explained there is a request from the applicant to rezone both parcels to R-2; however, the planning board has placed a restriction on the lot shown, not to be rezoned to AR-2 as the applicant plans to recombine this lot with their property at some point in the future.
There were no public comments.

Commissioner Deloach made a motion to approve the request to rezone +/- 20.41 acres from AR-1 to AR-2 to allow for new home sites. Located at Highway 119 South and 475 Little McCall Road, with the following conditions:

1. the 9.81-acre parcel located at 475 Little McCall Road remain AR-1.

Commissioner Loper seconded the motion. The motion carried unanimously.

MARK JACOBS – SECOND READING (14): Consideration to approve the Second Reading of an application by Mark Jacobs to rezone 20.41 acres located at Highway 119 South & 475 Little McCall Road from AR-1 to AR-2 to allow for a subdivision to create new home sites Map# 320 Parcel# 50D & 52, in the Third District.

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

MILTON RAHN JR. – PUBLIC HEARING (15): The Planning Board recommends approving an application by Milton Rahn Jr. to rezone 0.078 acres of 78.775 located at Lexington Avenue Ext. from AR-1 to AR-2 to allow for the division of an encroachment of a shed from an adjacent parcel Map# 447 Parcel# 3, in the Fifth District.

Senior Planner Fernald explained as the small accessory structure is currently located over the property line, the applicant is rezoning the 0.07 acres. To do this, the 0.07 acres must have the same zoning as the other parcel, which is AR-2.
There were no public comments.

Commissioner Kieffer made a motion to approve the request to rezone +/- 0.078 acres of 78.775 from AR-1 to AR-2 to allow for recombination. Located at Lexington Avenue Ext. Commissioner Loper seconded the motion. The motion carried unanimously.

MILTON RAHN JR – SECOND READING (16): Consideration to approve the Second Reading of an application by Milton Rahn Jr. to rezone 0.078 acres of 78.775 located at Lexington Avenue Ext. from AR-1 to AR-2 to allow for the division of an encroachment of a shed from an adjacent parcel Map# 447 Parcel# 3, in the Fifth District.

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

DONNIE BAZEMORE – PUBLIC HEARING (17): The Planning Board recommends approving an application by Donnie Bazemore to rezone 1.58 acres located at 5947 GA Highway 21 South from R-1 to B-3 to allow for a car lot Map# 465 Parcel# 1C, in the Fifth District.

Senior Planner Fernald explained both in 2020 and 2022, the proposed zoning was denied by the Planning Board and the Board of Commissioners. This parcel is depicted on the future land use map as agricultural residential, but it is surrounded by commercial and it faces Highway 21, which is designated as a commercial corridor.

Alec Metzger explained the property has been in their family for approximately 30 years, and they want to relocate their car sales business to this lot. The house will be converted to a sales office, and the lot will be improved. One of the big concerns was traffic generated by the site and how it was going to access the site. The traffic would be like what a residence would have and much less than that of a normal commercial retail business. Trucks (18 wheelers) will not deliver to the site. The traffic on Lewis Drive will be mainly residential traffic. They plan on meeting the County's buffer ordinance by adding trees and shrubbery and a new fence.

Malcolm Smith requested that a private road be constructed between his property and Mr. Bazemore's.
Speaking in objection: Carl Cords expressed his concerns with traffic and the safety of the children.
In addition to providing a breakdown of the hours of operation, Donnie Bazemore wanted to assure that he understood the concerns of his neighbors.

Commissioner Kieffer made a motion to approve the request to rezone +/- 1.58 acres from R-1 to B-3 to allow for a car lot. Located at 5947 GA Highway 21, with the following conditions:

1. Buffers shall be maintained per the Effingham County Code of Ordinances, Section 3.4.1
2. A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.

Commissioner Loper seconded the motion. The motion carried unanimously.

DONNIE BAZEMORE – SECOND READING (18): Consideration to approve the Second Reading of an application by Donnie Bazemore to rezone 1.58 acres located at 5947 GA Highway 21 South from R-1 to B-3 to allow for a car lot Map# 465 Parcel# 1C, in the Fifth District.

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

DONNIE BAZEMORE – SKETCH PLAN (19): The Planning Board recommends approval for an application by Donnie Bazemore for a Sketch Plan located on Hwy 21 South, for "Rincon Car Lot" proposed zoning B-3 Map# 465 Parcels# 1C in the Fifth District.

Planner II Easton explained this item was discussed along with the previous item. There are some conditions that staff has addressed with the applicant.

Commissioner Kieffer made a motion to approve the sketch plan for "Bazemore Car Lot" with the following conditions:

1. The Pond is moved further south, adding more distance between it and the buffer.
2. An Encroachment permit is issued for the Main Access Point for the car lot.
3. A Buffer Map and Buffer contract is submitted at time of Land Disturbing Activity and Development Plan Review.
4. The Applicant obtains an Effingham County Commercial Business License
5. Buffers must be replanted before the issuance of a business license.
6. Applicant passes his Fire Inspection.
7. Site development plans shall comply with Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
8. All wetland impacts must be approved and permitted by USACE.

Commissioner Loper seconded the motion. The motion carried unanimously.

XV – ADJOURNMENT

At 7:10pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Roger Burdette, Vice Chairman

S. Johnson

Stephanie D. Johnson, County Clerk