EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
November 7, 2023

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, November 7, 2023 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 County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – Director of I.T., Ms. Chelsie Fernald – Planner II, Ms. Samantha Easton – Planner I, Mrs. Sarah Mausolf – HR Director, Ms. Angela Stanley – Engineering Project Manager, Ms. Marie Todd – Executive Assistant, Ms. Alison Bruton – Purchasing Agent and Mr. Mark Lastinger – Public Information Officer.

CITIZEN PARTICIPATION

Ms. Michele Allen, Mr. Eric Allen, Ms. Ali Graham, Mr. Jimmy Bell, Ms. Beverly Smithey, Mr. Jeremy Zeigler, Ms. Rebecca Zeigler, Ms. Mary Godlove, Mr. Jim Crockett, Ms. Heather A. Stafford, Ms. Jennie Parker, Ms. Michelle Whitaker, Stephen Long, Ms. Priscilla Cockett, Ms. Sharee McKenzie, Ms. Jaya Ross, Mr. Charlie Hayslip, Mr. Otto Castillo, Ms. Cassie Hinely, Ms. Evelyn Davis, Mr. Christopher Grimes, Ms. Melissa Castellanos, Mr. Jarrod Tipton, and Mr. Scott Lewis

I- CALL TO ORDER

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

II- ROLL CALL

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

III – INVOCATION

Commissioner Burdette provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson stated items #1-8 were removed from the Unfinished Business

list and will be postponed to the meeting on 12/05/2023. Commissioner Deloach made a motion to approve a resolution to approve the agenda with the noted changes. Commissioner Loper seconded the motion. The motion carried unanimously.

VI– MINUTES

Commissioner Deloach made a motion to approve the October 17, 2023 work session and regular meeting minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – CONSENT AGENDA

Commissioner Loper made a motion to approve the following Consent Agenda items: **(1)** Consideration to ratify and affirm approval of a Policy for Catastrophic Inmate Medical Insurance for the Effingham County Jail **(2)** Consideration to ratify and affirm an Enterprise vehicle orders for Effingham County Sheriff's Office **(3)** Consideration to approve to renew an Agreement between Effingham County Board of Elections and Sentry Data Management LLC. **(4)** Consideration to approve termination of the Probation Services Agreement between Effingham County and City of Springfield **(5)** Consideration to approve the 2024 County Holiday Schedule. Commissioner Burdette seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

MRD PARTNERS, LLC / NOLAN ANDREWS as Agent for **RONALD V. ROBERTS & BARRY CHENKIN – PUBLIC HEARING (1):** The Planning Board recommends approving an application by MRD Partners, LLC / Nolan Andrews as Agent for Ronald V. Roberts & Barry Chenkin to rezone 18.5 acres located at 4828, 4838 & 4884 McCall Road from R-2 & AR-1 to I-1 to allow for warehouse development Map# 450D Parcel# 4A, 4B & 5 in the Second District (*postponed 10/03/2023*)

This item was postponed to 12/05/2023 at agenda approval.

MRD PARTNERS, LLC / NOLAN ANDREWS as Agent for **RONALD V. ROBERTS & BARRY CHENKIN - SECOND READING (2):** Consideration to approve the Second Reading of an application by MRD Partners, LLC / Nolan Andrews as Agent for Ronald V. Roberts & Barry Chenkin to rezone 18.5 acres located at 4828, 4838 & 4884 McCall Road from R-2 & AR-1 to I-1 to allow for warehouse development Map# 450D Parcel# 4A, 4B & 5 in the Second District (postponed 10/03/2023)

This item was postponed to 12/05/2023 at agenda approval.

MRD PARTNERS, LLC / NOLAN ANDREWS as Agent for **RONALD V. ROBERTS & BARRY CHENKIN - PUBLIC HEARING (3):** The Planning Board recommends approving an application by MRD Partners, LLC as Agent for Ronald V. Roberts & Barry Chenkin requesting a variance from Section 3.4 to reduce required development buffers from industrial to residential located on McCall Road, proposed zoning I-1. Map# 450D Parcel# 4A, 4B & 5, in the Second District (*postponed, 10/03/2023*)

This item was postponed to 12/05/2023 at agenda approval.

MRD PARTNERS, LLC / NOLAN ANDREWS as Agent for **RONALD V. ROBERTS & BARRY CHENKIN - SECOND READING (4):** Consideration to approve the Second Reading of an application by MRD Partners, LLC as Agent for Ronald V. Roberts & Barry Chenkin requesting a variance from Section 3.4 to reduce required development buffers from industrial to residential located on McCall Road, proposed zoning I-1. Map# 450D Parcel# 4A, 4B & 5, in the Second District (postponed 10/03/2023)

This item was postponed to 12/05/2023 at agenda approval.

MRD PARTNERS, LLC - SKETCH PLAN (5): The Planning Board recommends approving an application by MRD Partners, LLC, for a Sketch Plan located on McCall Road for "Horizon Business Center" zoned I-1 Map# 450D Parcels# 4A, 4B & 5 in the Second District (*postponed, 10/03/2023*)

This item was postponed to 12/05/2023 at agenda approval.

KFJT ENTERPRISES, LLC as Agent for **ESTATE OF ERNEST OETGEN - PUBLIC HEARING (6):** The Planning Board recommends denying an application by KFJT Enterprises, LLC as Agent for Estate of Ernest Oetgen to rezone 170 +/- acres located on Oetgen Road from AR-1 & R-4 to I-1 to allow for business development Map# 399 Parcel# 3, 3D, 3Q, & 3R, in the First District (*postponed, 10/03/2023*)

This item was postponed to 12/05/2023 at agenda approval.

KFJT ENTERPRISES, LLC as Agent for **ESTATE OF ERNEST OETGEN - SECOND READING (7):** Consideration to approve the Second Reading of an application by KFJT Enterprises, LLC as Agent for Estate of Ernest Oetgen to rezone 170 +/- acres located on Oetgen Road from AR-1 & R-4 to I-1 to allow for business development Map# 399 Parcel# 3, 3D, 3Q, & 3R in the First District (postponed, 10/03/2023)

This item was postponed to 12/05/2023 at agenda approval.

COLEMAN COMPANY - SKETCH PLAN (8): The Planning Board recommends denying an application by Coleman Company, for a Sketch Plan located on Oetgen

Road for "Oetgen Industrial" zoned I-1 Map# 399 Parcels# 3, 3D, 3Q & 3R in the First District (*postponed 10/03/2023*)

This item was postponed to 12/05/2023 at agenda approval.

LEX BAZEMORE as Agent for **WANDA R. WILLIAMS – PUBLIC HEARING (9):** The Planning Board recommends denying an application by Lex Bazemore as Agent for Wanda R. Williams to rezone 17.67 acres located on Race Path Road from AR-1 to R-4 with the conditional use to allow for an RV park Map# 412 Parcel# 5A in the Fourth District (*postponed 10/03/2023*)

Planner II Fernald explained at the September 14th 2023 TRC meeting, staff discussed the conditional use for rezoning, and noted that the existing RV parks within the county have long wait lists and are unavailable at the moment. The applicant requested that the Board table this item to December 5th.

Commissioner Loper made a motion to postponed to 12/05/2023. Commissioner Kieffer seconded the motion. The motion carried unanimously.

LEX BAZEMORE as Agent for **WANDA R. WILLIAMS – SECOND READING (10):** Consideration to approve the Second Reading of an application by Lex Bazemore as Agent for Wanda R. Williams to rezone 17.67 acres located on Race Path Road from AR-1 to R-4 with the conditional use to allow for an RV park Map# 412 Parcel# 5A in the Fourth District (*postponed 10/03/2023*)

This item was postponed to 12/05/2023 due to previous action.

JOAO BATISTA – SECOND READING (11): Consideration to approve the Second Reading of an application by Joao Batista for a conditional use for a rural business located at 174 Noel C. Conaway Road Map# 352 Parcel #56, in the First District (*1st reading approved, 10/17/2023*)

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE III - BUFFERS OF THE CODE OF ORDINANCES (*approved 1st reading, 10/17/2023*) (12)

Development Service Director Candler explained we agreed on a minimum of four to one for the berm slope discussed by Commissioner Kieffer. We did not want to go beyond four to one because it would increase the base and the amount of land that needed to be cleared. While we discussed doubling the buffer to 50 feet, that would make the area rather invisible at that time, so we opted to focus only on road frontage.

Vice Chair Kieffer made a motion to approve an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article III – General Provisions. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND THE CODE OF ORDINANCES APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.1 - AR-1 AGRICULTURAL DISTRICTS (*1st reading approved, 10/17/2023*) (13)

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

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE FOR CHAPTER 14 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE VIII - UNFIT BUILDINGS AND PROPERTY OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 10/17/2023*) (14)

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

CONSIDERATION TO APPROVE THE SECOND READING OF A SPEED ZONE ORDINANCE TO REDUCE THE SPEED LIMIT ON A SECTION OF STILLWELL ROAD (*1st reading approved, 10/17/2023*) (15)

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE A SERVICES AGREEMENT WITH MOTOROLA SOLUTIONS FOR THE MAINTENANCE AND SUA II AGREEMENT FOR THE 700/800 MHZ RADIO SYSTEM, 911 AND SHERIFF'S DISPATCH CONSOLES (1):

I.T Director Reed explained Public safety radio system service agreements and system upgrade agreements will again be up for renewal. We can approve the combined agreement, accept the separate agreements, or do not approve any agreements.

Commissioner Loper made a motion to approve of the Combined Services Agreement with Motorola Solutions. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PAYMENT TO GDOT FOR PROJECT 0020095, SR 30/KOLIC HELMEY ROUNDABOUT (2):

Purchasing Agent Bruton explained Georgia Department of Transportation (GDOT) submitted a letter to the county, as this project is locally funded, and there is an agreement with Greenland Developers. In order to comply with large encroachment and permit requirements, we are required to pay $30,000 for PE oversight, which is $15,000 for each fiscal year. The project will be actively underway.

Commissioner Burdette made a motion to approve of $30,000 payment to GDOT for Project 0020095, SR 30/Kolic Helmey Roundabout for PE Oversight. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM POND FOR THE DESIGN SERVICES OF THE GOSHEN ROAD WIDENING PROJECT (3):

Purchasing Agent Bruton explained Pond completed a traffic analysis and conceptual

design to evaluate Goshen Road recently. Upon reviewing that analysis, the Staff requested Pond to submit a proposal for the full design. According to their proposal, there are five (5) tasks included in the contingency, which is outlined in the staff report. Staff and Thomas and Hutton personnel reviewed this proposal.

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

CONSIDERATION TO APPROVE A PROPOSAL FROM POND FOR THE PHASE II DESIGN OF THE CLARENCE E. MORGAN COMPLEX (4):

Purchasing Agent Bruton explained the IDC listing was used as the basis for request for proposal (RFP). Two (2) proposals were received, one from Pond and one from CHA Consulting, for the CEM Phase 2 design based on information contained within the Parks and Recreation Master Plan. Thomas and Hutton's staff reviewed both proposals once more.

Commissioner Deloach made a motion to approve of the Proposal from Pond for the Phase II Design of the Clarence E. Morgan Complex in the amount of $252,516.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

APPROVAL OF GDOT FUNDING REQUEST FOR PROJECT 0006700, EFFINGHAM PARKWAY (5):

Purchasing Agent Bruton explained there was a pay item in the plan and contract quantities for Effingham Parkway that was left out, which falls under the county's responsibility.

Commissioner Loper made a motion to approve of GDOT Funding Request for Project 0006700, Effingham Parkway, in the amount of $78,501.12. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER WITH LEGACY WATER GROUP FOR THE LOOP B CONSTRUCTION PROJECT (6):

Purchasing Agent Bruton explained this is a change order for the Blue Jay Road Water and Reuse Line Extension Project, which is partially funded by grants. There have been two (2) change order requests made, both of which were included in the packet. Both of these requests have been reviewed and approved by Hussey Gay Bell, as well as Thomas and Hutton.

Commissioner Deloach made a motion to approve of Change Order with Legacy Water Group for the Loop B Construction Project in the amount of $202,517.00, bringing the overall contract total to $7,515,862.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND ADOPT THE STORMWATER MASTERPLAN AS PRESENTED BY POND & COMPANY (7):

Purchasing Agent Bruton explained the Stormwater Master Plan was presented at the last work session on October 17th. The plan has now been completed and is ready for approval.

Commissioner Burdette made a motion to approve and Adoption of the Stormwater Masterplan. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY LOCATED AT HWY 21 S/ LEWIS DRIVE MAP# 465J PARCEL# 1A, 3A IN THE FIFTH DISTRICT (8):
County Clerk Johnson explained there is contiguity across the street from this parcel, but none of the other properties on that side of the road are currently annexed into the city.

Commissioner Kieffer made a motion to approve to Acknowledge the Petition Requesting Annexation as presented by the City of Rincon. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II - OFFICIAL CODE, CHAPTER 10, ARTICLE IV - ANIMAL CARE; 10-112 - KEEPING OF FOWL OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (9):
Director of Development Service Candler explained this amendment to the ordinance is simply about the number of permitted fowl. There are some birds that are unable to comply with the ordinance, such as those that must be kept in a garage. Most livestock references are taken from dwellings, so a chicken coop cannot be 150 feet from a home and still meet the criteria.

Commissioner Floyd made a motion to approve an amendment to the Code of Ordinances Part II – Official Code, Chapter 10, Article IV – Animal Care; 10-112- Keeping of Fowl the Effingham County Code of Ordinances. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE FOR PART II - OFFICIAL CODE, CHAPTER 42; SECTION 42-7 - FIREARMS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (10):
Director of Development Service Candler explained the advertising requirements was not met for this ordinance.

Commissioner Deloach made a motion to postponed to 11/21/2023. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 023-027 TO AMEND THE FISCAL YEAR 2024 BUDGET (11):
Finance Director Barnes explained for fiscal year 2024, this amendment includes allocating grant revenues received by the Sheriff's Office for the Time Task Force Grant and allocating funds for tablets for the OpenGov implementation for Development Services.

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

unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTIES OF CHATHAM, EFFINGHAM AND LIBERTY AND LIVE OAK PUBLIC LIBRARIES (12)

County Manager Callanan explained our last joint library agreement was with Effingham, Chatham, and Liberty in 2017. This agreement renews a proportionate share of the budget based on the expenses associated with running the two (2) Effingham County libraries, along with a prorated share of administrative expenses for the entire system.

Commissioner Deloach made a motion to postponed to 11/21/2023. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 023-028 IN SUPPORT OF REFORM AND IMPROVEMENT OF MENTAL HEALTH SERVICES (13)

County Clerk Johnson explained this is a request initiated by ACCG to offer support to the General Assembly during their discussion of mental health provisions.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

DRT

- Foul odor noticed during the end of September around the Ebenezer Creek area

Development Services Director Candler

OpenGov

- Approximately 50 people attended the seminar

Commissioner Floyd

Stage Coach Road

- Complaints of speeding dump truck

Commissioner Burdette

Firearm Ordinance

- Clarification on distance from a residence

XIII – EXECUTIVE SESSION

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

XIV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the October 17, 2023 executive session minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00pm

DONNA DAVIS – PUBLIC HEARING (01): The Planning Board recommends approving an application by Donna Davis requests to rezone 1.72 acres located at 119 Garden Lane from AR-1 to AR-2 to allow for a recombination of parcels Map# 388B Parcel# 18 & 19 in the Fourth District.

Planner II Fernald explained the applicant owns two (2) adjacent parcels that are not conforming to AR-1 codes. Previously, an accessory structure permit was denied because the accessory structure was not located on the same parcel as the primary dwelling. However, by combining lots, the new parcel will meet the AR-1 or AR-2 standards, so the accessory structure will be allowed.

There were no public comments.

Commissioner Loper made a motion to approve the request to rezone 1.72 acres from AR-1 to AR-2, with the following condition:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

DONNA DAVIS – SECOND READING (02): Consideration to approve the Second Reading of an application by Donna Davis to rezone 1.72 acres located at 119 Garden Lane from AR-1 to AR-2 to allow for a recombination of parcels. Map# 388B Parcel# 18 & 19 in the Fourth District.

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

ANNA HABERSHAM WRIGHT – PUBLIC HEARING (03): The Planning Board recommends approving an application by Anna Habersham Wright requests to rezone 4.96 acres located at 733 Log Landing Road from AR-1 to AR-2 to allow for the creation of a new home site Map# 428 Parcel# 1 in the Fourth District.

Planner II Fernald explained the applicant intends to build a new home on three (3) acres, leaving the existing one at 1.96 acres. Neither lot will meet the five-acre threshold for AR-1 so the entire parcel must be rezoned to AR-2.

There were no public comments.

Commissioner Loper made a motion to approve the request to rezone 4.96 acres from AR-1 to AR-2, with the following conditions:

1. A minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

ANNA HABERSHAM WRIGHT – SECOND READING (04): Consideration to approve the Second Reading of an application by Anna Habersham Wright to rezone 4.96 acres located at 733 Log Landing Road from AR-1 to AR-2 to allow for the creation of a home site Map# 428 Parcel# 1 in the Fourth District.

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

MARNIER GROUP LTD. as Agent for **ROBERT FLETCHER WALDOUR and LYNETTE WALDOUR – PUBLIC HEARING (05):** The Planning Board recommends approving

an application by Marnier Group Ltd. as Agent for Robert Fletcher Waldour and Lynette Waldour requests to rezone +/- 44.509 acres located on Blue Jay Road from AR-1 to R-3 to allow for a multifamily residential development Map# 326 Parcel# 17 in the First District.

Planner II Fernald explained the applicant seeks a rezoning to R-3 for multifamily development. The development will consist of 288 total units in ten (10) three-story buildings. This development proposes access to Blue Jay and Highway 17 and a clubhouse, pool, dog park, nature trail, and outdoor courts. The 44.509 acres of the project site must be separated and then a variance for the building height must be granted.

Speaking for: Josh Yellin and Ian Smith gave an overview of the design and location of each project and how it would impact the area.

Speaking in objection: Otto Castillo, Billy Ray Silvestre, Sarah Crosby, Tim Hutchings, Kathy Creech, and Jared Tipton expressed concerns with traffic, safety of potential incoming residents, water drainage, school capacity, water and sewer and infrastructure.

The Board engaged in a discussion concerning both sides' points of view.

Commissioner Floyd made a motion to postpone to 11/21/2023.
Commissioner Burdette seconded the motion. The motion carried unanimously.

MARNIER GROUP LTD. as Agent for **ROBERT FLETCHER WALDOUR and LYNETTE WALDOUR – SECOND READING (06):** Consideration to approve the Second Reading of an application by Marnier Group Ltd. as Agent for Robert Fletch Waldour and Lynette Waldour to rezone +/- 44.509 acres located on Blue Jay Road from AR-1 to R-3 to allow for a multifamily residential development Map# 326 Parcel# 17 in the First District.

This item was postponed to 11/21/2023 due to previous action.

MARNIER GROUP LTD. as Agent for **ROBERT FLETCHER WALDOUR and LYNETTE WALDOUR – PUBLIC HEARING (07):** The Planning Board recommends approving an application by Marnier Group Ltd. as Agent for Robert Fletcher Waldhour and Lynette Waldhour requesting a Variance to exceed the maximum building height allowed in the R-3 zoning district located on Blue Jay Road, zoned AR-1, proposed zoning R-3 Map# 326 Parcel# 17 in the First District.

Commissioner Floyd made a motion to postponed to 11/21/2023. Commissioner Deloach seconded the motion. The motion carried unanimously.

MARNIER GROUP LTD. as Agent for **ROBERT FLETCHER WALDOUR and LYNETTE WALDOUR – SECOND READING (08):** Consideration to approve the Second Reading of an application by Marnier Group Ltd. as Agent for Robert Fletcher Waldour and

Lynette Waldour requesting a Variance to exceed the maximum building height allowed in the R-3 zoning district located on Blue Jay Road, zoned AR-1, proposed zoning R-3 Map# 326 Parcel# 17 in the First District.

This item was postponed to 11/21/2023 due to previous action.

QUAIL PRESERVE, LLC – PUBLIC HEARING (09): The Planning Board recommends approving an application by Quail Preserve, LLC. requesting a Variance to eliminate the required buffer between commercial and AR zoning districts located on US Highway 80, zoned B-3 Map# 329 Parcel# 41E01 in the First District.

Planner II Fernald explained it is requested that buffers between B-3 and AR-1 zoning districts be eliminated. The rezoning of this parcel was approved at the October 3rd, 2023 Board of Commissioners meeting. In addition, the parcel to the south is owned by the applicant and placed under conservation status, ensuring that it will not be developed.

There were no public comments.

Commissioner Floyd made a motion to approve the request for a variance from Section 3.4.1. Commissioner Deloach seconded the motion. The motion carried unanimously

QUAIL PRESERVE, LLC – SECOND READING (10): Consideration to approve the Second Reading of an application by Quail Preserve, LLC requesting a variance to eliminate the required buffer between commercial & AR zoning districts located on US Highway 80, zoned B-3 Map# 329 Parcel# 41E01 in the First District.

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

XVI – ADJOURNMENT

At 7:24pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

S. Johnson

Stephanie D. Johnson, County Clerk