EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
January 16, 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, January 16, 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 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 and Ms. Laura Bassett – Director of Elections & Registration

CITIZEN PARTICIPATION

Michael Redmond, Victoria Little, Craig Johnson, Joel Stuart, Jimmy Blakley, Alec Metzgar, C.J. Chance, Lauren Davenport, and David Clough

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 5:06pm

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 item #3 under Unfinished Business will be postponed to 02/20/2024. Commissioner Kieffer made a motion to approve a resolution to approve the agenda with the noted changes. Commissioner Deloach seconded the motion. The motion carried unanimously.

VI– ELECTION OF VICE CHAIR

1. Election of a Vice Chairperson for 2024

Commissioner Deloach made a motion to nominate Commissioner Burdette as Vice Chairperson. Commissioner Floyd seconded the motion. The motion carried unanimously.

VII– MINUTES

Commissioner Kieffer made a motion to approve the December 4, 2023, work session minutes and the December 5, 2023, regular meeting minutes. Commissioner Deloach seconded the motion. The motion carried unanimously.

VIII– 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.

IX – CORRESPONDENCE

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

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(1)** Consideration to renew the Memorandum of Understanding with Effingham County United Methodist Campground for use as a critical workforce shelter and/or post event shelter **(2)** Consideration to approve Grant Funding from Norfolk Southern for a UAS (Drone) **(3)** Consideration to approve to ratify and affirm Resolution# 023- 032 to adopt the 2023 Hazard Mitigation Plan **(4)** Consideration to approve the 2024 Statewide Mutual Aid and Assistance Agreement. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

MRD PARTNERS, LLC / NOLAN ANDREWS as Agent for **RONALD V. ROBERTS & BARRY CHENKIN - SECOND READING (1):** 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 11/07/2023, 12/05/2023)*

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

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 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 11/07/2023, 12/05/2023)*

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

MRD PARTNERS, LLC – SKETCH PLAN (3): 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 11/07/2023, 12/05/2023)*

This item was postponed to 02/20/2024 at agenda approval.

LEX BAZEMORE as Agent for **WANDA R. WILLIAMS – PUBLIC HEARING (4):** 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-4with the conditional use to allow for an RV park Map# 412 Parcel# 5A in the Fourth District *(postponed 10/02/2023, 11/07/2023, 12/05/2023)*

Speaking against: James Gerbaski expressed concerns regarding the infrastructure and road conditions due to the increased number of vehicles.

Lex Bazemore explained the water and sewer in this park will be self-sufficient and will be governed by the state on a state level and by the EPD. This RV Park is geared towards contractors working in the area. These contractors drive professional trucks and extremely expensive motorhomes. There will be potential traffic going up and down the road. For the time being, Race Path Road is adequate for RV traffic. In all the promotional materials for the park, people are directed down Rahn Station Road, which is approximately half a mile longer than Race Path Road.

Resident Pierce Osborne showed the Board a picture of what the road looks like when two cars pass each other.

Commissioner Loper made a motion to approve. The motion dies due to lack of a seconded. Commissioner Deloach made a motion to deny. Commissioner Floyd seconded the motion. Commissioner Loper opposed. The motion carried four to one.

LEX BAZEMORE as Agent for **WANDA R. WILLIAMS – SECOND READING (5):** 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, 11/07/2023, 12/05/2023)

This item was denied due to previous action.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 024-001 TO AMEND THE 2024 FISCAL YEAR BUDGET (1):

Finance Director Barnes explained Staff is requesting approval for this amendment, which covers four (4) budget items, including two (2) dump trucks approved last fiscal year. As a result of lead times, these are expected to arrive this year. It also allocates funding for a mandatory radio system upgrade, which will be implemented later under New Business 11.

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 AN INCREASE IN THE DAILY AND PER DIEM PAY FOR JURORS (2):

Finance Director Barnes explained a grand jury was convened in December. As requested by the Clerk of Courts and as outlined in Georgia Code, section 15-12-7, the grand jury recommends that the ECBOC approve the increase in jury selection and jury duty pay from $25 to $40 per day, as well as an increase in the daily per diem rate from $7 to $10 a day.

Vice Chair Burdette made a motion to approve increasing the daily jury duty pay to $40, and the daily per diem to $10. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INCREASE IN THE DAILY COMPENSATION AND LUNCH PAY OF MEMBERS OF THE BOARD OF EQUALIZATION (3):

Finance Director Barnes explained through the Clerk of Courts and per the Georgia code, the grand jury recommends increasing the Board of Equalization compensation from $50 per day to $90 per day, and their lunch pay from $10 per day to $15 per day.

Commissioner Deloach made a motion to approve increasing the daily jury duty pay to $90, and the daily per diem to $15. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-002 DECLARING THE RESULTS OF THE NOVEMBER 7, 2023, ELECTION (4):

County Manager Callanan explained the public voted on a referendum on November 7th to approve the extension of the 1% TSPLOST for another five (5) years and to imposition of a cap on bond issuance. It was approved 2,464 yes to 2,176 no.

Commissioner Deloach made a motion to approve Resolution# 024-002 declaring the results of the November 7, 2023, election. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT SUBMITTED BY VICTORIA LITTLE AS AGENT FOR CUBALENE BRIGGS ESTATE LOCATED ON OLD LOUISVILLE ROAD AND RIVERSIDE DRIVE, CONSISTING OF 7 LOTS MAP# 272 PARCEL# 17, IN THE THIRD DISTRICT (5):

Senior Planner Fernald explained to subdivide the parcel into seven tracks, the applicant has submitted a final plat for the estate subdivision. A 60-foot private access easement has been granted to the parcel that does not have road frontage. The future

land use map for this area indicates that it will be agricultural residential.

Commissioner Deloach made a motion to approve the final plat for Victoria Little as agent for Cubalene Briggs Estate. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-003 TO TRANSMIT THE FY2023 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE TO THE COASTAL REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW (6):
Senior Planner Fernald explained the purpose of this resolution is purely academic to keep our government status and receive government assistance with loans if necessary.

Commissioner Deloach made a motion to approve the resolution transmitting the FY 2023 CIE annual update for review. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT FOR PHASE 2 OF THE NORTHGATE PROJECT (7):
Procurement and Capital Projects Manager Bruton explained in this agreement, the county and other parties agree on the terms for the design, development, and provision of water and sewer services, as well as the development of the intersection at Old Augusta Road and General Way. Effingham County staff reviewed this agreement, and the Effingham County Attorney approved its form.

Commissioner Loper made a motion to approve of Development Agreement for Phase 2 of the Northgate Project. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 FOR SOUTHERN CIVIL, LLC FOR THE CONSTRUCTION OF HODGEVILLE LIFT STATION #4 (8):
Procurement and Capital Projects Manager Bruton explained on the change order form, the scope of the contract has been modified, resulting in a deduction from the contract total.

Commissioner Burdette made a motion to approve of Change Order #1 for Southern Civil, LLC for the Hodgeville Lift Station #4 Construction for a deduction of -$38,400.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PROPOSALS FROM POND FOR THE DESIGN DEVELOPMENT FOR VARIOUS EFFINGHAM COUNTY PARKS (9):
There was no discussion on this item.

Commissioner Kieffer made a motion to approve of the two proposals from Pond for design development for Pineora Park in the amount of $117,978 and for Meldrim, Clyo, and Effingham County Recreation Parks in the amount of $141,851. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM A PAYMENT TO BRYAN COUNTY FOR SEWER CONNECTIONS (10):
Procurement and Capital Projects Manager Bruton explained this is simply to install the necessary connection valves at the two (2) locations where the taps will be installed.

Vice Chair Burdette made a motion to Ratification of Approval of payment to Bryan County for Sewer Connections in the amount of $130,000.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM PAYMENT TO QUALITY RECORDING SOLUTIONS, LLC RELATED TO RADIO INTERFACE UPGRADES (11):
There was no discussion on this item.

Commissioner Deloach made a motion to approve ratification of approval for Payment to Quality Recording Solutions, LLC in the amount of $17,985.00. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM POND FOR THE EFFINGHAM COUNTY TRANSPORTATION MASTERPLAN UPDATE (12)
Procurement and Capital Projects Manager Bruton explained the report will include the results of other studies that have been conducted, the development of a plan, a reevaluation of critical transportation links, etc. The decision to proceed with the report will be made by the Board.

Commissioner Deloach made a motion to approve of Proposal from Pond for the Effingham County Transportation Masterplan Update including Task 4D for a total of $266,096. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM TRAMMCO FOR RISK EVALUATION AND CLEANUP STANDARD DEVELOPMENT FOR THE ATLAS SITE (13)
Procurement and Capital Projects Manager Bruton explained Tramco has been performing the tasks related to the remediation of the Atlas site. This proposal is for them to calculate site-specific risk reduction standards for soil and groundwater.

Vice Chair Burdette made a motion to approve of Proposal from Trammco for Risk Evaluation and Cleanup Standard Development for the Atlas Site for a NTE total of $19,250.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER #2 FOR THOMAS AND HUTTON FOR A FORCE MAIN EXTENSION FEASIBILITY STUDY (14)
Procurement and Capital Projects Manager Bruton explained Staff requested this proposal from Thomas and Hutton, which is a feasibility study that will explore the possibility of connecting the Guyton and Springfield treatment plants via a force main extension. In addition to developing a technical memo with 30% design plans

describing the potential connection, Thomas and Hutton will also provide alternatives.

Commissioner Loper made a motion to approve of Task Order #2 for Thomas and Hutton for a Force Main Extension Feasibility Study for a NTE total of $91,500. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED SUBMITTED BY CLAY PALMER, OF DR HORTON FOR LONGLEAF VILLAGE PHASE 1 LOCATED ON GOSHEN ROAD, CONSISTING OF 51 LOTS MAP# 451 PARCEL# 22A, IN THE SECOND DISTRICT (15)

Planner II Easton explained the applicants are requesting approval of their final plats for phase one of Longleaf Village. There is a condition to the approval that the applicant submits a corrected final plat. Staff has indeed received this corrected final plat. Everything has been reviewed and approved by the EOM, the county attorney, and staff.

Vice Chair Burdette made a motion to approve the final plat and infrastructure agreement for Longleaf Village Phase I, and accept the roads and drainage infrastructure identified in the warranty deed with the following conditions:

a. The applicant submits a corrected Final Plat and Deed.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM A CONTRACT FOR THE PURCHASE OF 4 ACRES LOCATED AT 315 US HWY 80, AS PART OF THE ATLAS PARK PROJECT, MAP# 301 PARCEL# 32 (16)

County Manager Callanan explained this parcel is four acres adjacent to the Atlas site. It was publicly listed and entered into a contract. It is contingent upon Board approval and other contingencies such as appraisal, survey and environmental work phase one. This ratifies the contract so we can proceed with these processes.

Commissioner Floyd made a motion to approve the Ratification of Purchase Agreement for Tax Parcel No. 03010032. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-004 TO SET AND PUBLISH THE QUALIFYING FEES FOR THE 2024 ELECTION (17)

County Clerk Johnson explained during each election cycle, state law requires the establishment of qualifying fees for the offices that are up for election. The resolution lists the offices that are up for election, as well as the fees as required at a 3% base of salary.

Commissioner Loper made a motion to approve the qualifying fees as outlined in the Resolution. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-005 AND RESOLUTION# 024-006 TO REAPPOINT LARRY BRAD GREEN AND GUSSIE NEASE TO THE BOARD OF TAX ASSESSOR (18)

County Clerk Johnson explained these terms of office expires on March 31, 2024.

Notification has been received from the Tax Assessor's Office that these individuals wish to continue in their position.

Commissioner Loper made a motion to approve Resolution# 024-005 and #024-006 to reappoint Gussie Nease and Larry Brad Green to the Tax Assessor Board. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

Introduction

- New County Engineer, Johnathan Hulme

Effingham Day

- Workshop topics

Commissioner Burdette

Road Conditions Map Status

- Used to generate the TSPLOST list.

Roundabout status

- A completion date of summer 2025 is anticipated summer of 2025.

Commissioner Deloach

TSPLOST List

- Working in collaboration with the Public Information Officer to ensure that roads are completed in a timely manner.

Chairman Corbitt

- Collaborative building projects

Commissioner Kieffer

DRT Odor

- The source of the smell is still being investigated.

XIV – EXECUTIVE SESSION

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

XV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the December 5, 2023, executive session minutes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00pm

CRAIG JOHNSON – PUBLIC HEARING (01): The Planning Board recommends approving an application by Craig Johnson for a conditional use to allow for a private and public event venue in AR-1 located at 1625 Stillwell Road, Map# 427 Parcel #14B, in the Fourth District.

Commissioner Loper recused himself from this item due to family relations.

Senior Planner Fernald explained Staff and Planning Board have reviewed the application and recommended approval of the request for a conditional use for a

private and public event venue in AR-1.
There were no public comments.

Because of the buffers surrounding the property, Commissioner Deloach indicated that he would approve this item.

Commissioner Deloach made a motion to approve the request of a conditional use for a private and public event venue in AR-1 with the following conditions:

1. Come into compliance with the International Building Code within 90 days.
2. Submit a Sketch Plan to EOM for engineering review.
3. Adhere to the Effingham County Code of Ordinances, Section 3.4 Buffers.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

CRAIG JOHNSON – SECOND READING (02): Consideration to approve the Second Reading of an application by Craig Johnson for a conditional use to allow for a private and public events venue in AR-1 located at 1625 Stillwell Road Map# 427 Parcel #14B, in the Fourth District.

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

THOMPSON FAMILY ENTERPRISE LLC – PUBLIC HEARING (03): The Planning Board recommends approving an application by Thompson Family Enterprise LLC DBA Scotty's Pottys and Dumpsters for a conditional use for a rural business located at 200 Little McCall Road Map# 320 Parcel #46A, in the Third District.

Commissioner Loper returned.

Senior Planner Fernald explained the applicant is requesting a conditional use for a rural business to operate a portable restroom and dumpster business. However, Staff is recommending denial based on the total area used for the rural business being 1000 square feet.

Owner Scott Thompson explained the area is surrounded by woods, and the shop is located on approximately one acre, which is used to store the restrooms and trucks.

Commissioner Deloach made a motion to approve the request of a conditional use for a rural 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.

THOMPSON FAMILY ENTERPRISE LLC – SECOND READING (04): Consideration to approve the Second Reading of an application by Thompson Family Enterprise LLC DBA Scotty's Pottys and Dumpsters for a conditional use for a rural business located at 200 Little McCall Road Map# 320 Parcel #46A, in the Third District.

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

DAVID CLOUGH – PUBLIC HEARING (05): The Planning Board recommends approving an application by David Clough for a conditional use for an Agritourism Business located at GA Highway 119 North Map# 407 Parcel # 15A, in the Third District.

Senior Planner Fernald explained this is the first agritourism business conditional use application, and the applicant is requesting to open a plant nursery business. The Planning Board discussed posting signs for no parking along Highway 119.

Owner David Clough explained it is intended to be a backyard nursery with a farm stand, specializing primarily in propagation.
There were no public comments on this item.

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).
2. Signs need to be posted on the property that there will be no parking along the Right-of-Way of Highway 119.

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

DAVID CLOUGH – SECOND READING (06): Consideration to approve the Second Reading of an application by David Clough for a conditional use for an Agritourism Business located at GA Highway 119 North Map# 407 Parcel # 15A, in the Third District.

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

JOHN EGAN – PUBLIC HEARING (07): The Planning Board recommends approving an application by John Egan requests a variance from ordinance Section 3.21.1, to allow for the occupation of a camper/RV during home construction located at 128 Partridge Run, Map# 435A Parcel# 68, in the Second District.

Senior Planner Fernald explained the written removal of this variance did not come through. After speaking with the applicant today, they no longer need this variance.
There were no public comments on this item.

Vice Chair Burdette made a motion to deny. Commissioner Kieffer seconded the motion. The motion carried unanimously.

JOHN EGAN – SECOND READING (08): Consideration to approve the Second Reading of an application by John Egan requests a variance from ordinance Section 3.21.1, to allow for the occupation of a camper/RV during home construction located at 128 Partridge Run, Map# 435A Parcel# 68, in the Second District.

This item was denied due to previous action.

JAY MAUPIN - MAUPIN ENGINEERING, INC. as Agent for **OLEG MITNK – PUBLIC**

HEARING (09): The Planning Board recommends approving an application by Jay Maupin - Maupin Engineering, Inc. as Agent for Oleg Mitnk requests a variance from ordinance Section 3.4.1, to allow for the reduction in required buffers of 150ft to 25ft located on Highway 21, Map# 465 Parcel# 1, in the Fifth District.

Senior Planner Fernald explained the applicant would like to reduce the buffer between their commercially zoned parcel and the industrial zone parcel from 150 feet to 25 feet due to the lot depth and the amount of wetlands present on the parcel.
There were no public comments.

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

JAY MAUPIN - MAUPIN ENGINEERING, INC. as Agent for **OLEG MITNK – SECOND READING (10):** Consideration to approve the Second Reading of an application by Jay Maupin - Maupin Engineering, Inc. as Agent for Oleg Mitnk requests a variance from ordinance Section 3.4.1, to allow for the reduction in required buffers of 150ft to 25ft located on Highway 21, Map# 465 Parcel# 1, in the Fifth District.

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

MICHAEL EMIRY – PUBLIC HEARING (11): The Planning Board recommends approving an application by Michael Emiry to rezone 2.5 acres located at 1800 Oliver Kildare Road from AR-1 to AR-2 to allow for a new home site. Map# 208 Parcel# 1, in the Third District.

Senior Planner Fernald explained because the 2.5 acres fall below the five-acre threshold, it must be rezoned from AR-1 to AR-2.
There were no public comments.

Commissioner Deloach made a motion to approve the request to rezone 2.5 acres from AR-1 to AR-2 to allow for a new home site with the following conditions:

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

Commissioner Kieffer seconded the motion. The motion carried unanimously.

MICHAEL EMIRY – SECOND READING (12): Consideration to approve the Second Reading of an application by Michael Emiry to rezone 2.5 acres located at 1800 Oliver Kildare Road from AR-1 to AR-2 to allow for a new home site Map# 208 Parcel# 1, in the Third District.

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

KATHI MESSER – PUBLIC HEARING (13): The Planning Board recommends approving an application by Kathi Messer to rezone 1.01 acres located on Long Bridge Road from AR-1 to B-1 to allow for a small pizza restaurant Map# 445 Parcel# 19, in

the Fifth District.

Senior Planner Fernald explained the applicant is proposing a small pizza restaurant with approximately 175 feet of road frontage on Long Bridge Road. B-1 zoning is the least intense commercial zoning and is designed to cater to surrounding residential neighborhoods.

Commissioner Kieffer made a motion to approve the request to rezone 1.01 acres from AR-1 to B-1 to allow for a small pizza restaurant with the following conditions:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
3. A Sketch Plan will be required.
4. All buffers to residential parcels must be 50 feet and include a privacy fence no closer than 5 feet to the property line and cannot exceed 7 feet in height.
5. The only use that will be allowed with this B-1 district is cafes, and restaurants; all other allowed B-1 uses will be prohibited.

Commissioner Loper seconded the motion. The motion carried unanimously.

KATHI MESSER – SECOND READING (14): Consideration to approve the Second Reading of an application by Kathi Messer to rezone 1.01 acres located on Long Bridge Road from AR-1 to B-1 to allow for a small pizza restaurant Map# 445 Parcel# 19, in the Fifth District.

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

KIMBERLY LOPEZ – PUBLIC HEARING (15): Planning Board recommends approving an application by Kimberly Lopez to rezone 2.21 acres located at 156 Tish Way from AR-1 to AR-2 to allow for a subdivision to create a new home site Map# 434 Parcel# 20, in the Second District.

Senior Planner Fernald explained the applicant would like to subdivide the 2.21 acres to allow for a new home site. The homes will be connected to private wells and septic systems.
There were no public comments.

Vice Chair Burdette made a motion to approve the request to rezone 2.21 acres from AR-1 to AR-2 to allow for a subdivision to create a new home site with the following conditions:

1. A 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.

KIMBERLY LOPEZ – SECOND READING (16): Consideration to approve the Second Reading of an application by Kimberly Lopez to rezone 2.21 acres located at 156 Tish

Way from AR-1 to AR-2 to allow for a subdivision to create a new home site Map# 434 Parcel# 20, in the Second District.

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

MICHAEL REDMOND – PUBLIC HEARING (17): Consideration to approve an application by Michael Redmond to rezone 1.1 acres located at 515 Goshen Road from AR-1 to AR-2 to allow for the creation of a new home site. Map# 466 Parcel# 1, in the Second District.

Senior Planner Fernald explained the applicant would like to subdivide 1.01 acres to create a new home site. The Planning Board recommended approval of alternative number one on January 10th.
There were no public comments.

Vice Chair Commissioner Burdette made a motion to approve the request to rezone +/- 1.01 of 8.83 acres from AR-1 to AR-2 to allow for the subdivision for a new home site. Commissioner Deloach seconded the motion. The motion carried unanimously.

MICHAEL REDMOND – SECOND READING (18): Consideration to approve the Second Reading of an application by Michael Redmond to rezone 1.1 acres located at 515 Goshen Road from AR-1 to AR-2 to allow for the creation of a new home site Map# 466 Parcel# 1, in the Second District.

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

JAY MAUPIN - MAUPIN ENGINEERING, INC. as Agent for **OLEG MITNIK – SKETCH PLAN (19):** The Planning Board recommends approval for an application by Jay Maupin - Maupin Engineering, Inc. as Agent for Oleg Mitnik, for a Sketch Plan located on Highway 21 for "Dickey Tract" zoned B-3 Map# 465 & 465D Parcels# 1 & 9B in the Fifth District.

Planner II Easton explained the applicant is requesting approval for Dickey Track sketch plan. Access will be to Commercial Drive. The variance for Dickey Track was approved earlier in the evening.

Commissioner Kieffer made a motion to approve the sketch plan for "Dickey Tract Hwy 21" with the following conditions:

1. The Parcels are recombined.
2. The Variance is approved.
3. Buffers must be marked by a member of the Development Services Staff and replanted if applicable.

Commissioner Loper seconded the motion. The motion carried unanimously.

BRANDON LONG as Agent for **BRALY INVESTMENTS PROPERTIES, LLC – SKETCH PLAN (20):** The Planning Board recommends approval for an application by Brandon

Long as Agent for Braly Investments Properties, LLC, for a Sketch Plan located on 817 US Highway 80, for "Waste Doctors, LLC" zoned B-3 Map# 302 Parcels# 102 in the First District.

Planner II Easton explained the applicant is requesting approval for the sketch plan. He has shown adequate buffering to all property lines. Access to Highway 80 is permitted; however, access to Dogwood is prohibited.

Commissioner Floyd made a motion to approve the sketch plan for "Waste Doctors, LLC". Commissioner Deloach seconded the motion. The motion carried unanimously.

XVII – ADJOURNMENT

At 6:56pm, 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