EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
June 04, 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, June 04, 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, Ms. Marie Todd – Executive Assistant, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – Director of I.T., Ms. Chelsie Fernald – Senior Planner, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Planner I Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Ms. Alison Bruton – Procurement and Capital Projects Manager, Ms. Danielle Carver - Procurement and Capital Projects Manager, Mr. Mark Lastinger – Public Information Officer, Mr. Johnathan Hulme – County Engineer, and Mr. Seth Zeigler – Director of Parks and Recreation .

CITIZEN PARTICIPATION

Rex Inman, Daryl Blasing, Craig Johnson, Yancy Ford, Alex Long, Troy Smith, Dee Moncrief

I- CALL TO ORDER

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

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chairman
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

Commissioner Kieffer made a motion to approve the agenda as presented. Vice Chair Burdette seconded the motion. The motion carried unanimously.

VI– MINUTES

Commissioner Deloach made a motion to approve the May 21, 2024 work session and regular meeting minutes. Vice Chair 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 speaking.

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 – to the county Clerk Stephanie Johnson from the Board of Commissioners.

Chairman Corbitt expressed his appreciation for Stephanie Johnson, the county clerk, and expressed his pride in her as a recent graduate of the University of Georgia Carl Vinson Institute of Government. With over 300 hours of study and continuing education, Ms. Johnson has earned the designation of certified public manager. In collaboration with her classmates, Generational Bridges was created as a service project in Effingham County that is currently being piloted.

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew the Intergovernmental Agreement with the Georgia Department of Public Safety for antenna/receiver space on the County tower located at the transfer site on Courthouse Road **(2)** Consideration to approve to renew the Communications Tower Lease Agreement with the State Properties Commission for antenna/receiver space **(3)** Consideration to approve to renew the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Department of Juvenile Justice, Lease #8588 **(4)** Consideration to renew the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services – Division of Family and Children Services, Lease #3362 **(5)** Consideration to approve to renew the Rental Agreement with Action Pact (formally Concerted Services, Inc.) for space in the Effingham County Annex **(6)** Consideration to approve to ratify and affirm the submission of a Grant Application to FEMA for the Building Resilient Infrastructure and Communities (BRIC) Grant **(7)** Consideration to approve to ratify and affirm the submission of a Grant Application for FEMA for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant **(8)** Consideration to approve to ratify and affirm the Fiscal Year 2025 Community Development Service (CDS) Request form to the Office of Senator Warnock **(9)** Consideration to approve to ratify and affirm the

submission of Project Funding Request forms to the Office of Representative Earl 'Buddy' Carter **(10)** Consideration to approve to ratify and affirm a Memorandum of Understanding with GEMA **(11)** Consideration to approve to renew the Accountability Court Agreement (Mental Health/Drug Court) **(12)** Consideration to approve the SAVE Affidavit - Anticipated Collections Addendum from Non-Federal Sources **(13)** Consideration to approve to renew an Agreement with Albeck Group, LLC for Professional Consulting Services for Program Management **(14)** Consideration to approve to ratify and affirm an Standard Dish Machine Rental Agreement with Ecolab, Inc. for the Effingham County Prison. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 14, ARTICLE II - CONSTRUCTION CODES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (POSTPONED, 4/16/24) (1):

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

CONSIDERATION TO APPROVE RENEWING THE CONTRACT FOR INMATE COMMISSARY SERVICES AT EFFINGHAM COUNTY PRISON WITH MCDANIEL SUPPLY COMPANY (POSTPONED, 05/21/2024) (2):

Chairman Corbitt explained in response to the question regarding May 21, 2024, financial staff replied that the commissary money had decreased, however, the telecom revenue had increased since the money could be used for either. Overall, the revenue has increased.

Commissioner Deloach made a motion to approve Board approval to allow the contract for inmate commissary services at Effingham County Prison with McDaniel Supply Company to renew for a one-year term from July 1, 2024 to June 30, 2025. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 58 - ROADS, ARTICLE II - COUNTY ADDRESSING SYSTEM OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED, 05/21/2024) (3):

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

RYAN POYTHRESS as agent for **ANDY ZOLLER – SECOND READING (04):** Consideration to approve the Second Reading of a request by Ryan Poythress as agent for Andy Zoller for a conditional use located at 1654 Stillwell Clyo Road to allow for an addition of an abattoir to a proposed butcher shop in AR-1 Map # 425 Parcel # 2 in the Third District (*postponed, 05/21/2024*)

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

DEE MONCRIEF as agent for **SOVEREIGN RESOURCES, LLC. – PUBLIC HEARING (5):** The Planning Board recommends approving an application by Dee Moncrief as agent for Sovereign Resources, LLC. for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 105 Parkway Drive, zoned I-1 Map # 466C Parcel # 1C02 in the Fifth District.

Vice Chair Burdette recused himself from this item.

Senior Planner Fernald explained the applicant is requesting a variance from section 5.1.4, which would reduce the building setback to five feet from the boundary lines. This variance will allow the owner to avoid the utility easement on the current parcel.

Commissioner Kieffer made a motion to approve the request for variance from ordinance Section 5.1.4, to allow for a reduction in the required building setbacks. Commissioner Deloach seconded the motion. The motion carried unanimously.

DEE MONCRIEF as agent for **SOVEREIGN RESOURCES, LLC. – SECOND READING (6):** Consideration to approve the Second Reading of an application by Dee Moncrief as agent for Sovereign Resources, LLC. for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 105 Parkway Drive, zoned I-1 Map # 466C Parcel # 1C02 in the Fifth District.

Commissioner Kieffer made a motion to approve the 2nd Reading. an amendment to the Code of Ordinances Chapter 14. Commissioner Floyd seconded the motion. The motion carried unanimously.

RYAN POYTHRESS – SKETCH PLAN (7): Staff recommends approval for an application by Ryan Poythress for a Sketch Plan located on Stillwell Clyo Road, for "Southeast Packers Abattoir", zoned AR-1 Map# 425 Parcels# 2C in the Third District (*postponed, 05/21/2024*).

Vice Chair Burdette returned.

Planner II Easton explained in addition to meeting the parking requirements of the county ordinance, the sketch plan indicates that the asphalt pavement and buffers meet those requirements as well.

Commissioner Deloach made a motion to approve the sketch plan for "Southeast Packers Abattoir". Commissioner Floyd seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

KERN & CO., LLC as agent for **OLD PINES, LLC – SECOND READING (1):** Consideration to approve to amend the zoning map amendment for the Second

Reading of an application by Kern & Co., LLC as agent for Old Pines, LLC for a property consisting of 741.60 acres located off of Old Augusta Road Map# 465 Parcel# 6 and Map# 477 Parcel#15. This amendment is to clarify the location, extent of the berm along Chimney Road. (*approved, 10/06/2020*)

Commissioner Deloach explained it has been clarified by the Board that the northern berm will stop at the jurisdictional wetlands on the Chimney Road side of the property.

Commissioner Deloach made a motion to approve the 2nd Reading as a measure of clarification for what was done back in 2020. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF THE FISCAL YEAR 2024-2025 BUDGET (2):

Finance Director Barnes prepared a PowerPoint presentation and gave an overview of the draft fiscal year 2025 budget. The presentation consists of Financial Climate for FY 2025, General Fund Overview, Preliminary Millage Rate, Preliminary Millage Rate Comparison, General Fund Personnel, General fund Details, Special Funds Overview, Special Funds Personnel, Special Funds Details, All Funds – Capital and additional information.

The Board engaged in a discussion regarding inflation.

Commissioner Deloach made a motion to approve the first reading of the fiscal year 2024-2025 budget. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 FOR MCWRIGHT LLC FOR THE EXPANSION/RENOVATION OF THE EFFINGHAM COUNTY ADMINISTRATIVE BUILDING (3):

Procurement and Capital Projects Manager Carver explained in this change order for eight (8) sink carriers required for the new wall-hung sink locations.

Commissioner Deloach made a motion to approve CO1 in the amount of $2,857.48 for McWright LLC for Contract 23- ITB-040 Administrative Building Expansion/Renovation. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A GRANT APPLICATION FOR THE ACTIVE TRANSPORTATION INFRASTRUCTURE INVESTMENT PROGRAM (ATIIP), U.S. DEPARTMENT OF TRANSPORTATION (DOT), FEDERAL HIGHWAY ADMINISTRATION (FHWA) (4):

County Manager Callanan explained there is an opportunity to apply for a grant to establish the Treutlen Trail between City of Guyton and 80. If we are able to obtain 5.4 million, we will probably be able to match it.

Commissioner Floyd made a motion to approve ECBOC's application for the grant Active Transportation Infrastructure Investment Program (ATIIP), U.S. Department

of Transportation (DOT), Federal Highway Administration (FHWA). Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CAPACITY AGREEMENT BETWEEN EFFINGHAM COUNTY PRISON AND THE GEORGIA DEPARTMENT OF CORRECTIONS (5):

Procurement and Capital Projects Manager Carver explained county officials have received a fiscal year 25 agreement from the Department of Corrections, which states that the county will house 192 state prisoners and receive a daily per-inmate rate of $24. The county attorney has recommended an increase of $2 for board members.

Vice Chair Burdette made a motion to approve Board approval and execution of the Intergovernmental Capacity Agreement with the State of Georgia, Department of Corrections for inmate housing for the year July 1, 2024 through June 30, 2025. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX C, ARTICLE II - DEFINITIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (6):

Development Services Director Candler explained the definition of a family subdivision has been added, the definition of a minor subdivision has been changed, and one definition has been eliminated.

Chairman Corbitt explained the firearm range fees should be clarified; another is the commercial riding stable fees, which should also be clarified. It may be appropriate for the board to consider more than two (2) boarding horses. At some point, however, the resident would be seeking a recreational activity at the property. It depends on whether people utilize horses more than the number they have.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Amendment to Part II, Appendix C, Article II Definitions. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX B - SUBDIVISIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (7):

Development Services Director Candler explained as we have been working on subdivisions for some time, the addition of a county engineer has proved very beneficial in the rewriting of the subdivision ordinance. There are some changes, but the criteria will remain the same. In addition to being larger, ADA-compliant sidewalks, street trees and subdivisions have been added, the application process has been revised and concrete monuments are now required for final plats. There is a simpler process for preliminary plats. The final plat will differ slightly from the preliminary plat.

Vice Chair Burdette made a motion to approve an amendment to the Code of

Ordinances Amendment to Part II, Part II, Appendix B – Subdivision Ordinance. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO REIMBURSE COUNTY AND PERMITTING FEES FOR 117 CRAVEY LANE, RINCON AS A DONATION OF THE HOUSE TO CATIE'S FUND (8):

Deputy Building Official Moody explained that Lawrence Alexander Homes and Catie's Fund are requesting that the permit fees be reduced since everything they earn will go towards childhood cancer care.

Alex Long explained Lawrence Alexander Homes has partnered with Catie's Fund and The Cure to build a home at 117 Cravey Lane. He is requesting relief from certain fees to help raise money for Catie's Fund, which helps fund childhood cancer research. Staff are offering to provide services after hours and constituents are donating their time to build.

The Board engaged in a discussion regarding cost recovery fees and permit fees.

Commissioner Kieffer made a motion to postponed to 07/02/2024. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE METROPOLITAN PLANNING ORGANIZATION MEMORANDUM OF UNDERSTANDING FOR THE COASTAL REGION METROPOLITAN PLANNING ORGANIZATION (9):

County Manager Callanan explained The Metropolitan Planning Organization has recommended expanding the border of the MPO to include all of Rincon, a portion of Springfield and Guyton, as well as the Savannah River. In exchange for a seat on the board, the county has agreed to fund all fees. The purpose of the MPO is to increase the likelihood that federal funds will be available for transportation projects.

Commissioner Deloach made a motion to approve the Metropolitan Planning Organization Memorandum of Understanding for the Coastal Region Metropolitan Planning Organization. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, EFFINGHAM COUNTY GEORGIA AND THE EFFINGHAM COUNTY SCHOOL DISTRICT RELATED TO DISTRIBUTION OF PAYMENT IN-LIEU OF AD VALOREM TAXES (PILOT) PAYMENTs (10):

Chairman Corbitt explained the Chairman of the board wants a pilot agreement to be presented to the board in order to apply funds to infrastructure and reduce school costs.

County Manager Callanan addressed two areas that needed correction, one being exempt agreements, and the other being agreements that require some type of repayment.

Commissioner Deloach made a motion to postpone to 07/02/2024. Vice Chair Burdette seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Notice to proceed has been given to Hodgeville Road resurfacing and turn lanes
- Meeting to approve TSPLOST spring list in ten (10) days
- Summer list related to TSPLOST possibly available in August

Chairman Corbitt

- City of Rincon dinner July 18

Commissioner Floyd

Complaints

- Cat problem in Meldrim

Vice Chair Burdette

- Burn trailer on Robeling Road status
- Coldbrook Court paving

Commissioner Deloach

- Recognized Mark Barnes, Finance director's budget presentation

XIV – EXECUTIVE SESSION

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

XV – PLANNING BOARD – 6:00pm

SCOTT THOMPSON as Agent for **COASTAL WATER UTILITIES LLC – PUBLIC HEARING (01):** The Planning Board and Staff recommend approving an application by Scott Thompson as Agent for Coastal Water Utilities LLC for a conditional use located at 550 Highway 17 South to allow for outdoor screened storage in B-2 zoning Map # 295 Parcel # 17 in the Third District.

Senior Planner Fernald explained in accordance with the future land use map, the applicant is requesting a conditional use allowing outdoor screen storage in B-2 zoning, which will replace the rural business at their residence.

Commissioner Deloach made a motion to approve the request for a conditional use to allow for outdoor screened storage in B-2 with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. A Site Plan shall be submitted and approved by the Board of Commissioners.
3. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.

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

SCOTT THOMPSON as Agent for **COASTAL WATER UTILITIES LLC – SECOND READING (02):** Consideration to approve the Second Reading of an application by Scott Thompson as Agent for Coastal Water Utilities LLC for a conditional use located at 550 Highway 17 South to allow for outdoor screened storage in B-2 zoning Map # 295 Parcel # 17 in the Third District.

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

AMSON GROUP LLC as agent for **SHIRLEY WHITE – PUBLIC HEARING (03):** The Planning Board and Staff recommend approval of a request by AmSOn Group LLC as agent for Shirley White to rezone +/- 5.55 acres located on Lamons Drive from AR-1 to AR-2 to allow for subdivision to create new home sites. Map# 460C Parcel# 11 in the Fourth District.

Senior Planner Fernald explained the applicant is requesting to rezone the property from AR-1 to AR-2 to create four (4) one plus acre lots consistent with the future land use map.

Commissioner Kieffer made a motion to approve the request to rezone +/- 5.55 acres from AR-1 to AR-2 to allow for subdivision to create new home sites with the following conditions:

1. A plat shall be submitted to Development Services and approved, then recorded before the zoning can take effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

AMSON GROUP LLC as agent for **SHIRLEY WHITE – SECOND READING (04):** Consideration to approve the Second Reading of a request by AmSOn Group LLC as agent for Shirley White to rezone +/- 5.55 acres located on Lamons Drive from AR-1 to AR-2 to allow for subdivision to create new home sites. Map# 460C Parcel# 11 in the Fourth District.

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

TROY SMITH as agent for **JON BURNS – PUBLIC HEARING (05):** The Planning Board and Staff recommend approval of a request by Troy Smith as agent for Jon Burns to rezone +/- 5.799 out of 16 acres located on Midland Road from I-1 to R-1 to allow for subdivision to create new home sites Map# 373 Parcel# 17 in the Fourth District.

Senior Planner Fernald explained in order to develop new home sites, the applicant has requested a rezoning of the parcel to R-1, which would allow for new home sites on the parcel, which is surrounded by industrial zoning for surface mining as well as agricultural residential zoning.

Applicant Troy Smith explained the plan is to add four (4) new lots adjacent to the mine, and then sell five (5) lots adjacent to the lake.

Vice Chair Burdette made a motion to approve the request to rezone +/- 5.799 acres from I-1 to R-1 to allow for subdivision to create new home sites with the following conditions:

1. A Preliminary Plat shall be approved by the Effingham County Board of Commissioners.
2. Applicant shall submit a survey of the completed excavation site to Development Services.
3. All Department of Natural Resources reclamation requirements shall be met for the surface mine.

Commissioner Floyd seconded the motion. The motion carried unanimously.

TROY SMITH as agent for **JON BURNS – SECOND READING (06):** Consideration to approve the Second Reading of a request by Troy Smith as agent for Jon Burns to rezone +/- 5.799 out of 16 acres located on Midland Road from I-1 to R-1 to allow for subdivision to create new home sites. Map# 373 Parcel# 17 in the Fourth District.

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

RUSTY WINDSOR – SKETCH PLAN (07): The Planning Board recommends approval with conditions for an application by Rusty Windsor for a Sketch Plan located on Noel C Conaway Road, for "Creekside Phase 3" zoned PD Map# 436 Parcels# 46 in the Second District.

Planner II Easton explained the applicant is seeking approval for the sketch plan for Creekside Phase 3, which includes 55 acres and 234 townhomes. There were some additional conditions attached to the approval of this item, including the construction of a fence between the townhomes and the property line where the 20-foot vegetative buffer cannot be maintained, and the submission of a PD text amendment. The PD text amendment has been received by Staff, who have approved.

Vice Chair Burdette made a motion to approve the sketch plan for "Creekside Phase 3" with the Planning Board Conditions:

1. Adding a fence between the Townhomes and the Property Line where the 20' Vegetated Buffer cannot be maintained.
2. A PD Text Amendment is approved.

Commissioner Floyd seconded the motion. The motion carried unanimously.

XVII – ADJOURNMENT

At 7:18pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Vice Chair Burdette seconded the motion. The motion carried unanimously.

R Burdette

Roger Burdette, Vice Chairman

S. Johnson

Stephanie D. Johnson, County Clerk