# EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

**REGULAR SESSION MEETING MINUTES**
**November 19, 2024**

---

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, and Mr. Jamie Deloach met in regular session at 5:00 pm on Tuesday, November 19, 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, Ms. Maraya Durham – I.T. Specialist, Mr. Steve Candler – Development Services Director, Ms. Chelsie Fernald – Senior Planner, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Community Planner, Ms. Elizabeth Sapp - Land Use Planning Analyst, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR and Risk Management Director, Mr. Mark Lastinger – Public Information Officer, Mr. Johnathan Hulme – County Engineer, and Mr. Jeremiah Still – Capital Projects Manager.

**CITIZEN PARTICIPATION**

Joel Stuart, Rick Wills, Susan Kraut, Renee Peterson, David Seckinger, Renee Anderson, Brandon Long, Evan Dickson, Lee Lineberger, Kyle Roberson, Margie S. Blewett, John (Tommy) Blewett, Felipe Toledo, Murray Marshall, Lauren Shuman, Brett Bennett, Randy Crawford, and Letitia Shuman.

**I- CALL TO ORDER**

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

**II- ROLL CALL**

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

**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 noted consent item #3 will be moved to new business item

#1A. Unfinished business items #1 and #2 will be postponed to the 12/03/2024 meeting. New business item #12 will be removed. New business item #13 will be removed due to it being duplicated. Planning board item #1 will be postponed to 12/03/2024 as it coincides with unfinished business items #1 and #2. Planning board items #6 and #7 are being withdrawn by the applicant.

Commissioner Deloach made a motion to approve the agenda with the noted changes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**VI– MINUTES**

Commissioner Deloach made a motion to approve the November 5, 2024 work session and regular meeting minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

**VII– PUBLIC COMMENTS**

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

**VIII – CORRESPONDENCE**

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

**IX – CONSENT AGENDA**

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew the Agreement with McDaniel Supply Company and the Effingham County Prison **(2)** Consideration to approve a Grant Application for the FY 2025 EMS Trauma Related Equipment Grant provided by the Georgia Trauma Commission ~~**(3)** Consideration to approve an Application for the Coastal Incentive Grant (Cycle 28) for $80,000 to support the Atlas Park Project~~ **(4)** Consideration to approve to extend the appointment of Jamie Deloach to the Joint Development Authority Board through December 2025. Commissioner Floyd seconded the motion. The motion carried unanimously.

**X – UNIFINISHED BUSINESS**

**BRIAN QUIGLEY** as agent for **JEREMY NEASE – PUBLIC HEARING (01):** The Planning Board recommends approval of a request by Brian Quigley as agent for Jeremy Nease to rezone +/-102.69 acres located on U.S. Highway 80 from I-1 to LI to allow for revision of conditions Map# 354 Parcel# 21, 21B, & 21C in the First District (*postponed, 10/15/2024*)

This item was postponed to 12/03/2024 at agenda approval.

**BRIAN QUIGLEY** as agent for **JEREMY NEASE – SECOND READING (02):** Consideration to approve the Second Reading of a request by Brian Quigley as agent for Jeremy Nease to rezone +/-102.69 acres located on U.S. Highway 80 from I-1 to LI to allow for revision of conditions Map# 354 Parcel# 21, 21B, & 21C in the First

District (*postponed, 10/15/2024*)

This item was postponed to 12/03/2024 at agenda approval.

**KERN AND CO., LLC - CHAD ZITTROUER** as agent for **KAREN BRINDLEY – PUBLIC HEARING (03):** The Planning Board recommends approval of a request by Kern and Co., LLC - Chad Zittrouer as agent for Karen Brindley to rezone +/-17.77 out of 64.48 acres located on Blue Jay Road from AR-1 to R-5 to allow for a residential development. Map# 432 Parcel# 45 in the Second District (*postponed, 10/15/2024*)

Senior Planner Fernald explained it is requested that 17,77 acres out of 64.48 acres be rezoned to the R-5 zoning for a residential development with a secondary emergency access entrance. Aside from this proposed development, there are two other high density R6 developments within proximity.

The Board clarified concerns regarding the school capacity and the Blue Jay Road project.

Speaking for: Chad Zittrouer and Brandon Long explained the blue jay improvements are estimated to take 270 days to complete, so they will be completed in 2025, according to a time frame we requested at the last meeting. Additional items have been brought to our attention, including complying with some of the new R-5 regulations, increasing green space to 20% within our R-5 development, and utilizing our secondary access for temporary construction and emergency fire access. The county will require that own lot developments in the R-5 district have three parking spaces per unit, including a garage, and add approximately 70 on-street parking spaces on one side of the road. The 59 lots associated with our proposed development will have a covered mail kiosk, a covered bus stop for children, a covered pavilion and a playground at a minimum. It has been discussed regarding the timing of our occupancy, and in response, we are proposing to extend it four months beyond the opening of Effingham Parkway.

Vice Chair Burdette stated the following conditions: that open space increased from 15% to 20% excluding wetlands. a primary temporary construction entrance to Blue Jay Road and permanent fire access to be incorporated into preliminary plot. Off-street parking requirements per home to be increased from two to three. In parentheses, this does not include street parking required in R-5, approximately 70 spaces, nor the one space per five-unit overflow of off-street parking, approximately 12 spaces.

Vice Chair Burdette made a motion to approve Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A Preliminary Plat shall be approved by the Board of Commissioners
2. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
3. Site Development plans must 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.

**KERN AND CO., LLC - CHAD ZITTROUER** as agent for **KAREN BRINDLEY – SECOND READING (04):** Consideration to approve the Second Reading of a request by Kern and Co., LLC - Chad Zittrouer as agent for Karen Brindley to rezone +/-17.77 out of 64.48 acres located on Blue Jay Road from AR-1 to R-5 to allow for a residential development Map# 432 Parcel# 45 in the Second District (*postponed, 10/15/2024*)

This item was postponed to 12/03/2024 due to added stipulations.

**DAVID SECKINGER – PUBLIC HEARING (05):** Consideration to approve an application by David Seckinger for a variance to allow for reduction in required 60-foot access easement located on Ebenezer Road Map# 446 Parcel# 19 in the Fifth District (*postponed, 10/15/2024*)

Senior Planner Fernald explained to obtain access easements on the 15 acres, the applicant is proposing to subdivide it into three (3) five-acre parcels. Due to the fact that they are platted, obtaining them right away is a hardship. Staff reviewed the application, and it will meet the requirements of the current ordinance if approved. As the variance is for 40 feet, there would be 20 feet of access easement.

Speaking for: David Seckinger explained there will be two five-acre parcels contributing equally to the upkeep of this driveway, which will be part of one five-acre parcel.

Speaking in opposition: Renee Anderson expressed concerns with drainage.

County Engineer Hulme explained the driveway is located at a high point. Since most of the drainage will drain to the back, it will drain downwards.

The Board added that the condition of a stick-built house only be noted on the deed.

Commissioner Deloach made a motion to approve, the variance will meet the criteria of the current ordinance. Commissioner Floyd seconded the motion. The motion carried unanimously.

**DAVID SECKINGER – SECOND READING (06):** Consideration to approve the Second Reading of an application by David Seckinger for a variance to allow for reduction in required 60-foot access easement located on Ebenezer Road Map# 446 Parcel# 19 in the Fifth District (*postponed, 10/15/2024*)

This item was postponed to 12/03/2024 due to added stipulation.

**KERN AND CO., LLC - CHAD ZITTROUER** as agent for **THE UNIVERSITY OF GEORGIA FOUNDATION - MIKE HUNTER – PUBLIC HEARING (07):** The Planning

Board recommends approval of a request by Kern and Co., LLC - Chad Zittrouer as agent for the University of Georgia Foundation - Mike Hunter to rezone 73 out of 1,338 acres located on GA Hwy 17 from AR-1 to PD-MR to allow for the expansion of an existing burrow pit. Map# 353 Parcel# 3 in the First District (*postponed, 11/05/2024*)

Senior Planner Fernald explained the applicant is requesting to rezone 73 acres to PDMR to allow for the expansion of the existing surface mine, which is projected to be used for conservation recreation in the Future Land Use Map. Mr. Ryan Thompson motioned for approval at the planning board, but he added a condition that Mr. Zittrouer and the county engineer meet with Ms. Grassi to better understand the history of the surface mine.

Speaking for: Chad Zittrouer explained as for the existing pit and expansion, the operators will remain the same, and they have already begun to work on a rational and reasonable response to the complaints. Several complaints have occurred within the last three to five months, and the company has been pumping and dewatering more water than usual in recent months.

Commissioner Floyd made a motion to approve Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. Shall meet the requirements of Section 3.17 – Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.
2. Site Development plans shall comply with the Effingham County Water Resources Protection Ordinance, Stormwater Management Local Design Manual, and Chapter 34 – Flood Protection.
3. A subdivision plat shall be signed and approved by Development Services, then recorded, before the zoning can take effect.
4. The applicant shall notify Development Services at the time of final reclamation of the surface mine and provide close out documentation of the mining operation.
5. Mr. Zittrouer and the County Engineer meet with Ms. Grassi to better understand the surface mine's history and how it has affected Ms. Grassi's property.

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

**KERN AND CO., LLC - CHAD ZITTROUER** as agent for **THE UNIVERSITY OF GEORGIA FOUNDATION - MIKE HUNTER – SECOND READING (08):** Consideration to approve the Second reading of a request by Kern and Co., LLC - Chad Zittrouer as agent for the University of Georgia Foundation - Mike Hunter to rezone 73 out of 1,338 acres located on GA Hwy 17 from AR-1 to PD-MR to allow for the expansion of an existing burrow pit Map# 353 Parcel# 3 in the First District.

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

**XI – NEW BUSINESS**

**CONSIDERATION TO APPROVE AN APPLICATION FOR THE COASTAL INCENTIVE GRANT (CYCLE 28) FOR $80,000 TO SUPPORT THE ATLAS PARK PROJECT (1A):**
County Manager Callanan explained the stormwater master plan was completed two years ago with the help of the Coastal Incentive Grant. This grant will be used to provide public access to waterways at Atlas Park. Additionally, the project will provide a cleaning up of the waterway as well as some kind of educational component to what we provide. During the project, coastal habitats will be restored, water quality will be enhanced, and community education on sustainable practices will be provided. There is a water feature in this park, which makes it ideal for this project. By providing an additional $80,000, phase one will be able to make much greater progress.

Commissioner Floyd made a motion to approve an Application for the Coastal Incentive Grant (Cycle 28) for $80,000 to support the Atlas Park Project. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II – OFFICIAL CODE: CHAPTER 10 – ANIMALS, SECTION 10-112, KEEPING OF FOWL OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1):**
Planner II Easton explained the rule that allowed backyard hens was changed to allow backyard flocks. We specifically mentioned platted, non-conforming AR-1 subdivisions, which now must comply with the R-1 guidelines.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Chapter 10 – Animals, Section 10-112, Keeping of Fowl. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE AN ENGAGEMENT LETTER BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND LANIER, DEAL, PROCTOR & BLOSER FOR AUDIT SERVICES FOR THE FISCAL YEAR ENDED JUNE 30, 2024 (2):**
Finance Director Barnes explained this is the standard engagement letter received every year from the auditors. This is for the fiscal year 2024 audit, which is currently in progress. The fee has increased slightly this year by about $2,000.

Commissioner Deloach made a motion to approve the Letter of Engagement for FY 2024 audit services with Lanier, Deal, Proctor & Bloser. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 024-038 TO AMEND THE FISCAL YEAR 2025 BUDGET (3):**
Finance Director Barnes explained the budget amendment consists of about seven (7) different miscellaneous items, which are described in the Staff report.

Commissioner Deloach made a motion to approve the resolution to amend the budget

for FY 2025. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A SITE PLAN FOR OLD AUGUSTA ROAD INDUSTRIAL LOCATED ON OLD AUGUSTA ROAD, ZONED I-1. MAP # 477A PARCEL # 10 IN THE FIFTH DISTRICT (4):**

Land Use Planning Analyst Sapp explained there are two access points off of Old Augusta Road and the proposed development complies with all Effingham County design requirements. The wetlands have been delineated in accordance with U.S. Army Corps of Engineers delineations.

Commissioner Deloach made a motion to approve the Site Plan for "Old Augusta Road Industrial "with the following conditions:

1. All FEMA Elevation Certificates must comply and be submitted to the County prior to a Certificate of Occupancy.
2. The finished site will meet all Wetland Delineations as required by the U.S. Army Corps of Engineers.
3. The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
4. Site shall meet all access and emergency response operation requirements for emergency responders.
5. Site and warehouses shall meet all emergency responder radio coverage requirements per IFC.
6. The site will maintain a 25ft buffer around the property.
7. A traffic study will need to be done as per the County Engineer.
8. An MOU will need to be established for the tie into the roundabout.

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

**CONSIDERATION TO APPROVE A SITE PLAN FOR "SANRITSU LOGISTICS" LOCATED AT 100 SAVANNAH PORTSIDE INTERNATIONAL PARKWAY, ZONED I-1. MAP # 329D PARCEL # 4 IN THE FIFTH DISTRICT (5):**

Land Use Planning Analyst Sapp explained site approval is being sought by Evans for a warehouse at 100 Savannah Portside International Parkway, zone I1. The site plan meets all design requirements for Effingham County. The Sanritsu logistics site will meet all wetlands requirements, ADA requirements, and emergency response radio coverage requirements. Health Department personnel are currently reviewing the septic system.

Commissioner Deloach made a motion to approve the Site Plan for "Sanritsu Logistics "with the following conditions:

1. The finished site will meet all Wetland Delineations as required by the U.S. Army Corps of Engineers.
2. The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
3. Site shall meet all access and emergency response operation requirements for emergency responders.
4. Site and warehouses shall meet all emergency responder radio coverage

requirements per IFC.

5. The Septic is currently under review by the Effingham County Health Department and must comply.

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

**CONSIDERATION TO APPROVE THE SITE PLAN FOR "COASTAL EMPIRE CONCRETE SERVICES HEADQUARTERS" LOCATED AT 895 EBENEZER ROAD, ZONED B-3 MAP # 446 PARCEL # 31 IN THE FIFTH DISTRICT (6):**

Land Use Planning Analyst Sapp explained a site plan has been submitted by Maupin Engineering for the headquarters of Coastal Empire Concrete Service at 895 Ebenezer Road in zone B3, which includes two buildings, a new storage shed, and ten parking spaces. This site must meet the requirements of the Americans with Disabilities Act.

Commissioner Deloach made a motion to approve the Site Plan for "Coastal Empire Concrete Services Headquarters" with the following conditions:

1. The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
2. Site shall meet all access and emergency response operation requirements for emergency responders.

Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A WARRANTY DEED BY AND BETWEEN GREENLAND DEVELOPERS INC. AND THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA FOR THE ACCEPTANCE OF .83 ACRES OF RIGHT-OF WAY ALONG BLUE JAY ROAD (7):**

Senior Planner Fernald explained the right-of-way along Blue Jay Road is being dedicated to the county by Greenland Developers Inc. and will assist the county with improvements to Blue Jay Road.

Vice Chair Burdette made a motion to approve the deed and plat. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE AN EASEMENT AGREEMENT FOR A PROPERTY LOCATED AT 2850 HIGHWAY 17 NORTH (AT THE COUNTY FIRE STATION) MAP # 268 PARCEL # 22A (8):**

Senior Planner Fernald explained this easement agreement covers 2850 Highway 17 North, Guyton, at the County Fire Station. The easement is 15 feet for an overhead distribution line that had been in place for several years without an easement.

Vice Chair Burdette made a motion to approve the easement agreement. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN EFFINGHAM COUNTY AND THE EFFINGHAM COUNTY CHAMBER OF COMMERCE (9):**

Procurement and Capital Projects Manager Carver explained The County has renewed its partnership with the Effingham County Chamber of Commerce through a new

memorandum of understanding that will provide $20,500 annually along with strategic guidance.

Commissioner Deloach made a motion to approve Board approval of the MOU contract with Effingham County Chamber of Commerce. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CHANGE ORDER# 1 FOR ENVIRONMENTAL DELINEATION AND BOUNDARY SURVEY WORK REQUIRED FOR VARIOUS SMALL PARKS RENOVATIONS (10):**

Procurement and Capital Projects Manager Carver explained this change order expands the scope to include water resource delineation for parks as part of the environmental delineation and boundary surveys required for small parks renovations.

Commissioner Floyd made a motion to approve of the proposed Change Order No. 1 for environmental delineations and boundary surveys. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE PROFESSIONAL SERVICES PROPOSAL FROM HUSSEY GAY BELL (HGB) FOR ENGINEERING SERVICES RELATED TO THE REUSE WATER MAIN EXTENSION ALONG BLUE JAY ROAD (11):**

Procurement and Capital Projects Manager Carver explained the project involves the installation of 21,300 linear feet of reused water main, the construction of a dichlorination station, and the enhancement of the water reuse infrastructure from Georgia Highway 17 to the Ogeechee River.

Commissioner Deloach made a motion to approve of the proposal from Hussey Gay Bell for professional engineering services for the reuse water main extension project for $536,940.00. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE REVISED INDEFINITE DELIVERY CONTRACT (IDC) FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES WITH THOMAS & HUTTON (12):**

This item was removed at agenda approval.

**CONSIDERATION TO APPROVE CONTRACT 24-ITB-066WITH APAC ATLANTIC, INC. FOR THE TSPLOST/LMIG/SUPPLEMENTAL LMIG 2025 ROAD IMPROVEMENTS (13):**

This item was removed at agenda approval.

**CONSIDERATION TO APPROVE A PROPOSAL FROM COLEMAN COMPANY FOR THE SHIMMERING DELL EASEMENT (14):**

County Engineer Hulme explained a survey will be conducted to confirm drainage toward the back of the property and a plat will be prepared to obtain the easement.

Commissioner Floyd made a motion to approve Shimmering Dell Survey Coleman Company Proposal. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CONDEMNATION RESOLUTION# 024-039 RELATED TO A PROPERTY LOCATED AT GOSHEN AND HODGEVILLE ROADS (15):**

County Attorney Newberry explained project I-08B roundabout at Goshen Road and Hodgeville Road is the subject of this resolution for condemnation. Ronnie Lewis, the project's negotiator, has exhausted his efforts to negotiate a settlement. It is therefore proposed that condemnation proceedings commence.

Vice Chair Burdette made a motion to approve Condemnation Resolution# 024-039 related to a property located at Goshen and Hodgeville Roads. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT FOR EARL LAIN ROAD RELATED TO INFRASTRUCTURE IMPROVEMENTS (16):**

Senior Planner Fernald explained this development agreement covers Earl Lain Road from Kolic-Hemley Road to Hodgeville Road. As part of the development agreement, the developer will construct, install, upgrade, and or expand water, sewer, drainage, roadway improvements, and infrastructure. The county is responsible for 1.6 million of the total 6 million.

Vice Chair Burdette made a motion to approve the Westgate Development Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT FOR THE KOLIC HELMLY ROUNDABOUT FOR BRUNSON STATION (17):**

County Manager Callanan explained as a result of this amendment, the county will pay 83 percent (%), and the developer will pay 17 percent (%) for the construction of a roundabout at the intersection of Kolic-Hemley and 30.

Commissioner Deloach made a motion to approve an amendment to the existing Development Agreement. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE REVISIONS TO P-15 SIDEWALK AND WALKWAYS DETAIL (18):**

County Engineer Hulme explained to meet the requirements of the Americans with Disabilities Act (ADA) and to provide the community with more sidewalks, we are currently revising this sidewalk detail to make it five feet wide.

Commissioner Deloach made a motion to approve of P-15 Sidewalk and Walkways Detail. Commissioner Floyd seconded the motion. The motion carried unanimously.

**XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF**

***County Manager Callanan***

- Possible Special Meeting for the wastewater treatment plant expansion.

***Commissioner Floyd***

- Debris pickup status
- Park naming ordinance

***Commissioner Burdette***

- Debris disposal for large tree stumps and root balls
- Golden Drive follow-up

**XIII – EXECUTIVE SESSION**

At 6:46 pm, Commissioner Deloach made a motion to go into executive session for discussion of personnel, property, and pending litigation. Vice Chair Burdette seconded the motion. The motion carried unanimously.

At 8:01pm, Commissioner Deloach made a motion to reconvene. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**XIV – PLANNING BOARD – 6:00pm**

**CONSIDERATION TO APPROVE A SITE PLAN FOR "WAREHOUSES ON US 80" LOCATED ON US HIGHWAY 80, ZONED I-1 MAP # 354 PARCEL # 21, 21B & 21C IN THE FIFTH DISTRICT (1):**

This item was postponed to 12/03/2024 at agenda approval.

**CHARLES THOMPSON** and **NAN BRANCH – PUBLIC HEARING (02):** Consideration to approve an application by Charles Thompson and Nan Branch for a variance located at 819 Ralph Rahn Road to allow for a reduction in required building setbacks. Map # 411 Parcel # 36 in the Fourth District.

Senior Planner Fernald explained the applicant wishes to build a home on Ralph Rahn Road. Due to the irregular size of the lot, the proposed home would not meet the setback requirements for AR-1.

Commissioner Deloach made a motion to approve, the variance will meet the criteria of the current ordinance with the following conditions:

1. A Building Permit shall be obtained and shall adhere to all regulations set forth by the International Building Code.

Commissioner Floyd seconded the motion. The motion carried unanimously.

**CHARLES THOMPSON** and **NAN BRANCH – SECOND READING (03):** Consideration to approve the Second Reading of an application by Charles Thompson and Nan Branch for a variance located at 819 Ralph Rahn Road to allow for a reduction in required building setbacks Map # 411 Parcel # 36 in the Fourth District.

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

**KEVIN SOUZA – PUBLIC HEARING (04):** Consideration to approve an application by Kevin Souza for a variance located at 105 Share Lane to allow for a reduction in accessory structure setbacks Map # 326A Parcel # 6 in the First District.

Senior Planner Fernald explained the application is seeking a variance from section 6.2.3 that would allow for a reduction in the accessory structure setbacks. The accessory structure is 7 feet from the primary dwelling, so the variance will be 4.3 feet per the Effingham County Code of Ordinance. For the accessory structure, the distance required from the home is 10 feet. If approved, this variance would be in accordance with the current ordinance.

Commissioner Floyd made a motion to approve, the variance will meet the criteria of the current ordinance with the following conditions:

1. A Building Permit shall be obtained and shall adhere to all regulations set forth by the International Building Code.

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

**KEVIN SOUZA – SECOND READING (05):** Consideration to approve the Second Reading of an application by Kevin Souza for a variance located at 105 Share Lane to allow for a reduction in accessory structure setbacks Map # 326A Parcel # 6 in the First District.

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

**BRUCE GORDON – PUBLIC HEARING (06):** Consideration to approve an application by Bruce Gordon for a variance located at 1743 Shawnee-Egypt Road to allow for a reduction in building setbacks Map # 233B Parcel # 24 in the Third District.

This item was withdrawn by the applicant prior to the meeting.

**BRUCE GORDON – SECOND READING (07):** Consideration to approve a Second reading of an application by Bruce Gordon for a variance located at 1743 Shawnee-Egypt Road to allow for a reduction in building setbacks Map # 233B Parcel # 24 in the Third District.

This item was withdrawn by the applicant prior to the meeting.

**XV – ADJOURNMENT**

At 8:01pm, 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

APPPROVED BY THE BOARD OF COMMISSIONERS
DECEMBER 3, 2024