EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
September 17, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mr. Roger Burdette Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, September 17, 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. Ms. Maraya Durham – IT Specialist, Mr. Steve Candler – Development Services Director, Ms. Chelsie Fernald – Senior Planner, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Planner I, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR and Risk Management Director, Mr. Ashley Kessler – Building Inspector, and Mr. Mark Lastinger – Public Information Officer.

CITIZEN PARTICIPATION

Murray Marshall, Joe Marshall, Kevin Edwards, Brian Harrelson, Deborah Harrelson, Vee Holmes, Jimmy Blakey, Margie S. Blewett, Tommy Blewett, John Schwarzkopf, Robert Howell, Luann Howell, Elizabeth White, Michelle Noyce, Eric Larson, Josh Yeager, Betty Robinson, Nick Robinson, Claire Kitchen, Roger Kitchen, Roger Knobb, Jean Moyer, Steven Moyer, Ryan Strickland, Alex Metzger, Annah Wright, Mark Seman, and George Noyce.

I- CALL TO ORDER

Vice Chair Burdette called the meeting to order at 5:01pm

II- ROLL CALL

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

III – INVOCATION

Commissioner Deloach provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson noted that there will be postponement of unfinished business items #1 and #2 to 10/01/2024 and new business item #10 to 11/19/2024. Unfinished business items #5 and #6 will be postpone to 10/01/2024 due to lack of a quorum.

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

VI– MINUTES

Commissioner Deloach made a motion to approve the September 3, 2024 regular meeting minutes as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

Vice Chair Burdette 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

Vice Chair Burdette 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 ratify and affirm the submission of the SS4A Planning and Demonstration Grant Application to the U.S. Department of Transportation (DOT) for the Effingham County Light Installation and Traffic Enhancement (LITE) Project. **(2)** Consideration to approve to renew the Agreement for Lodging Excise Tax Distribution with the Effingham County Chamber of Commerce. **(3)** Consideration to approve to renew the Agreement with eGPS Solutions for an eGPS base station at 601 N. Laurel Street location **(4)** Consideration to approve the Georgia Indigent Defense Services Agreement for FY25. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

READ BRENNAN – PUBLIC HEARING (01): The Planning Board recommends denying a request by Read Brennan to rezone +/- 27.65 acres located on Blue Jay Road from PD & AR-1 to PD to allow for the amendment of a Planned Development. Map# 415 Parcel# 10 and Map # 414 Parcel# 9 in the Fourth District (*postponed, 07/16/2024*)

This item was postponed to 10/01/2024 at agenda approval.

READ BRENNAN – SECOND READING (02): Consideration to approve the Second Reading of a request by Read Brennan to rezone +/- 27.65 acres located on Blue Jay

Road from PD & AR-1 to PD to allow for the amendment of a Planned Development. Map# 415 Parcel# 10 and Map # 414 Parcel# 9 in the Fourth District (*postponed, 07/16/2024*)

This item was postponed to 10/01/2024 at agenda approval.

NEIL MCKENZIE as agent for **CARSON COMPANY UNLIMITED, LLC – PUBLIC HEARING (03):** The Planning Board recommends denying a request by Neil McKenzie as agent for Carson Company Unlimited, LLC to rezone +/- 25.77 acres located at 1369 Ebenezer Road from AR-1 to PD-MU to allow for a mixed-use development. Map# 460 Parcel# 48 in the Fifth District (*Postponed, 08/20/2024*) ***This item was presented at 6:00pm.***

County Manger Callanan explained this item has been postponed from August 20, 2024, to allow the county time to work out the details of overlay district requirements. Meeting with the affected property owners would allow the county to determine special requirements for this area, such as additional landscaping protection or a ban on home-based business operations. Creating a historical overlay district involves taking concepts from previous overlay districts, and then meeting with property owners to discuss their ideas. Following a review of the PD application, the staff recommends that it be rezoned to PDMU, which is mixed use, and prohibits single-family detached dwellings, single-family attached dwellings, townhomes, duplexes, and two-family dwellings, mobile homes, and apartment complexes.

This item was withdrawn by applicant.

NEIL MCKENZIE as agent for **CARSON COMPANY UNLIMITED, LLC – SECOND READING (04):** Consideration to approve the Second Reading of a request by Neil McKenzie as agent for Carson Company Unlimited, LLC to rezone +/- 25.77 acres located at 1369 Ebenezer Road from AR-1 to PD-MU to allow for a mixed-use development. Map# 460 Parcel# 48 in the Fifth District (*Postponed, 08/20/2024*) ***This item was presented at 6:00pm.***

This item was withdrawn by applicant.

KEVIN FORBES as agent for **CHRISTOPHER BOSWELL – PUBLIC HEARING (05):** The Planning Board recommends approving a request by Kevin Forbes as agent for Christopher Boswell to rezone +/- 20.93 acres located at 1020 Old River Road from I-1 to HI to allow for the removal of conditions and an addition of an industrial use. Map# 304 Parcel# 5 in the First District (*postponed 08/20/2024*)

This item was postponed to 10/01/2024 due to lack of quorum at agenda approval.

KEVIN FORBES as agent for **CHRISTOPHER BOSWELL – SECOND READING (06):** Consideration to approve the Second Reading of a request by Kevin Forbes as agent for Christopher Boswell to rezone +/- 20.93 acres located at 1020 Old River Road

from I-1 to HI to allow for the removal of conditions and an addition of an industrial use. Map# 304 Parcel# 5 in the First District (*postponed 08/20/2024*)

This item was postponed to 10/01/2024 due to lack of quorum at agenda approval.

ROBERT L. MCCORKLE, III as agent for **MS2 FARMS, LLC – SECOND READING (07):** Consideration to approve the Second Reading of a request by Robert L. McCorkle, III as agent for MS2 Farms, LLC to rezone +/- 188.2 out of 259.33 acres located on Blue Jay Road from AR-1 to B-3 & LI (Light Industrial) to allow for commercial and industrial uses Map# 415 Parcel# 30 in the Second District (*postponed, 09/03/2024*)

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED AS SUBMITTED BY ALEC METZGER, EMC FOR LONGLEAF VILLAGE PHASE 2 LOCATED ON GOSHEN ROAD, CONSISTING OF 42 LOTS MAP# 451 PARCEL# 22A, IN THE SECOND DISTRICT (1):

Planner II Easton explained the applicant is requesting approval of the final plat for Longleaf Village Phase 2. The roads, right of way, and drainage infrastructure have been inspected and approved.

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

CONSIDERATION TO APPROVE A FINAL PLAT AMENDMENT AS SUBMITTED BY ROBERT GARIS OF COLEMAN COMPANY FOR RAMSEY LANDING LOCATED ON EBENEZER ROAD, RECOMBINING LOTS MAP# 445C PARCEL# 69, 70, 71, IN THE FIFTH DISTRICT (2):

Planner II Easton explained a request has been made by Coleman Company to recombine these lots to provide a centralized amenity center for the subdivision. The plat has been reviewed by Staff.

Commissioner Kieffer made a motion to approve the final plat amendment of Ramsey Landing. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDED INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN GEORGIA DEPARTMENT OF CORRECTIONS AND EFFINGHAM COUNTY (RELATED TO THE PRISON CAPACITY AGREEMENT) (3):

Procurement and Capital Projects Manager Carver explained for formality purposes, the fiscal year 24 amendment must be approved although the fiscal year 25 agreement was approved back in June.

Commissioner Deloach made a motion to approve the Intergovernmental Capacity Agreement Amendment with the State of Georgia, Department of Corrections for inmate housing for the period of April 1st through May 31st, 2024. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #3 FOR SOUTHERN CIVIL, LLC FOR THE HODGEVILLE LIFT STATION #4 CONSTRUCTION (4):

Procurement and Capital Projects Manager Carver explained as part of change order #3, an extension of 91 days has been requested due to the delay in installing the necessary transformer from Georgia Power.

Commissioner Floyd made a motion to approve of Change Order #3 for Southern Civil, LLC for the Hodgeville Lift Station #4 Construction to allow a time extension of an additional 91 days. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND ARTICLE IV, SECTION 4.2 - ZONING MAP OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):

Development Services Director Candler explained the existing zoning map has been updated to reflect all the recent changes. There is a new zoning category, CU, which stands for conditional use. It was reported in the workshop that 4.9% of the county was zoned industrial, while 84% was zoned AR-1. The land use plan has been adopted and the character areas will be completed.

Commissioner Kieffer made a motion to approve an amendment the Code of Ordinances Part II Article IV, 4.2 Zoning Map. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 38 HEALTH AND SANITATION, SECTION 38.1 AND 38.2. AND ARTICLE II, SECTION 38.32 - ADOPTED OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (6):

Development Services Director Candler explained this ordinance simply removes the language that prohibits any county facility from performing tattooing or body piercing.

Commissioner Floyd made a motion to approve an amendment to the Code of Ordinances Part II Chapter 38-Health and Sanitation, Section 38.1 and 38.2. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 38 - HEALTH AND SANITATION OF THE CODE OF ORDINANCES TO ADOPT STATE REGULATIONS PERTAINING TO BODY ART (7):

Development Services Director Candler explained to perform inspections of body art and tattoo facilities, the Department of Public Health made a request to adopt Georgia

state law 511-3-8 body art.

Commissioner Deloach made a motion to approve an amendment to the Code of ordinances Part II Chapter 38 Health and Sanitation. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, ARTICLE VII, PLANNING BOARD AND SECTION 3.15A - RESIDENTIAL BUSINESS OF THE CODE OF ORDINANCE OF EFFINGHAM COUNTY (8):

Development Services Director Candler explained to improve efficiency, the ordinance was amended to have the planning board review only rezonings and to conduct the second public hearing at the level of the commissioners. This ordinance specifies when the members are appointed, the schedule for those appointments, and when the chair is elected.

Commissioner Deloach made a motion to approve an amendment to the Code of Ordinances Part II Article VII, Planning Board and 3.15 A Residential Business. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.8 - R-6 SINGLE FAMILY RESIDENTIAL DISTRICT OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (9):

Development Services Director Candler explained in some existing subdivisions, the R-6 zoning district is still being used, even though it is no longer in use. Therefore, an amendment was requested to the ordinance that would change the minimum width of the road to 50 feet instead of 60 feet.

Speaking for: Neil McKenzie and Ryan Strickland expressed concerns for road curves and cul-de-sac. There was no plan to build something smaller than R-6 for phase 2B in the Lonadine community.

Commissioner Floyd made a motion to approve an amendment to the Code of Ordinances Part II Article V, 5.8.6 Lot and Building Requirements. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX F - OVERLAY DISTRICTS, SECTION 1 - COMMERCIAL CORRIDORS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (10):

This item was postponed to 11/19/2024 at agenda approval

CONSIDERATION TO APPROVE AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE OGEECHEE CIRCUIT AND ITS COUNTIES FOR JUVENILE COURT (11):

Finance Director Barnes explained in this update to the existing agreement between the juvenile court in the Ogeechee circuit and the counties that participate in that circuit, the counties are reimbursed for their share of the juvenile court costs.

Commissioner Deloach made a motion to approve the amendment to the Juvenile Court IGA. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT FOR BOND ARBITRAGE COMPLIANCE SERVICES WITH BINGHAM ARBITRAGE REBATE SERVICES (12):

Finance Director Barnes explained to evaluate the earnings that we might receive on bonds, we intend to include the new bonds in the contract with Bingham. All fees will be in accordance with the current contract with Bingham.

Commissioner Kieffer made a motion to approve of Contract 23-RFP-059 for Emergency Transportation for Disaster Evacuation with Wynn Transportation Holdings, LLC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH NEW JOB DESCRIPTIONS AND JOB TITLES (13):

HR and Risk Management Director Mausolf explained there are four (4) new job descriptions attached, which were part of the discussions and strategic planning during the summer retreat.

Commissioner Deloach made a motion to approve the proposed job titles and job descriptions as submitted, allowing the County to fill these roles to improve departmental oversight, operational efficiency, and compliance with regulatory requirements. Commissioner Floyd seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Construction Projects

- The road package is out for bid
- Roundabout at Bluejay and Hodgeville
- 21 and McCall traffic light
- Colbrook Court

Commissioner Kieffer

- Abercorn landing dock update

XIII – EXECUTIVE SESSION

At 6:21pm, Commissioner Deloach made a motion to go into executive session for discussion of personnel, property, and pending litigation. Commissioner Kieffer seconded the motion. The motion carried unanimously.

At 7:26pm, Commissioner Deloach made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made the motion to approve the September 3, 2024 executive session minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – ADJOURNMENT

At 7:27pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Roger Burdette, Vice Chairman

Stephanie D. Johnson, County Clerk