EFFINGHAM COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

February 18, 2020

The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in regular meeting 5:00 pm on Tuesday, February 18, 2020 in the Commissioners Meeting Room at the Effingham County Administrative Complex. Mr. Wesley Corbitt was not present for this meeting.

PERSONS ATTENDING THE MEETING
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry - County Attorney, Ms. Stephanie Johnson – County Clerk, Mrs. Christy Carpenter – Finance Director, Mrs. Vicki Dunn – HR Director, Mr. Charlie George – Development Services Director, Mr. Clint Hodges – Fire Chief, Mr. Eric Larson, EOM Operations, Mrs. Diane Proudfoot – Zoning Administrator, Mr. Chris Reed – IT Director, Mrs. Alison Bruton – Purchasing Tech, Mr. Craig Johnson, Mr. Alec Metzger, Mr. Wayne T. Hurst, Elaina & Dusty Zeigler, Mr. Chase Arrington, Ms. Linda Heidt, Ms. Shirley Calvert, Ms. Mary Derryberry, Ms. Liz Moore, Mr. Christy McGrath, Mr. Andy Capwell, Ms. Kathy Dillard, Ms. Joy Gellatly, Ms. Sue Bragg and Ms. Brenda Dasher

I - CALL TO ORDER
Vice Chairman Deloach called the meeting to order at 5:00 pm.

II - INVOCATION
Vice - Chairman Deloach gave the invocation.

III - PLEDGE TO THE AMERICAN FLAG
The Pledge of Allegiance was sounded in unison.

IV – AGENDA APPROVAL
County Clerk Johnson requested the Board postpone (table) New Business Item# 5 and to withdraw at the request of the applicant’s attorney, Planning Board Items# 27 & 28.

Commissioner Loper made a motion to approve the agenda with the noted changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.
V - MINUTES
Commissioner Kieffer made a motion to approve the minutes of the February 4, 2020 Commission Meeting, February 8, 2020 and February 9, 2020 Board retreat as read. Commissioner Loper seconded the motion. The motion carried.

VI - PUBLIC COMMENTS
Vice Chairman Deloach stated public comment should be limited to agenda items only.

VII- CORRESPONDENCE
Vice Chairman Deloach explained all correspondence and documents from the meeting are located in the Clerk's office and on the Board of Commissioner's website.

VIII - CONSENT AGENDA
Commissioner Burdette made a motion to approve the following Consent Agenda items: (01): Consideration to approve to auto renew the Public Wi-Fi Service Agreement with Planters Communications, LLC for a one year period (02): Consideration to approve to auto renew the Probation Services Agreement with the City of Guyton (03): Consideration to approve to auto renew the Probation Services Agreement with the City of Springfield (04): Consideration to approve to auto renew the Probation Services Agreement with the State Court of Effingham County (05): Consideration to approve to auto renew the Probation Services Agreement with the Superior Court of Effingham County. Commissioner Floyd seconded the motion. The motion carried unanimously.

IX - OLD BUSINESS
CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR PARK WEST, PHASE 4C-2 LOCATED OFF OF NOEL C. CONAWAY ROAD, CONSISTING OF 20 LOTS MAP# 419 PARCEL# 2 (01):

County Clerk Johnson explained this item was tabled at the February 4, 2020 commission meeting due to a discrepancy in the maintenance bond which has now been resolved.

Commissioner Kieffer made a motion to approve the Final Plat, and accept the water, sewer, and roads identified in the warranty deed. Commissioner Loper seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE A RESOLUTION TO AMEND THE 2019-2020 BUDGET (02):

Finance Director Carpenter explained this budget amendment is related to adjustments to be reflected in Tax Assessor’s Office, E-911 and Sheriff Office.

Commissioner Loper made a motion to approve the budget amendment for 2019-2020. Commissioner Floyd seconded the motion. The motion carried unanimously.

X - NEW BUSINESS

CONSIDERATION TO APPROVE TO AUTHORIZE THE CHAIRMAN AND THE EMA DIRECTOR TO SIGN AND SUBMIT A GRANT APPLICATION TO THE GEORGIA EMERGENCY MANAGEMENT AGENCY (GEMA) FOR FUNDING TO UPDATE THE EFFINGHAM COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (01):

Fire Chief/EMA Director Hodges explained in order to be eligible for Mitigation funding; the Federal Emergency Management Agency (FEMA) requires each jurisdiction to have a current Hazard Mitigation Plan. The County’s current Haz-Mit plan was approved by FEMA on August 29, 2018, and is approved for five years. The next plan must be submitted for approval by August 28, 2023.

The process of updating Haz-Mit plans often takes over 24 months from start to finish. As the process of updating the plan is extremely time consuming, GEMA allows counties to apply for funding for this task. If this application is approved, it will come back before the Board for approval, which would require a 19% local match, which is typically made up using staff time, which allows for no local cash expense. However, at this time, no funding is required.

Commissioner Loper made a motion to approve to submit the grant application. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH SCHNEIDER/QPUBLIC TO ALLOW FOR ONLINE SERVICES TO TAX ASSESSOR INFORMATION (02):

Chief Tax Appraiser Groover explained this agreement with Schneider will allow taxpayers to be able to view their notices online as well as appeal their property online.
Commissioner Floyd made a motion to approve the Contract. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A NOMINATION TO APPOINT BRETT BENNETT AS REPRESENTATIVE TO THE COASTAL REGION METROPOLITAN PLANNING ORGANIZATION BOARD – CITIZEN ADVISORY COMMITTEE (03):

County Clerk Johnson explained the Coastal Regional Metropolitan Planning Organization (CORE MPO) is seeking an appointment for a representative to the Citizen Advisory Committee. The Transportation Advisory Board selected Brett Bennett at their last meeting for consideration of appointment to the committee.

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

CONSIDERATION TO APPROVE A RESOLUTION OF SURPLUS (04):

Purchasing Tech Bruton explained from time to time the County has broken, unused, damaged or extra inventory. In order for the county to properly dispose of these items they must be declared surplus in accordance with O.C.G. A § 36-9-2 which states that the county "...may, by order entered onto its minutes, direct the disposal of any real property which may be lawfully disposed of and make and execute good and sufficient title thereof on behalf of the County." This resolution consists of a various items which have either been replaced or are no longer in use.

Commissioner Loper made a motion to approve the Resolution of Surplus. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 1 FOR AN EXTENSION OF A CONTRACT WITH UHK, LLC FOR THE INDIGO ROAD PROJECT (05):

This item was tabled at agenda approval.

CONSIDERATION TO APPROVE A CHANGE ORDER FOR PARKER ENGINEERING FOR ADDITIONAL ENGINEERING SERVICES FOR THE FORT HOWARD/OLD AUGUSTA ROAD ROUNDABOUT (06):
Mr. Eric Larson with EOM Operations explained the Effingham County Board of Commissioners approved a Contract to construct a Roundabout at the intersection of Fort Howard Road and Old Augusta Road. Parker Engineering was under contract with the Effingham County Board of Commissioners for design Services. The existing Contract with Parker Engineering did not cover Construction Observation and Closeout, only Periodic Visits during construction. The change order results in a net increase in the Contract Price of $8,940.00.

Commissioner Loper made a motion to approve the Change Order with Parker Engineering. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE ADDENDUM NO. 14 TO THE EFFINGHAM COUNTY FINANCIAL POLICY (07):

Purchasing Tech Bruton explained purchasing operations, including the disposal of surplus items. The surplus policy does not currently have guidelines on disposal of surplus property by ‘trade-in’. Certain items – particularly I.T. equipment and large pieces of machinery often have a trade-in value which exceeds ‘sale at auction’ value. This Addendum to the financial policies allows for the trade-in of surplused items. The County Attorney has reviewed and approved the addendum to the financial policy.

Commissioner Burdette made a motion to approve the addendum to the county’s financial policy. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ISSUE A CONTRACT TO LANE BROTHERS AUCTIONS, LLC FOR 2020 SURPLUS AUCTION SERVICES (08):

Purchasing Tech Bruton explained Lane Brothers Auctions LLC holds an annual auction at the fairgrounds in Springfield. This years’ auction will be held on March 28, 2020. Last year Lane Brothers Auctions LLC sold the County’s surplused property for $14,156.50. In order to dispose of the current surplused property, staff would like to issue a contract to Lane Brothers Auctions LLC which will run from February 18, 2020 until June 30, 2020. The contract has been reviewed and approved to form by the County Attorney.
Commissioner Kieffer made a motion to approve to issue a Contract to Lane Brothers Auction, LLC for 2019 Surplus Auction Services. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY THE LEASE AGREEMENT WITH RICOH USA, INC. FOR COPIERS (09):

Purchasing Tech Bruton explained last November, the Board approved a lease agreement with Ricoh USA for new copiers. Upon delivery of the new machines, it was determined that certain copiers did not include the additions that the current copiers have. In order not to delay the install, staff asked the County Manager execute the revised lease documents and are bringing them to the Board for ratification. The lease amount has increased slightly due to the additions, but the County will still be saving more than $800 per month over the current lease. Other than the aforementioned changes, the lease language remains the same and the leases have previously been approved to form by the county attorney.

Commissioner Loper made a motion to approve to ratify the revised lease documents with Ricoh USA, Inc. for copiers. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AMENDED CONTRACT WITH HUSSEY GAY BELL FOR PROFESSIONAL SERVICES FOR HODGEVILLE LIFT STATION# 4 (10):

Purchasing Tech Bruton explained The Board approved a contract with Hussey Gay Bell & DeYoung, Inc. for Professional Services for Hodeville Lift Station #4 – Design on January 7, 2020. Hussey Gay Bell requested changes be made to the Indemnification Clause in the contract. The request was sent to the County Attorney who returned a revised version of the indemnification clause which was added as Attachment B to the executed contract. Hussey Gay Bell accepted the changes and returned the fully executed contract.

Commissioner Burdette made a motion to approve the amended contract with Attachment B. Commissioner Kieffer seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE TO COMMISSIONER TRAINING/TRAVEL FOR THE ACCG 2020 ANNUAL CONFERENCE (11):

County Clerk Johnson explained the conference will be held in April in Savannah. All board members usually attend to gain the required continuing education credits.

Commissioner Burdette made a motion to approve the travel for the 2020 ACCG Annual Conference. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DEED TO ACCEPT A RIGHT OF WAY DEED BETWEEN EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY RELATED TO A PROPERTY LOCATED ON MCCALL ROAD (12):

County Manager Callanan explained as part of the master plan design of the Savannah Gateway Industrial Hub (aka Research forest tract); the master developer would like to dedicate an additional 30' of right of way along the eastern side of McCall Rd. If Board votes to accept then the additional right of way will be recorded. It is the policy of the Board of Commissioners to review each request on its merit and to help various agencies where appropriate.

Commissioner Loper made a motion to approve the acceptance of the right of way. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND THE CITY OF RINCON FOR TEMPORARY WATER SERVICE TO THE A & R LOGISTICS SITE LOCATED OFF OF MCCALL ROAD (13):

County Manager Callanan explained A&R Logistics is currently constructing a 1 million square feet facility at the Savannah Gateway Industrial Hub. The facility is located in the City of Rincon’ water and sewer service area. Rincon is currently working on providing service to the site. Since Effingham County currently has water service available adjacent to the site this agreement would permit the county to offer temporary service to the site until City of Rincon has
made water available. Agreement can be terminated with 90 days' notice by either party. The rate would be the wholesale rater rate.

Commissioner Burdette made a motion to approve the Intergovernmental Agreement between Effingham County and the City of Rincon to provide temporary water to A & R Logistics construction site. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XI – REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Administrator Callanan discussed the following:

1. Gym Groundbreaking
   • Reminder, groundbreaking will be Wednesday, February 19th at 10:00 AM.

County Clerk Johnson discussed the following:

1. Capitol Connection Conference
   • The ACCG Capitol Connection Conference will be held February 27-28 at the Hilton Downtown Atlanta. Please advise if you would like to attend.

Commissioner Floyd discussed the following:

1. Old Marlow/Sandhill Road (Wesley Road)
   • No Thru Truck Traffic

Vice Chairman Deloach discussed the following:

1. Ash Road List
   • Post to website for public viewing
2. Fire Banquet
   • Expressed highlights of the banquet held Saturday, February 15th

Commissioner Burdette discussed the following:

1. Kolic Helmy Road
   • Exploring opportunities for making improvements

XII- EXECUTIVE SESSION

No executive session was held.

XIII - EXECUTIVE SESSION MINUTES

Commissioner Burdette made a motion to approve the February 4, 2020 executive session minutes. Commissioner Loper seconded the motion. The motion carried unanimously.
XIV - PLANNING BOARD - 6:00 pm

Linda Heidt – Public Hearing (01A): The Planning Board recommends approving an application by Linda Heidt to rezone two (2) acres out of a 15.02 acre parcel located at 2954 Springfield Egypt Road from AR-1 to AR-2 Map# 290 Parcel# 1 in the Third District.

Zoning Administrator Proudfoot explained the applicant wishes to rezone the property for a home site. The Planning Board and Staff recommend approval of the request.

No one spoke in favor or against the request.

Commissioner Loper made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. The Health Department and the Zoning Administrator must approve subdivision plat.

Commissioner Burdette seconded the motion. The motion carried unanimously.

Linda Heidt – Second Reading (01B): Consideration to approve the Second Reading of an application by Linda Heidt to rezone two (2) acres out of a 15.02 acre parcel located at 2954 Springfield Egypt Road from AR-1 to AR-2 Map# 290 Parcel# 1 in the Third District.

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

DEA Construction Inc. – Public Hearing (01): The Planning Board recommends approving an application by DEA Construction, Inc. to rezone 18.78 acres located at 3201 Sandhill Road from I-1 to R-1 for a five lot subdivision Map# 301 Parcel# 41, 42 in the First District.

Zoning Administrator Proudfoot explained the two properties were rezoned from AR-1 to I-1 on 8/1/2007 for a surface mine. The property was approved for rezoning to I-1 on the condition that a state mining permit was obtained. The owner is now requesting to rezone the property to R-1 to develop a five-lot...
subdivision consisting of 1.00, 1.02, 1.08, 1.10 and 1.34 acre lots of usable land. The minimum lot size in R-1 district with private water & sewer is one (1) acre. The property will be served by private well and septic system. Planning Board and Staff recommended approval.

Mr. Alec Metzger of EMC Engineering approached on behalf of the applicant to support the request. No one approached opposed to the request.

Commissioner Floyd made a motion to approve the request with the following stipulations:

1. Applicant shall provide notice from the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner.
2. Future lots must meet the requirements of the R-1 zoning district.
3. Future site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**DEA Construction Inc. – Second Reading (02):** Consideration to approve the Second Reading of an application by DEA Construction, Inc. to rezone 18.78 acres located at 3201 Sandhill Road from I-1 to R-1 for a five lot subdivision Map# 301 Parcel# 41, 42 in the First District

Commissioner Floyd made a motion to approve the Second Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

**DEA Construction Inc. – Sketch Plan (03):** The Planning Board recommends approving an application by DEA Construction Inc. for a Sketch Plan for Sandhill Road Subdivision located on Sandhill Road, consisting of five lots Map# 301 Parcel# 41, 42 in the First District.

Zoning Administrator Proudfoot explained the proposed subdivision will consist of 5-lots. Lot 1 to consist of 1.08 acres usable soil; Lot 2 to consist of 1.10 acres usable soil; Lot 3 to consist of 1.02 acres usable soil; Lot 4 to consist of 1.00 acre usable soil and Lot 5 to consist of 1.34 acres usable soil.
The project will be served by private well and septic systems. The Planning Board and Staff recommend approval of the request.

Mr. Alec Metzger of EMC Engineering spoke on behalf of the applicant in support of the request.

Commissioner Floyd made a motion to approve the Sketch Plan with the following Planning and Staff recommendations:

1. Preliminary plans for development shall be submitted per Appendix B - Subdivision Regulations, Article V-Plan and Plat Requirements, Section 4.2.2.
2. Development shall comply with the requirements of the R-1 zoning district.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**DEA Construction Inc. - Public Hearing (04):** The Planning Board recommends approving an application by DEA Construction Inc. for a Variance to waive the sidewalk requirements for a five lot subdivision located on Sandhill Road Map# 301 Parcel# 41, 42 in the First District

Zoning Administrator Proudfoot explained the proposed subdivision will consist of 5-lots. Lot 1 to consist of 1.08 acres usable soil; Lot 2 to consist of 1.10 acres useable soil; Lot 3 to consist of 1.02 acres useable soil; Lot 4 to consist of 1.00 acre useable soil and Lot 5 to consist of 1.34 acres useable soil. The project will be served by private well and septic systems. The Planning Board recommends approval and Staff recommends denial.

Mr. Alec Metzger of EMC Engineering spoke on behalf of the applicant in support of the request. There was some discussion regarding if there were circumstances preventing the installation of the sidewalks.

No one approached opposed to the request.

Commissioner Floyd made a motion to approve the request. Commissioner Loper seconded the motion. Commissioner Burdette opposed the motion. The motion carried four to one.

**DEA Construction Inc. - Second Reading (05):** Consideration to approve the Second reading of an application by DEA Construction Inc. for a Variance to
waive the sidewalk requirements for a five lot subdivision located on Sandhill Road Map# 301 Parcel# 41, 42 in the First District

The First Reading on this item was not unanimously approved; to comply with the Rules of Procedure, the Second Reading was automatically tabled to the March 3, 2020 commission meeting.

Elizabeth Moore – Public Hearing (06): The Planning Board recommends approving an application by Elizabeth Moore for a Rural Business/Conditional Use to allow for a small lumber mill located at 332 Harvey Road Map# 303 Parcel# 31 in the First District.

Zoning Administrator Proudfoot explained the property does not have frontage to a public road as required for a rural business operation. Staff recommended denial of the request. The Planning Board recommended approval. Ms. Elizabeth Moore approached in support of her request. No one approached opposed to the request.

Commissioner Floyd made a motion to deny the request. Commissioner Burdette seconded the motion. The motion carried unanimously.

Elizabeth Moore – Second Reading (07): Consideration to approve the Second Reading of an application by Elizabeth Moore for a Rural Business/Conditional Use to allow for a small lumber mill located at 332 Harvey Road Map# 303 Parcel# 31 in the First District

This item was automatically denied due the action of the previous item.

South Georgia Custom Homes – Public Hearing (08): The Planning Board recommends denying an application by South Georgia Custom Homes for a Variance to waive the sidewalk requirement in Emerald Plantation, Phase II located on Bluejay Road Map# 350 Parcel# 16 in the First District

Zoning Administrator Proudfoot explained Staff recommended denial due to the safety and welfare of the residents of the development is a priority, and
sidewalks would correspond with the Effingham County Mission Statement to provide a safe and healthy environment to promote a high quality of life for our citizens. The Planning Board also recommended denial of the request. No one approached in favor or opposed to the request. Commissioner Floyd made a motion to deny the request. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**South Georgia Custom Homes – Second Reading (09):** Consideration to approve the Second Reading of an application by South Georgia Custom Homes for a Variance to waive the sidewalk requirement in Emerald Plantation, Phase II located on Bluejay Road Map# 350 Parcel# 16 in the First District

This item was automatically denied due the action of the previous item.

**South Georgia Custom Homes – Public Hearing (10):** The Planning Board recommends approving an application by South Georgia Custom Homes for a Variance to waive the requirement to install reuse water lines in Emerald Plantation, Phase II located on Bluejay Road Map# 350 Parcel# 16 in the First District

Zoning Administrator Proudfoot explained currently there is no plan or CIP that includes a project to extend the reuse lines to the proposed subdivision; however, this could change in the future. During site development plan review process, county engineers (EOM) directed applicant to include reuse water line infrastructure per the ordinance. There is currently no reuse water line infrastructure on Bluejay Road within 1,000' of Emerald Plantation. The Planning Board and Staff recommended denial of the request.

Mr. Alec Metzger of EMC Engineering was present on behalf of the applicant in support of the request. Mr. Dusty Zeigler also spoke in favor of the request. No one approached in opposition of the request.

Mr. Eric Larson with EOM Operations stated it is likely the reuse lines will be within the vicinity of the site prior to the project completion. There was a discussion among the Board, Staff and the applicant representative about the plan and timing for the construction of the reuse lines.
Commissioner Floyd made a motion to table the request until the March 17, 2020 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

**South Georgia Custom Homes – Second Reading (11):** Consideration to approve the Second Reading of an application by South Georgia Custom Homes for a Variance to waive the requirement to install reuse water lines in Emerald Plantation, Phase II located on Bluejay Road Map# 350 Parcel# 16 in the First District.

This item was automatically tabled due to the action of the previous item.

**South Georgia Custom Homes – Sketch Plan (12):** The Planning Board recommends approving an application by South Georgia Custom Homes for a Sketch Plan for Emerald Plantation, Phase III, consisting of 17 lots located off of Bluejay Road Map# 350 Parcel# 16 in the First District.

Zoning Administrator Proudfoot explained this is a 17 lot development which will be served by county water and individual septic systems. The Planning Board and Staff recommended approval.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Preliminary plans for development shall be submitted per Appendix B - Subdivision Regulations, Article V-Plan and Plat Requirements, Section 4.2.2.
2. Development shall comply with the requirements of the R-1 zoning district.

Commissioner Loper seconded the motion. The motion carried unanimously.

**South Georgia Custom Homes – Public Hearing (13):** The Planning Board recommends denying an application by South Georgia Custom Homes for a Variance to waive the sidewalk requirements in Emerald Planation, Phase III located on Bluejay Road Map# 350 Parcel# 16 in the First District.

Zoning Administrator Proudfoot explained the safety and welfare of the residents of the development is a priority and sidewalks would correspond with the Effingham County Mission statement. The Planning Board and Staff recommended denial of the request.

Mr. Alec Metzger of EMC Engineering supported the request on behalf of the applicant. No one was present in opposition of the request.
Commissioner Floyd made a motion to deny the request. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**South Georgia Custom Homes – Second Reading (14):** Consideration to approve the Second Reading of an application by South Georgia Custom Homes for a Variance to waive the sidewalk requirements in Emerald Planation, Phase III located on Bluejay Road Map# 350 Parcel# 16 in the First District

This item was automatically denied due the action of the previous item.

**South Georgia Custom Homes – Public Hearing (15):** The Planning Board recommends denying an application by South Georgia Custom Homes for a Variance to waive the requirement to install reuse water lines in Emerald Planation, Phase III located on Bluejay Road Map# 350 Parcel# 16 in the First District

Zoning Administrator Proudfoot explained providing adequate infrastructure to dispose of reuse water will be critical to manage the growth Effingham County is experiencing. Currently there is no plan or CIP that includes a project to extend the reuse lines to the proposed subdivision; however, this could change in the future. During site development plan review process, county engineers (EOM) directed applicant to include reuse water line infrastructure per the ordinance. There is currently no reuse water line infrastructure on Bluejay Road within 1,000’ of Emerald Plantation. The Planning Board and Staff recommended denial of the request.

Mr. Alec Metzger of EMC Engineering supported the request on behalf of the applicant. No one was present in opposition of the request.

Commissioner Floyd made a motion to table this item to the March 17, 2020 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

**South Georgia Custom Homes – Second Reading (16):** Consideration to approve the Second Reading of an application by South Georgia Custom Homes for a Variance to waive the requirement to install reuse water lines in Emerald Planation, Phase III located on Bluejay Road Map# 350 Parcel# 16 in the First District
This item was automatically tabled to the March 17, 2020 commission meeting due the action of the previous item.

**ZC Timber, LLC – Public Hearing (17):** The Planning Board recommends approving an application by ZC Timber, LLC to rezone 20+ acres of a 49.26 acre parcel located on Bluejay Road from AR-1 to I-1 for timber harvesting and mining Map# 351 Parcel# 6 in the First District

Zoning Administrator Proufoot explained the applicant would like to rezone the property for timber harvesting and a mining operation. The Planning Board and Staff recommend approval of the request.

No one was present in favor or against the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot shall meet the requirements of the I-1 zoning district.
2. The lot shall meet the requirements of **Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.**
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts shall be permitted by USACE.
5. The subdivision plat must be approved by the zoning office and health department.
6. A copy of the state mining permit shall be submitted to the zoning administrator prior to work commencing mining operations.
7. The days and hours of operation shall be during daylight hours, Monday through Saturday.
8. The applicant shall notify the Zoning Administrator at the time of final reclamation of the borrow pit and close-out of this mining operation, and upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner.
9. Recombination plat shall be submitted to the County, and the applicant will rezone the property to AR-1.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**ZC Timber, LLC – Second Reading (18):** Consideration to approve the Second Reading of an application by ZC Timber, LLC to rezone 20+ acres of a 49.26 acre parcel located on Bluejay Road from AR-1 to I-1 for timber harvesting and mining Map# 351 Parcel# 6 in the First District
Commissioner Floyd made a motion to approve the Second Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

**Christy McGrath – Public Hearing (19):** The Planning Board recommends approving an application by Christy McGrath to rezone 2.51 acres located at 240 Ranch Road from AR-1 to AR-2 to split the parcel for new home site Map #378A Parcel #26A in the First District.

Zoning Administrator Proudfoot explained the applicant wishes to divide 1.30 acres from the 2.51 acres for a home site. The applicant's brother occupies the existing home and the applicant will be placing a mobile home for her dwelling on the 1.3-acre rear parcel. Staff and Planning Board recommend approval of the request.

No one was present in favor or against the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lots must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. The Health Department and the Zoning Administrator must approve subdivision plat.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**Christy McGrath – Second Reading (20):** Consideration to approve the Second Reading of an application by Christy McGrath to rezone 2.51 acres located at 240 Ranch Road from AR-1 to AR-2 to split the parcel for a new home site Map# 378A Parcel# 26A in the First District.

Commissioner Floyd made a motion to approve the Second Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

**Kathy Dillard – Public Hearing (21):** The Planning Board recommends approving an application by Kathy Dillard to rezone one (1) acre of a 6.65 acre
parcel located at 341 Otis Seckinger Road from AR-1 to AR-2 to allow for a home site Map# 415 Parcel# 28 in the Second District

Zoning Administrator Proudfoot explained the applicant wishes to subdivide one (1) acre for a home site. The property will be served by private well and septic, and will be accessed by a 60' easement. The Planning Board and Staff recommend approval of the request.

Ms. Kathy Dillard approached in support of her request. No one was present to speak against the request.

Commissioner Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. The Health Department and the Zoning Administrator must approve subdivision plat.

Commissioner Loper seconded the motion. The motion carried unanimously.

**Kathy Dillard – Second Reading (22):** Consideration to approve the Second Reading of an application by Kathy Dillard to rezone one (1) acre of a 6.65 acre parcel located at 341 Otis Seckinger Road from AR-1 to AR-2 to allow for a home site Map# 415 Parcel# 28 in the Second District

Commissioner Burdette made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

**Rhett Roscinski – Public Hearing (23):** The Planning Board recommends denying an application by Rhett Roscinski to rezone 10.12 acres located at 430 Hodgeville Road from AR-1 to B-3 to operate a diesel engine repair business Map# 416 Parcel# 3 in the Second District

*Commissioner Burdette recused himself from voting on this item.*

Zoning Administrator Proudfoot explained this property contains a mobile home for residential use, and an accessory building for personal use. The buildings are served by a private well and septic system. All surrounding and adjacent property is zoned AR-1 or AR-2. Pursuant to Section 5.11.3,
residential uses, including mobile homes, are prohibited in the B-3 zoning district. The Planning Board and Staff recommend denial of the request.

Mr. Rhett Roscinski presented the Board will a packet of information. Mr. Roscinski expressed his desire to continue to operate the business at this location.

Billy Cannon and David Jones spoke in favor or the request.

Mr. Chase Arrington, an attorney with the Connor Law Group presented the Board with a packet of documentation on behalf of his clients Dusty and Elaina Zeigler. Mr. Arrington confirmed his clients being in opposition to the request and further apprised the Board of the Effingham County Rezoning Checklist form.

Mr. Dusty Zeigler stated the business is being conducted within an agricultural residential zoning, which should not be permitted.

There was a discussion among the Board and Staff regarding the operations of the business being conducted on the property.

Commissioner Kieffer made a motion to deny the request. Commissioner Loper seconded the motion. The motion carried unanimously.

**Rhett Roscinski – Second Reading (24):** Consideration to approve the Second Reading of an application by Rhett Roscinski to rezone 10.12 acres located at 430 Hodgeville Road from AR-1 to B-3 to operate a diesel engine repair business Map# 416 Parcel# 3 in the Second District

This item was automatically denied as a result of the action of the previous item.

**Rhett Roscinski – Public Hearing (25):** The Planning Board recommends denying an application by Rhett Roscinski for a Conditional Use to allow for a Rural Business located at 430 Hodgeville Road to operate a diesel engine repair business Map# 416 Parcel# 3 in the Second District

*Commissioner Burdette recused himself from voting on this item.*

Zoning Administrator Proudfoot explained as the business does not meet either the road frontage or the building size criteria for the Rural Business conditional use, Staff recommends denial. Additional detailed information was shared in
reference to the noncompliance of the business. The Planning Board also recommends denial of the request.
Mr. Rhett Roscinski approached in support of his request.
Mr. Dusty Zeigler spoke in opposition of the request. Mr. Zeigler referenced the pictures and documentation of noncompliance and complaints previously provided to the Board and Staff.
Commissioner Floyd made a motion to deny the request. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**Rhett Roscinski – Second Reading (26):** Consideration to approve the Second Reading of an application by Rhett Roscinski for a Conditional Use to allow for a Rural Business located at 430 Hodgeville Road to operate a diesel engine repair business Map# 416 Parcel# 3 in the Second District

This item was automatically denied as a result of the action of the previous item.

**James Thompson – Public Hearing (27):** The Planning Board recommends denying an application by James Thompson to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to B-3 to allow for light fabrication and storage in an existing building Map# 221 Parcel# 9 in the Third District

This item was withdrawn from the agenda at agenda approval.

**James Thompson – Second Reading (28):** Consideration to approve the Second Reading of an application by James Thompson to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to B-3 to allow for light fabrication and storage in an existing building Map# 221 Parcel# 9 in the Third District

This item was withdrawn from the agenda at agenda approval.

**Wayne Hurst – Public Hearing (29):** The Planning Board recommends approving an application by Wayne Hurst to rezone a two (2) acre parcel and a 2.09 acre parcel from a 26.50 acre parcel for home sites located at 153 George Hurst Road Map# 223 Parcel# 2, 2A in the Third District

Zoning Administrator Proudfoot explained the applicant wishes to divide out a 2-acre parcel and a 2.09-acre parcel from the 26.5-acre AR-1 parent parcel. The
two parcels will be home sites for nephew and sister. The Planning Board and Staff recommend approval.

Mr. Wayne Hurst stated he would like to rezone the property for family and timber purposes. No one was present in opposition of the request. Commissioner Loper made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. The Health Department and the Zoning Administrator must approve the subdivision plat.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**Wayne Hurst – Second Reading (30):** Consideration to approve the Second Reading of an application by Wayne Hurst to rezone a two (2) acre parcel and a 2.09 acre parcel from a 26.50 acre parcel for home sites located at 153 George Hurst Road Map# 223 Parcel# 2, 2A in the Third District

Commissioner Loper made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

**Linda Heidt – Public Hearing (31):** The Planning Board recommends approving an application by Linda Heidt to rezone two (2) acres out of a 15.02 acre parcel located at 2954 Springfield-Egypt Road from AR-1 to AR-2 Map# 290 Parcel# 1 in the Third District.

This item was moved to Planning Board Item# 1A.

**Linda Heidt – Second Reading (32):** Consideration to approve the Second Reading of an application by Linda Heidt to rezone two (2) acres out of a 15.02 acre parcel located at 2954 Springfield-Egypt Road from AR-1 to AR-2 Map# 290 Parcel# 1 in the Third District.

This item was moved to Planning Board Item# 1B.

**Mary Derryberry – Public Hearing (33):** The Planning Board recommends approving an application by Mary Derryberry to rezone 3 acres located on Hwy
21 North from B-2 to AR-2 to allow for a home site Map# 316 Parcel# 18 in the Third District.

Zoning Administrator Proudfoot explained the applicant would like to rezone to allow for a home site. The Planning Board and Staff recommend approval of the request.

Ms. Brandy Ford spoke in support of the request on behalf of Ms. Mary Derryberry. No one was present in opposition of the request.

Commissioner Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. The Health Department and the Zoning Administrator must approve subdivision plat.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**Mary Derryberry – Second Reading (34):** Consideration to approve the Second Reading of an application by Mary Derryberry to rezone 3 acres located on Hwy 21 North from B-2 to AR-2 to allow for a home site Map# 316 Parcel# 18 in the Third District.

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

**Wesley Shaw – Public Hearing (35):** The Planning Board recommends approving an application by Wesley Shaw to rezone 17.77 acres located on Gold Kist Road from I-1 to AR-1 to allow for a home site Map# 420 Parcel# 21B in the Third District.

Zoning Administrator Proudfoot explained the property was part of a 203.55 acre parcel granted a conditional use, on February 2, 2010, to operate a construction and demolition landfill and recycling center. Stipulations included soil testing to check pollution levels throughout the 203.55 acre site. The Planning Board and Staff recommend approval of the request.

Mr. Greg Howze stated there are three (3) parcels to be rezoned from the previously zoned industrial property. No one was present opposed to the request.
Commissioner Loper made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Lot must meet the requirements of the AR-1 zoning district.
2. Report on soil testing (2010 stipulation) for the site must be provided to Development Services.
3. Future site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**Wesley Shaw – Second Reading (36):** Consideration to approve the Second Reading of an application by Wesley Shaw to rezone 17.77 acres located on Gold Kist Road from I-1 to AR-1 to allow for a home site Map# 420 Parcel# 21B in the Third District

Commissioner Loper made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

**Andrew Capwell – Planning Board (37):** The Planning Board recommends approving an application by Andrew Capwell to rezone 5 acres located at 305 Gold Kist Road from I-1 to AR-1 to allow for a home site Map# 420 Parcel# 21B01 in the Third District

Zoning Administrator Proudfoot explained this property was also a part of a 203.55 acre parcel granted a conditional use, on February 2, 2010, to operate a construction and demolition landfill and recycling center. Stipulations included soil testing to check pollution levels throughout the 203.55 acre site. The Planning Board and Staff recommend approval.

Mr. Andy Capwell approached in favor of his application. No one was present opposed to the request.

Commissioner Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Lot must meet the requirements of the AR-1 zoning district.
2. Report on soil testing (2010 stipulation) for the site must be provided to Development Services.
3. Future site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.

Commissioner Floyd seconded the motion. The motion carried unanimously.
Andrew Capwell – Second Reading (38): Consideration to approve the Second Reading of an application by Andrew Capwell to rezone 5 acres located at 305 Gold Kist Road from I-1 to AR-1 to allow for a home site Map # 420 Parcel # 21B01 in the Third District

Commissioner Loper made a motion to approve the Second Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

Beacon Builders – Public Hearing (39): The Planning Board recommends denying an application by Beacon Builders for a Variance to waive the sidewalk requirements in Barrister Landing located on Courthouse Road Map# 347 Parcel# 8 in the Fourth District

Zoning Administrator Proudfoot explained the safety and welfare of the residents of the development is a priority, and sidewalks would correspond with the Effingham County Mission Statement to provide a safe and healthy environment to promote a high quality of life for our citizens. Planning Board and Staff recommend denial.

Mr. Michael Roach with Thomas & Hutton Engineering approached on behalf of the applicant. Mr. Roach explained this development is tied into an existing neighborhood which does not have sidewalks but curb and gutter are installed. No one was present in opposition of the request.

Commissioner Loper made a motion to deny the request. Commissioner Burdette seconded the motion. The motion carried unanimously.

Beacon Builders – Second Reading (40): Consideration to approve the Second Reading of an application by Beacon Builders for a Variance to waive the sidewalk requirements in Barrister Landing located on Courthouse Road Map# 347 Parcel# 8 in the Fourth District

This item was automatically denied as a result of the action of the previous item.

Beacon Builders – Public Hearing (41): The Planning Board recommends approving an application by Beacon Builders to waive the requirement to
install reuse water lines in Barrister Landing located on Courthouse Road Map# 347 Parcel# 8 in the Fourth District

Zoning Administrator Proudfoot explained as this proposed phase is at the rear of the existing subdivision, and it is infeasible to extend reuse line infrastructure through the existing phases to reach Courthouse Road. This subdivision will be served by a private water provider, and a community septic system. The existing phase of the subdivision does not have reuse water line infrastructure. Staff and Planning Board recommend approval.

County Manager Callanan confirmed there are no plans to extend reuse lines in this area.

Mr. Michael Roach with Thomas & Hutton Engineering was present in support of the request. No one was present in opposition of the application.

Commissioner Loper made a motion to approve the request. Commissioner Floyd seconded the motion. The motion carried unanimously.

**Beacon Builders – Second Reading (42):** Consideration to approve the Second Reading of an application by Beacon Builders to waive the requirement to install reuse water lines in Barrister Landing located on Courthouse Road Map# 347 Parcel# 8 in the Fourth District

Commissioner Loper made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

**Shirley Calvert – Public Hearing (43):** The Planning Board recommends approving an application by Shirley Calvert for a Variance to allow a camper as a temporary residence at 200 Tommy Long Road Map# 459 Parcel# 50A in the Fourth District

Zoning Administrator Proudfoot explained Staff recommendation for the January 27, 2020 Planning Board meeting was to deny as applicant had not submitted an application for a building permit. Ms. Calvert submitted an application for a mobile home the afternoon of the Planning Board meeting. The issuance of the actual permit is pending approval by the Health Department and Tax Assessor. In the light of the submission of the application for a mobile home, staff would recommend approval with stipulation: the camper may be occupied for up to 6 months, and must be disconnected from septic system and
vacated upon approval of the final inspection for the new dwelling. The Planning Board also recommends approval of the request.
Ms. Shirley Calvert approached in support of her request. No one was present in opposition of the application.

Commissioner Loper made a motion to approve to allow the camper. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Shirley Calvert – Second Reading (44): Consideration to approve the Second Reading of an application by Shirley Calvert for a Variance to allow a camper as a temporary residence at 200 Tommy Long Road Map# 459 Parcel# 50A in the Fourth District

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

XIII – ADJOURNMENT

There being no further business, at 7:55 pm, Commissioner Burdette made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chairman  
Stephanie D. Johnson, County Clerk