The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Reginald Loper and Phil Kieffer met in regular session at 5:00 pm on Tuesday, January 4, 2022 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329.

**STAFF PARTICIPATION**
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – IT Director, Mrs. Teresa Concannon – County Planner, Mr. Mark Barnes – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Mrs. Vicki Dunn – HR Director, Mrs. Sarah Mausolf – HR Assistant Director, and Mr. Seth Zeigler

**CITIZEN PARTICIPATION**
Mr. Alec Metzger, Mr. Ricky Stille, Ms. Melissa Stille, Mr. Ken Hayes, Ms. Diane Haynes, Mr. Donnie Nease, Ms. Janis Bevill, Mr. Paul Ahreus, Ms. Kathy Ahreus, Ms. Kathy Zittrouer, and Mr. Matt Byrd

**PARTICIPATION VIA TELECONFERENCE**
None announced.

**I- Roll Call**
Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette, Vice Chair
Jamie Deloach
Reginald Loper
Phil Kieffer

**II- CALL TO ORDER**
Chairman Corbitt called the meeting to order at 5:10 pm.

**III – INVOCATION**
Commissioner Burdette provided the invocation.

**IV- PLEDGE TO THE AMERICAN FLAG**
The pledge was sounded in unison.

**V – ELECTION OF VICE CHAIR**
Commissioner Floyd made a motion to nominate Commissioner Deloach as Vice Chair
VI – AGENDA APPROVAL
County Clerk Johnson stated at the request of the applicant Planning Board items #18-21 are to be postponed to the February 15, 2022 commission meeting.

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

VII– MINUTES
Vice Chair Deloach made a motion to approve the December 7, 2021 Board of Commissioners meeting minutes as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

VIII– PUBLIC COMMENTS
Chairman Corbitt stated comments shall pertain to agenda items only, you must speak clearly into the microphone and state your full name for the record.

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

X – CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda items: (1) Consideration to ratify the approval of the Probation Services agreement with the City of Guyton. (2) Consideration to ratify the approval of the Probation Services agreement with the City of Springfield. (3) Consideration to ratify the approval of the Probation Services agreement with State Court. (4) Consideration to ratify the approval of the Probation Services agreement with Superior Court. Commissioner Burdette seconded the motion. The motion carried unanimously.

XI– RECOGNITION
Evan Zeigler, BSA Eagle Scout Candidate

LOCAL EAGLE SCOUT CANDIDATE EVAN ZEIGLER HAS CHOSEN TO DONATE PARK BENCHES TO THE COUNTY AND LOCAL CHURCHES (1)

County Clerk Johnson recognized Evan Zeigler is a sixteen-year-old high school junior at Effingham County High School. He has chosen an Eagle Scout project to benefit the community and our Effingham County Parks. Evan is building concrete benches for citizens to enjoy while being outdoors. The benches will be created out of concrete by using form molds that he hand-built out of wood.
The benches will be placed in McCall Park, Baker Park, Pineora Park, and CEM Park, as well as a few local churches. There will be a small plaque on each bench with his name, Eagle Scout Project, and date on it. During this project Evan has learned life skills such as financial planning, budgeting, managing people for a project, and communicating with others. He hopes many people will benefit from the benches throughout the County for many years to come. Donations for the project came from private and many
other smaller donors. Evan is in Troop 665 at the Rincon Methodist Church, his scoutmaster is Seth Zeigler.

XII- OLD BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND APPENDIX C, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.15 PD - PLANNED DEVELOPMENT DISTRICT (1ST READING APPROVED 12/07/2021) (1):

There was no discussion on this item.

Commissioner Burdette made a motion to approve the 2nd Reading of an ordinance to Amend Appendix C, Article V - Uses Permitted in Districts, Section 5.15 PD - Planned Development District. Vice Chair Deloach seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY ALEC METZGER AS AGENT FOR RANDY HADDEN, JEREMY NEASE, & CHUCK HILDEBRANDT TO REZONE 52.84 ACRES FROM AR-1 TO B-3 TO ALLOW FOR THE DEVELOPMENT OF A CONTAINER STORAGE FACILITY & FREIGHT TERMINAL LOCATED AT 2361 HWY 80. MAP# 354 PARCEL# 21 IN THE FIRST DISTRICT (POSTPONED FROM THE 12/7/2021 MEETING) (2)

There were comments from the board about removing the 300-foot buffer requirement since the proposed use would not be in effect.

Commissioner Floyd stated the 300-foot buffer requirement shall be removed and made a motion to approve the 2nd Reading with the following conditions:

1. The 0.33 +/- acre strip of land connecting 354-21 to George Road shall be split from 354.21 and recombined with 354-21B removal 300-foot buffer.
2. No commercial traffic is permitted to access 354-21 from George Road.

Vice Chair Deloach seconded the motion. The motion was carried unanimously.

XIII- NEW BUSINESS

CONSIDERATION TO RATIFY APPROVAL OF QUOTE# 1619295 FROM MOTOROLA SOLUTIONS FOR THE PURCHASE OF FIVE (5) RADIOS AND APPROPRIATE EQUIPMENT FOR NEW AMBULANCES FOR EMS (1)

Purchasing Agent Bruton explained these radios are for the new ambulances which have been purchased. Motorola has had a 10% cost increase on their products but will honor these prices since the quote was made before the increase.

Commissioner Loper made a motion to approve Quote #1619295 from Motorola Solutions for the purchase of five (5) radios and appropriate equipment for new ambulances for EMS for $35,954.30. Commissioner Floyd seconded the motion. The motion was carried unanimously.
CONSIDERATION TO APPROVE A LETTER OF INTENT FOR THE LEASE AGREEMENT FOR 204 FRANKLIN STREET BETWEEN EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND THE STATE PROPERTIES COMMISSION FOR USE BY DEPARTMENT OF HUMAN SERVICES – DEPARTMENT OF FAMILY AND CHILDREN SERVICES, LEASE# 3362 (2)

Purchasing Agent Burton explained this is the new lease that will have an initial term of July 1, 2021 through June 30, 2022 with four annual renewals. The State estimated operating expenditures from actual operating expenses of other buildings within Georgia as complied by the Georgia owners and manuals association. A breakdown has been provided.

Commissioner Burdette made a motion to approve Lease #3362 between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services – Division of Family and Children Services for the property located at 204 Franklin Street, Springfield, GA. 31329, for a monthly rate of $4,560.00. Commissioner Floyd seconded the motion. The motion was carried unanimously.

CONSIDERATION TO RATIFY APPROVAL OF UPDATES TO THE ENTERPRISE VEHICLE ORDERS FOR MULTIPLE DEPARTMENTS (3)

Purchasing Agent Burton explained during staff review, they found that some vehicles have been included in the orders already that were not specifically approved by the Board. However, these vehicles were budgeted for and they were on the original list. There are two new vans included in a packet given to the Board. There is also a truck for Parks and Landscaping as well.

Commissioner Burdette made a motion to approve the Ratification of Approval of updates to Enterprise vehicle orders for multiple departments. Vice Chair Deloach seconded the motion. The motion was carried unanimously.

CONSIDERATION TO RATIFY APPROVAL FOR THE ORDER OF ADDITIONAL FINISHING OPTIONS TO THE ADMIN COPIER AND LEASE OF A NEW COPIER FOR HR FROM RICOH FOR THE NEW ADMINISTRATION COMPLEX (4)

Purchasing Agent Burton explained there was a slight shift with some printers. We need to order an additional finishing option for the admin copier and a new copier for Human Resources.

Commissioner Loper made a motion to approve ratification for the order of additional finishing options to the Admin copier and lease of a new copier for Human Resources from Ricoh for the new Admin Complex. Vice Chair Deloach seconded the motion. The motion was carried unanimously.
CONSIDERATION TO APPROVE RESOLUTION# 022-001 FOR SURPLUS OF VARIOUS ITEMS (5)

Purchasing Agent Bruton explained the only item on the Resolution is the Patch truck.

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

CONSIDERATION TO APPROVE AN AGREEMENT WITH I3 VERTICALS, LLC (DBA CJT SOFTWARE) FOR A NEW SOFTWARE PROGRAM FOR EFFINGHAM COUNTY PROBATE COURT (6)

Purchasing Agent Bruton explained Effingham County Probate Court is currently working with two different software programs, a PCIS and Sustain. Sustain is outdated and will no longer be updated or supported. The Effingham County Law Library will pay for the initial startup fee and then Probate Court will take over the monthly fees, which should be manageable within their budget.

Commissioner Burdette made a motion to approve of Agreement with i3 Verticals, LLC (dba CJT Software) for a new software program for Effingham County Probate Court. Commissioner Kieffer seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE A JOB DESCRIPTION FOR DIRECTOR OF DEVELOPMENT SERVICES (7)

County Manager Callanan explained this is a slight organizational restructuring in the Development Services Department. Currently, the County Assistant Manager is covering three roles. County Engineer, Director of Development Services, as well as County Assistant Manager. Because of the workload, we thought it would function better if we split out the responsibilities in regards to Development Services Director. Additional positions were already in works due to project management solely related to Development Services. The following department or areas (Building Inspection permitting, Building Plan Review, Planning GIS, and Code Enforcement) will be reporting to the Director.

This individual will be responsible for larger projects associated with Development Services such as, the code revamp and update of the Comprehensive Plan. The statutory update of the Comprehensive Plan in three years of integrating the Transportation Solid Waste Water, water and sewer, Stormwater facilities, and Park Master Plans. This person will also be responsible for project management as related to developments and will be the face of development when those pre-plan review meetings come in to place. We have many large developments, particularly commercials that are coming underway.

The Board engaged in a conversation about the qualifications needed for this position and funding.

Vice Chair Deloach made a motion to approve the addition of the positions to the
2020/2021 Budget. Commissioner Kieffer seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-002 TO AMEND THE 2021-2022 FISCAL BUDGET (8)

Finance Director Barnes explained this amendment covers multiple items including some contracts, change orders, and grant awards that were approved in some prior Commission meetings. The tenth item in the report (additional water meters) has been removed from the revised Resolution and is not needed at this time.

Commissioner Loper made a motion to approve the Resolution to amend the budget for FY 2021-2022. Commissioner Floyd seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE TO SUBMIT A GRANT APPLICATION TO THE GEORGIA EMERGENCY MANAGEMENT AGENCY (GEMA) LOCAL EMERGENCY MANAGEMENT PERFORMANCE GRANTS PROGRAM (9)

Finance Director Barnes explained this is a $15,600 grant the County applies for almost every year and most years we are awarded this grant. The Effingham EMA Department wants to use this grant this year for equipment. If approved and awarded, there would be a future budget amendment to add the matching $15,600 that the County would have to pay.

Commissioner Floyd made a motion to approve the submittal of a grant application to GEMA EMPG Program. Commissioner Burdette seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE NOTIFICATION OF INTENT OF A RAILROAD CROSSING CLOSURE AT DEWITT ROAD AND SEEK PUBLIC INPUT (10)

Assistant County Manager Larson explained this is an intent to consider the closing of the Dewitt Road railroad crossing in northern Effingham County. The County is desiring to create a new railroad on the Norfolk Southern railroad in order to promote growth in the area. Norfolk Southern requires a commitment from the community to close an existing crossing due to Federal Railway Administration requirements. The program of the Federal Railway Administration is to identify crossing locations that are considered redundant, where they have lower traffic volume or safety issues. Dewitt Road was selected because it is skewed and lacks active warning systems. The alternative access is via Shawnee Road which is less than a half mile detour and it has active warning systems. We are recommending the Dewitt Road be endorsed for closure. In the packet given to the Board is a letter of intent which will be sent out to the property owners in the immediate vicinity. A thirty (30) day public comment period will be provided. The earliest opportunity to potentially vote on this will be the February 15th meeting since the February 1st meeting will most likely be canceled.
Vice Chair Deloach made a motion to approve notification of intent of a railroad crossing closure at Dewitt Road and seek public input. Commissioner Loper seconded the motion. The motion was carried unanimously.

CONSIDERATION APPROVE RESOLUTION# 022-003 TO EXTEND A MORATORIUM ON REZONING FOR MULTIFAMILY HOUSING AND R-6 SINGLE FAMILY RESIDENTIAL DEVELOPMENT, FOR A PERIOD OF THIRTY (30) DAYS (11)

Planning & Zoning Manager explained the County is experiencing development pressures that include an increasing number of applications to rezone land for multifamily housing – in the R-3, B-2, and B-3 zoning districts and R-6 single family development, and has determined that a moratorium on new applications is necessary. On September 21, 2021, the Board of Commissioners voted to place a moratorium for one hundred and twenty (120) days. Additional time is needed to allow for adequate review of the draft zoning ordinance language. County Manager Callanan explained the moratorium gives the applicant more options.

A conversation ensued among the Board about R-6 development.

Commissioner Kieffer made a motion to approve a Resolution# 022-003 to extend a moratorium on rezoning for multifamily housing and R-6 single family residential development, for a period of thirty (30) days. Commissioner Burdette seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE FUNDING AND PAYMENT TO CLOVER POINT DEVELOPMENT, LLC. FOR REIMBURSEMENT FOR THE DESIGN AND CONSTRUCTION OF A SANITARY SEWER LIFT STATION AT NEW HAVEN AT BELMONT GLEN (12)

Assistant County Manager Larson explained in March 17, 2020 the Board of Commissioners approved the development agreement with Clover Pointe to pay for half the design cost and 100% of the construction cost of the sanitary sewer lift station. The funding was set aside and established with the water bonds. The final cost was not known at that time. There were limits listed within the agreement. Construction is complete and the final cost on the design and construction is $359,733.30. We are in the process of accepting the lift station, which was one of the conditions of the agreement.

Commissioner Burdette made a motion to approve the funding in the amount of $359,733.30 to fulfill the commitment of the water and sewer agreement with Clover Pointe Development, LLC for New Haven at Belmont Glen Subdivision. Commissioner Floyd seconded the motion. The motion was carried unanimously.
Assistant County Manager Larson explained McCall Park Renovations Change Order# 3 is for the chain-link fencing material. There was a discussion with the Contractor, Parks and Landscapes, and Recreation about the type of chain-link fence we were going to put on the project. There was desire to make it more uniform with some of the newer parks we are building and carry that design forward, which is a black vinyl coated steel fence. This Change Order is to alter that material; it is more expensive as there is a restock fee because the galvanize steel has already been delivered. The height of the fence around the baseball field will be increasing from 4 feet to 6 feet. This decision was made after a discussion with Parks and Landscapes and Recreation department. With all stated descriptions there is an increase of $35,425 and an additional sixty (60) days to the contract due to a backorder of 8 to 10 weeks for fencing.

Commissioner Burdette made a motion to approve the Change Order in the amount of $35,424.78. Commissioner Kieffer seconded the motion. The motion was carried unanimously.

CONSIDERATION TO RATIFY APPROVAL OF A CONTRACT WITH ROBERTS CIVIL ENGINEERING TO PROVIDE PHASE 1 ENGINEERING SERVICES FOR THE LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) FOR THE 2022 APPLICATION TO GEORGIA DEPARTMENT OF TRANSPORTATION (14)

Asst. County Manager Larson explained the LMIG Program is our annual allocation from the State for road surfacing. There are multiple applications and paperwork submitted each year to qualify for the program. The first being a submittal of our additional lane miles added to our system in the past year and then there is an application for an annual grant allotment of money for the 2022 year which is due at the end of January. The deadline to turn in the road mileage was December 31st.

There was a Phase 1 contract for the road mileage submittal and the LMIG 2022 application which is due at the end of this month. We solicited proposals from the engineering firms with experience within our IDC category. Out of the three of them, two of those firms declined to bid. The third firm selected and recommended was Robert Civil, Phase 1 at a cost of $19,700. This contract was approved in December and we are asking for ratification of this Phase 1 contract.

Commissioner Burdette made a motion to approve via ratification the contract for LMIG 2022 Phase 1 Engineering Services to Roberts Civil Engineering in the amount of $19,700. Commissioner Floyd seconded the motion. The motion was carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH ROBERTS CIVIL ENGINEERING FOR LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) PROJECTS FOR PHASE 2 FOR THE 2022 YEAR (15)

Asst. County Manager Larson explained Phase 2 is the same bid process as the
previous item. We put out a solicitation for firms to assist us with our 2022 LMIG program. Phase 2 of the project is to take the approved list of roads that we will submit on our application to the end of January and prepare the bid specification package and assist us with bidding and assistance with contract management during construction. This is a service we have consult with an engineering firm and it is budgeted. That fund for this contract will come from phase 2 to do the bid specifications in any design work associated with it and to assist with the bidding in the contract management during construction. The fee for that is $38,327 and will recommend an approval to Robert Civil Engineering for a contract in that amount.

Commissioner Burdette made a motion to approve the contract for LMIG 2022 Phase 2 Engineering Services to Roberts Civil Engineering in the amount of $38,327. Commissioner Floyd seconded the motion. The motion was carried unanimously.

**CONSIDERATION TO APPROVE TO CANCEL THE FEBRUARY 1, 2022 BOARD OF COMMISSIONERS MEETING (16)**

Chairman Corbitt explained this meeting will be canceled due to Effingham Day at the Capital.

Commissioner Burdette made a motion to approve to cancel the February 1, 2022 Board of Commissioners meeting. Vice Chair Deloach seconded the motion. The motion was carried unanimously.

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

**Teresa Concannon**

- Consultants to help with R-3, R-6 and Commercial zoning district as they relate to multifamily and single-family housing development. There was a long discussion between staff and the board about this subject matter.

**Tim Callanan**

- Mark Barnes recognized as our new Finance Director
- Rahn Station now open for two-way traffic

**XV – EXECUTIVE SESSION**

Discussion of Personal, Property and Pending Litigation.

**XVI– EXECUTIVE SESSION MINUTES**

Vice Chair Deloach made a motion to approve the December 7, 2021 executive session minutes. Commissioner Burdette seconded the motion. The motion was carried unanimously.

**XVII– PLANNING BOARD- 6:00PM**

**Moure Partners Land Company, Inc. – Sketch Plan (1):** The Planning Board recommends approving an application by MLRE Partners Land Company, Inc. for a Sketch Plan for “Pine Grove”, a 141-unit residential development on 16.95 acres located on Hwy 30, zoned R-3. Map# 376 Parcel# 16 in the First District.

Planning and Zoning Manager Concannon explained an enhancement of the concept.
plan presented during the rezoning process which notes all of the provisions included in the conditions for the rezoning. It illustrates what the conditions were and some of the highlights are there will be two parking spaces at each dwelling with additional parking that is equal to 50% of the dwelling units so there’s an additional 73 parking spaces throughout the neighborhood. A centrally located clubhouse, mail kiosk, three playground areas, picnic area, Dog Park, and a walking trail. The community will have a street lighting plan, building facade will be a mixture of vinyl siding. Traffic study will be required to identify any necessary improvements on Highway 30.

Commissioner Floyd made a motion to approve the sketch plan for “Pine Grove”, a 141-unit residential development on Hwy 30. Commissioner Burdette seconded the motion. The motion was carried unanimously.

DRAYTON – PARKER COMPANIES, LLC as agent for ERNEST C. SLATER – PUBLIC HEARING (2): The Planning Board recommends approving an application by Drayton – Parker Companies, LLC as agent for Ernest C. Slater to rezone 4.67 acres located between US Hwy 80 & GA Hwy 17 S from AR-1 to B-3 to allow for the development of a convenience store and fueling station Map# 378 Parcel# 41 in the First District.

Planning and Zoning Manager explained this parcel is currently zoned AR-1, to the right of it there is a parcel that is currently zoned B-3. The two parcels will be combined to accommodate a Parker’s convenience store gas station and diesel pumps. This is in an area where County water and sewer is not available so private well and septic system will be necessary. A traffic study will be required for the entrances onto Highway 80 and encroachment permits from GDOT will be required before the land surveying permit would be approved at staff level.

No approached in opposition of the request.

Commissioner Floyd made a motion to approve request to rezone 4.67 acres from AR-1 to B-3, with the following conditions:
1. A Sketch Plan must be submitted for review and approval by the Board of Commissioners before site development plans are submitted.
2. Development plans shall meet the requirements of Section 5.11. B-3 Highway Commercial Districts, and comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. A traffic study must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.
Commissioner Kieffer seconded the motion. The motion was carried unanimously.

DRAYTON – PARKER COMPANIES, LLC as agent for ERNEST C. SLATER – SECOND READING (3): Consideration to approve the Second Reading of an application by Drayton – Parker Companies, LLC as agent for Ernest C. Slater requests to rezone 4.67 acres located between US Hwy 80 & GA Hwy 17 S from AR-1 to B-3 to allow for the development of a convenience store and fueling station Map# 378 Parcel# 41 in the
Commissioner Floyd made a motion to approve the 2nd reading. Commissioner Loper seconded the motion. The motion was carried unanimously.

RAMON & CASANDRA POLANCO – PUBLIC HEARING (4): The Planning Board recommends approving an application by Ramon & Casandra Polanco to rezone 10 acres located at 1379 Low Ground Road from AR-1 to AR-2 to allow for future subdivision, creating residential lots under 5 acres Map# 393 Parcel# 22 in the Second District

Planning and Zoning Manager Concannon explained the applicant wants to split it into three parcels, a plat has been provided. Only one of the parcels will remain 5 acres but they wanted to rezone everything to AR-2.

No approached in opposition of the request.

Commissioner Burdette made a motion to approve request to rezone 10 acres from AR-1 to AR-2, with the following conditions:
1. The lots shall meet the requirements of the AR-2 zoning district.
2. Minor subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect. Commissioner Floyd seconded the motion. The motion was carried unanimously.

RAMON & CASANDRA POLANCO – SECOND READING (5): Consideration to approve the Second Reading of an application by Ramon & Casandra Polanco to rezone 10 acres located at 1379 Low Ground Road from AR-1 to AR-2 to allow for future subdivision, creating residential lots under 5 acres. Map# 393 Parcel# 22 in the Second District.

Commissioner Burdette made a motion to approve the 2nd reading. Commissioner Kieffer seconded the motion. The motion was carried unanimously.

DONNIE NEASE – PUBLIC HEARING (6): The Planning Board recommends approving an application by Donnie Nease to rezone 2.56 acres located at 285 Hodgenville Road from AR-1 to AR-2, to allow for an adjustment to property lines Map# 415 Parcel# 23 in the Second District.

Planning and Zoning Manager explained there is an AR-1 parcel and AR-2 parcel and the applicant wants to shift the property line to make what is currently the AR-1 parcel a little larger down the road. At this time the applicant only wants to rezone it so that both parcels are AR-2.

No approached in opposition of the request.

Commissioner Burdette made a motion to approve the request to rezone 2.56 acres from AR-1 to AR-2

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect. Commissioner Loper seconded the motion. The motion carried unanimously.

DONNIE NEASE – SECOND READING (7): Consideration to approve the Second Reading of an application by Donnie Nease to rezone 2.56 acres from AR-1 to AR-2, to allow for an adjustment to property lines. Located at 285 Hodgeville Road. Map# 415 Parcel# 23 in the Second District

Commissioner Burdette made a motion to approve the 2nd reading. Commissioner Floyd seconded the motion. The motion was carried unanimously.

DENNIS L. HAMMOCK as agent for WILLIAM JENKINS – PUBLIC HEARING (8): The Planning Board recommends approving an application by Dennis L. Hammock as agent for William Jenkins to rezone 2 of 8.5 acres located at 1510 Goshen Road from AR-1 to AR-2, to allow for the separation of a home site Map# 434 Parcel# 3 in the Second District

Planning and Zoning Manager explained we are starting with two parcels and ending with two parcels, they just look different. The new parcel is smaller so it has to be rezoned to AR-2.

No approached in opposition of the request.

Commissioner Burdette made a motion to approve request to rezone 2 of 8.5 acres from AR-1 to AR-2, with conditions:
1. The lot shall meet the requirements of the AR-2 zoning district.
2. Plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
Commissioner Floyd seconded the motion. The motion was carried unanimously.

DENNIS L. HAMMOCK as agent for WILLIAM JENKINS – SECOND READING (9): The Planning Board recommends approving an application by Dennis L. Hammock as agent for William Jenkins to rezone 2 of 8.5 acres located at 1510 Goshen Road from AR-1 to AR-2, to allow for the separation of a home site Map# 434 Parcel# 3 in the Second District

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

JANIS Z. BEVILL, KATHY Z. ZITTROUNER, & ALAN B. ZIPPERER – PUBLIC HEARING (10): The Planning Board recommends approving an application by Janis Z. Bevill, Kathy Z. Zitterouer, & Alan B. Zipperer request to rezone 76.84 acres located on Hodgeville Road from AR-1 to I-1 for future industrial use Map# 434 Parcel# 24A in the Second District

Commissioner Burdette rescued himself on this item due to a potential conflict of interest.
Zoning & Planning Manager Concannon explained this property is adjacent to industrial zoned land on the northwest. This rezoning application was not referred for regional review, as no proposed use or site plan was submitted, and the acreage is below the threshold requiring a regional review for industrial rezoning. The parcel is narrow, and will have limited potential for development as an I-1 property unless it is combined with adjacent industrial acreage. The required 300′ buffer along the boundary with AR and R zoned properties reduces the developable area to ~30 acres. Rezoning to B-3 would require a 30′ buffer to adjacent AR and R zoned properties, and a 150′ buffer to adjacent I-1 property (if developed as heavy industrial) resulting in a developable area of ~40 acres. The parcel has frontage on Hodgeville Road. A traffic impact assessment will be required during the site development plan review, to identify necessary improvements to Hodgeville Road.

No approached in opposition of the request.

Commissioner Kieffer made a motion to approve the request to rezone 76.84 acres from AR-1 to I-1, with the following conditions:

1. Applicant must submit a sketch plan for review and approval before site development plans are submitted.
2. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.
4. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.
5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.

Commissioner Loper seconded the motion. The motion was carried unanimously.

JANIS Z. BEVILL, KATHY Z. ZITTRouER, & ALAN B. ZIPPERER – SECOND READING

(11): Consideration to approve the Second Reading of application by Janis Z. Bevill, Kathy Z. Zittrouer, & Alan B. Zipperer request to rezone 76.84 acres located on Hodgeville Road from AR-1 to I-1 for future industrial use Map# 434 Parcel# 24A in the Second District

Commissioner Burdette rescued himself on this item due to a potential conflict of interest.

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

HEATHER ARNOLD as agent for MARTHA J. ARNOLD – PUBLIC HEARING

(12): The Planning Board recommends approving an application by Heather Arnold as agent for Martha J. Arnold requests to rezone 4.5 acres located on Center Drive & Exley Loop from AR-1 to AR-2 to allow for a recombination of parcels Map# 451C Parcels# 79,
Planning & Zoning Manager Concannon explained the parcels are in Goshen Hill Farms, which is zoned AR-1. One parcel contains a house; two parcels are undeveloped. The applicant wishes to recombine the three parcels, and subdivide into two parcels. The resulting lots will be larger than other lots in the subdivision, but there is no proposed change in use. The lots will be used for residential development.

No one was present in opposition of the petition.

Commissioner Burdette made a motion to approve request to rezone 4.5 acres from AR-1 to AR-2, with the following conditions:
1. The lots shall meet the requirements of the AR-2 zoning district.
2. The amended subdivision final plat must be approved by the Board of Commissioners, and be recorded before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion was carried unanimously.

HEATHER ARNOLD as agent for MARTHA J. ARNOLD – SECOND READING (13):
Consideration to approve the Second Reading of an application by Heather Arnold as agent for Martha J. Arnold requests to rezone 4.5 acres located on Center Drive & Exley Loop from AR-1 to AR-2 to allow for a recombination of parcels Map# 451C Parcels# 79, 80, 81 in the Second District

Commissioner Burdette made a motion to approve the 2nd reading. Commissioner Loper seconded the motion. The motion was carried unanimously.

LINDA NICOLE RODEWOLT – PUBLIC HEARING (14): The Planning Board recommends approving an application by Linda Nicole Rodewolt requests a Conditional Use for a Rural Business: “Nikki B’s Hair Salon”. Located at 6916 Clyo Kildare Road, zoned AR-1. Map# 229A Parcel # 17 in the Third District

Planning & Zoning Manager Concannon explained the intent is to allow for a hair salon out of an existing structure on the property. The parcel consists of 6.6 acres and fronts Clyo Kildare Road.

No one opposed the petition.

Vice Chair Deloach made a motion to approve with PB and Staff recommendations for a conditional use for a rural business to operate Nikki B’s Hair Salon, with the following conditions:
1. The business operations shall meet the requirements of Section 3.15B Rural Business
2. The applicant must obtain an Occupational Tax Certificate.
Commissioner Kieffer seconded the motion. The motion was carried unanimously.

LINDA NICOLE RODEWOLT– SECOND READING (15): Consideration to approve the Second Reading of an application by Linda Nicole Rodewolt requests a Conditional Use for a Rural Business: “Nikki B’s Hair Salon”. Located at 6916 Clyo Kildare Road, zoned AR-1. Map# 229A Parcel # 17 in the Third District
Vice Chair Deloach made a motion to approve the 2nd reading. Commissioner Loper seconded the motion. The motion was carried unanimously.

**DANIEL W. RAHN as agent for SHAWN EVERETT RAHN – PUBLIC HEARING (16):**
The Planning Board recommends approving an application by Daniel W. Rahn as
agent for Shawn Everett Rahn to rezone 1 of 15 acres located at 2627 Old Louisville
Road from AR-1 to AR-2, to allow for the creation of a home site Map# 251 Parcel#
1A in the Third District

Planning & Zoning Manager Concannon explained the applicant wishes to subdivide
the parcel to separate a home site and allow for the creation of a new home site on
the one-acre parcel. There was no opposition to the petition.

Vice Chair Deloach made a motion to approve with PB and Staff recommendations the
request to rezone 1 of 15 acres from AR-1 to AR-2, with conditions:
1. The lot shall meet the requirements of the AR-2 zoning district.
2. Minor subdivision plat must be approved by the Health Department and the
   Zoning Administrator, and be recorded before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion was carried unanimously.

**DANIEL W. RAHN as agent for SHAWN EVERETT RAHN – SECOND READING (17):**
Consideration to approve the Second Reading of an application by Daniel W. Rahn as
agent for Shawn Everett Rahn to rezone 1 of 15 acres located at 2627 Old Louisville
Road from AR-1 to AR-2, to allow for the creation of a home site Map# 251 Parcel#
1A in the Third District

Vice Chair Deloach made a motion to approve the 2nd reading. Commissioner Loper
seconded the motion. The motion was carried unanimously.

**VERIZON WIRELESS as agent for ROBERT WAYNE EDWARDS JR. – PUBLIC
HEARING (18):** The Planning Board recommends approving an application by
Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Variance located at
2441 Corinth Church Road to reduce the required distance of a telecommunications
tower from a residence, zoned AR-1. Map# 336 Parcel # 4 in the Third District

This item was postponed to 02/15/2022 commission meeting at agenda approval.

**VERIZON WIRELESS as agent for ROBERT WAYNE EDWARDS JR. – SECOND
READING (19):** Consideration to approve the Second Reading of an application by
Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Variance located at
2441 Corinth Church Road to reduce the required distance of a telecommunications
tower from a residence, zoned AR-1. Map# 336 Parcel # 4 in the Third District

This item was postponed to 02/15/2022 commission meeting at agenda approval.

**VERIZON WIRELESS as agent for ROBERT WAYNE EDWARDS JR. – PUBLIC
HEARING (20):** The Planning Board recommends approving an application by
Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Conditional Use located
MINUTES OF THE January 4, 2022 BOC MEETING CONTINUED

This item was postponed to 02/15/2022 commission meeting at agenda approval.

VERIZON WIRELESS as agent for ROBERT WAYNE EDWARDS JR. - SECOND READING (21): Consideration to approve the Second Reading of an application by Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Conditional Use located at 2441 Corinth Church Road for a 255' telecommunication tower zoned AR-1 Map# 336 Parcel# 4 in the Third District.

This item was postponed to 02/15/2022 commission meeting at agenda approval.

PAUL AHRENS – PUBLIC HEARING (22): The Planning Board recommends approving an application by Paul Ahrens for a Variance located at 1445 Old Dixie Highway to waive the 150' lot frontage required for an AR-1 zoned parcel, (currently zoned R-1/proposed zoning AR-1) Map# 364A Parcel# 36 in the Third District

Planning & Zoning Manager Concannon explained the timber tract is landlocked without the parcel that fronts on Old Dixie Hwy. The owner plans to combine the parcels for CUVA and have access to Old Dixie Hwy, which is a county maintained road. There was no opposition for this petition.

Vice Chair Deloach made a motion to approve with PB and Staff recommendations to waive the 150’ lot frontage required for an AR-1 zoned parcel, with the following conditions:
1. A single culvert will access Old Dixie Hwy.
2. If the property is subdivided in the future, any lots accessing Old Dixie Hwy must have a shared maintenance agreement or shared access easement to the driveway accessing Old Dixie Hwy.

Commissioner Kieffer seconded the motion. The motion was carried unanimously.

PAUL AHRENS – SECOND READING (23): Consideration to approve the Second Reading of an application by Paul Ahrens for a Variance located at 1445 Old Dixie Highway to waive the 150’ lot frontage required for an AR-1 zoned parcel, (currently zoned R-1/proposed zoning AR-1) Map# 364A Parcel# 36 in the Third District

Vice Chair Deloach made a motion to approve the 2nd reading. Commissioner Loper seconded the motion. The motion was carried unanimously.

PAUL AHRENS – PUBLIC HEARING (24): The Planning Board recommends approving an application by Paul Ahrens to rezone 0.9 acres located at 1445 Old Dixie Highway from R-1 to AR-1 to allow for combination with an adjacent parcel Map# 364A Parcel# 36 in the Third District

Planning & Zoning Manager Concannon explained the applicant intends to combine the .90-acre parcel with the adjacent 139.7-acre parcel and place the acreage in CUVA. There was no opposition to the request.
Vice Chair Deloach made a motion to approve with PB and Staff recommendations to rezone .9 acres from R-1 to AR-1, with the following conditions:
1. A variance to the 150’ road frontage requirement is approved by the Board of Commissioners.
2. The lot shall meet the requirements of the AR-1 zoning district.
3. Recombination plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion was carried unanimously.

**PAUL AHRENS – SECOND READING (25):** Consideration to approve the Second Reading of an application by Paul Ahrens to rezone 0.9 acres located at 1445 Old Dixie Highway from R-1 to AR-1 to allow for combination with an adjacent parcel Map# 364A Parcel# 36 in the Third District

Vice Chair Deloach made a motion to approve the 2nd reading. Commissioner Loper seconded the motion. The motion was carried unanimously.

**MARCHESE CONSTRUCTION, LLC as agent for TOSHIYUKI HIRATA – PUBLIC HEARING (26):** The Planning Board recommends approving an application by Marchese Construction, LLC as agent for Toshiyuki Hirata for a Variance located on GA Highway 21 South to reduce the minimum number of parking spots required for a commercial development, zoned B-3. Map# 465N Parcel # 2 in the Fifth District

Planning and Zoning Manger explained Staff recommended denial due to inadequate parking. The required parking for the proposed development is 48 spaces, the applicant proposes 32 and a drive through lane. Research from surrounding jurisdictions require 1 space per 200-250 square feet, which is more restrictive.

Mr. Joe Marchese of Marchese Construction spoke as agent for the petition.

There was discussion among the Board and applicant about the required parking spaces.

Asst. County Manager Larson explained Chatham County’s code seems most appropriate and reasonable for the site.

Commissioner Kieffer made a motion to approve request for a variance with condition of 36 parking spaces. Vice Chair Deloach seconded the motion. The motion was carried unanimously.

**MARCHESE CONSTRUCTION, LLC as agent for TOSHIYUKI HIRATA – SECOND READING (27):** Consideration to approve the Second Reading of an application by Marchese Construction, LLC as agent for Toshiyuki Hirata for a Variance located on GA Highway 21 South to reduce the minimum number of parking spots required for a commercial development, zoned B-3. Map# 465N Parcel # 2 in the Fifth District

This item was postponed to 01/18/2022 due to added stipulation.
XVIII – ADJOURNMENT

At 8:30 pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk