The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach and Mr. Phil Kieffer were present for the regular Commission meeting at 5:00 pm on Tuesday, January 19, 2021 in the Commissioners Meeting Room at the Effingham County Administrative Complex. Mr. Reginald Loper was not present for this meeting.

**STAFF ATTENDING THE MEETING**

Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Jimmy McDuffie – Sheriff, Mr. Clint Hodges – Fire Chief & EMA Director, Mrs. Christy Carpenter – Finance Deputy Director, Mrs. Teresa Concannon – County Planner, Mrs. Vicki Dunn – Human Resources Director, Mr. Eric Larson – Asst. County Manager, Mrs. Alison Bruton – Purchasing Agent and Mr. Seth Zeigler – Turf Management

**PERSONS ATTENDING THE MEETING**

Ms. Leslie Dunn, Mr. Rhett Roscinski, Mrs. Kimberly Addison, Mr. Jim Presnell and Mr. George Pabst,

**PERSONS ATTENDING THE MEETING VIA TELECONFERENCE**

None

**I - CALL TO ORDER**

Chairman Corbitt called the meeting to order at 5:09 pm.

**II - INVOCATION**

Commissioner Deloach gave the invocation.

**III - PLEDGE TO THE AMERICAN FLAG**

The Pledge was sounded in unison.

**IV - AGENDA APPROVAL**

Commissioner Deloach made a motion to approve the agenda, with an addition of New Business #4A, to add two positions to the Sheriff’s Office budget. Commissioner Burdette seconded the motion. The motion carried unanimously.
V – MINUTES
Commissioner Burdette made a motion to approve the January 5, 2021 Regular Commission Meeting minutes as read. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI – PUBLIC COMMENTS
Chairman Corbitt stated public comment should be limited to agenda items only.

VII – CORRESPONDENCE
Chairman Corbitt explained all correspondence and documents from the meeting are located in the Clerk’s office and on the Board of Commissioners’ website.

VIII – CONSENT AGENDA
Commissioner Deloach made a motion to approve (1) to renew the Memorandum of Understanding with Effingham County United Methodist Campground for the use of their facility as a critical workforce shelter and/or post event shelter. Commissioner Floyd seconded the motion. The motion carried unanimously.

IX – OLD BUSINESS
CONSIDERATION TO APPROVE A FINAL PLAT, WARRANTY DEED AND STORMWATER MAINTENANCE AGREEMENT TO CONVEY INFRASTRUCTURE FOR PARK WEST, PHASE 5B LOCATED OFF OF HIGHWAY 30 (01):
Commissioner Burdette made a motion to approve the Final Plat for Park West Phase 5B, and accept the roads, and water, sewer, and stormwater infrastructure identified in the warranty deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C – ARTICLE III - GENERAL PROVISIONS, SECTION 3.3 (ACCESSORY BUILDINGS) OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (02):
Commissioner Kieffer made a motion to approve the Second Reading. Commissioner Deloach seconded the motion. The motion carried unanimously.
X- NEW BUSINESS

CONSIDERATION TO APPROVE A PURCHASE AND SALE AGREEMENT BY AND BETWEEN EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND THE CITY OF SPRINGFIELD FOR THE PURCHASE OF A PROPERTY LOCATED AT 403 N. PINE STREET MAP# S101 PARCEL# 29 (01):

County Manager Callanan explained the building was approved for surplus by the board. The immediate intent by the City of Springfield is to create additional parking. The long term plan is to extend the park adjacent to this property. The agreement defines that the City of Springfield will commence construction within 24 months or the property will revert back to the county. All property owned by the county housed in the building will be removed within approximately 180 days.

Commissioner Deloach made a motion to approve the Purchase and Sale Agreement between Effingham County Board of Commissioners and the City of Springfield for the purchase of Parcel No. S101-0029, Treutlen Building. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER FOR BLISS PRODUCTS AND SERVICES TO SUPPLY MULCH FOR (8) COUNTY PLAYGROUNDS (02):

Purchasing Agent Bruton explained eight (8) quotes were received to provide this service to the county with the lowest bidder being Bliss Products and Services.

Vice Chair Burdette made a motion to approve of the Purchase Order for the purchase of Mulch from Bliss Products and Services for eight (8) Effingham County Playgrounds for a total of $27,495.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 21-105-003 WITH EMC ENGINEERING TO PROVIDE PROFESSIONAL SERVICES FOR A NEW SANITARY SEWER FORCE MAIN (03):

Purchasing Agent Bruton explained in September 2020, an RFP was published requesting Professional Services to design a new sewer force main that will connect Hodgeville Lift Station #4 to the Effingham County WWTP.
During the design for the Hodgeville Lift Station, it was determined that the current force main will not meet the capacity that would be needed for potential growth. The submittals have been reviewed by Charles George, Assistant County Manager Eric Larson, and EOM Operations.

Vice Chair Burdette made a motion to approve Contract 21-105-003 with EMC Engineering for $135,775.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ADD TWO POSITIONS TO THE BUDGET OF THE SHERIFF’S OFFICE (04A):
County Manager Callanan explained there is a need to add two additional deputies to the traffic unit. Sheriff McDuffie intended to include these positions within the upcoming budget, however, funds are currently available to fill this need.
Sheriff McDuffie provided statistical data which supported the need for the additional officers. The Board and Staff conversed about traffic congestion in various areas of the county.
Vice Chair Burdette made a motion to approve to add the two positions to the budget of the Sheriff’s Office. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 021-001 TO AMEND THE FY2020-2021 BUDGET (04B):
Finance Director Carpenter explained this budget amendment is to fund the approval of the two positions approved for the Sheriff’s office.
Commissioner Deloach made a motion to approve the Resolution to amend the budget for 2020-2021. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE BUDGET CALENDAR FOR FISCAL YEAR 2022 (05):
Finance Director Carpenter explained the Budget Calendar allows for preparation for the budget. A kickoff meeting will be held with the department heads on January 27th.
Commissioner Deloach made a motion to approve the FY22 Budget Calendar. Vice Chair seconded the motion. The motion carried unanimously.

XI- REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Manager discussed the following:

1. **Board Retreat**
   
The agenda outline has been provided for the retreat, if there are any additional topics let us know.

2. **Press Release**
   
Was sent out today regarding the Transportation Master. An open house will be held on February 3, 2021 from 5-7 pm at the Morgan Complex. There will also be an online open house beginning February 1st – February 28th.

County Clerk Johnson discussed the following:

1. **Boards & Committees**
   
Provided the board with a listing of current boards and committees which includes terms of office.

2. **Coldbrook Heights Timeline**
   
A timeline has been prepared at the request of Vice Chair Burdette related to the roadway within the development.

Vice Chair Burdette carried the conversation about what can be done by the county as aid for this road and how do we alleviate a similar situation in the future. The board and staff discussed the issue including an idea of a special service tax district. The board agreed to discuss the matter at the upcoming retreat.

XII- EXECUTIVE SESSION

No executive session was held at this meeting.

XIII- EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve the January 5, 2021 executive session minutes as read. Vice Chair Burdette seconded the motion. Commissioner Deloach abstained from voting due to absence. Commissioners Floyd, Burdette and Kieffer voted to approve. The motion carried.

XIV- PLANNING BOARD
JOHN MILLER, AGENT FOR GADDY TURNER JR. – PUBLIC HEARING (01): The Planning Board recommends approving an application by John Miller, agent for Gaddy Turner Jr. to rezone 2.52 acres out of 14.15 acres located at 1305 Lowground Road from AR-1 to AR-2 to separate two home sites Map# 393 Parcel# 25 in the Second District

Planning & Zoning Manager Concannon explained a portion of the parcel was divided within the past year. The rezoning is to subdivide additional lots from the parent property. Doing so constitutes a major subdivision. A final plat will be presented at the next upcoming meeting, if approved.

No one was present in favor or against the request.

Vice Chair Burdette made a motion to approve the request with the following conditions:

1. The lots shall meet the requirements of the AR-2 zoning district.
2. The subdivision plat must be approved by the Board of Commissioners, and be recorded before the rezoning can take effect.
3. All wetland impacts must be approved and permitted by USACE.

Commissioner Floyd seconded the motion. The motion carried unanimously.

JOHN MILLER, AGENT FOR GADDY TURNER JR. – SECOND READING (02): Consideration to approve the Second Reading of an application by John Miller, agent for Gaddy Turner Jr. to rezone 2.52 acres out of 14.15 acres located at 1305 Lowground Road from AR-1 to AR-2 to separate two home sites Map# 393 Parcel# 25 in the Second District

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

RHETT ROSCINSKI – PUBLIC HEARING (03): The Planning Board recommends approving an application by Rhett Roscinski to rezone 10.12 acres located at 430 Hodgeville Road from AR-1 to B-3 for a commercial site for Diesel Power Solutions, LLC Map# 416 Parcel# 3 in the Second District

Vice Chair Burdette recused himself from voting on this item.

Planning & Zoning Manager Concannon explained this parcel has access to an unpaved road which is adjacent to Hodgeville. Mr. Roscinski bought a parcel of
property which adjoins Hodgeville road to allow for direct access to a county maintained road. The Planning Board approved the request with the recommendation that the property directly connect to Hodgeville Road. The newly acquired parcel is not part of the rezoning request.

Mr. Rhett Roscinski confirmed there to be a legal easement on the left side of the property. There was discussion about requiring a new easement/access while an easement is currently in place.

No one was present in opposition of the request.

County Attorney Newberry advised the conditions should encompass requiring a recombination plat for the strip of property adjacent to Hodgeville Road.

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

1. All wetland impacts must be approved and permitted by USACE.

2. The existing 6,000 sf garage must be evaluated by an engineer and certified for compliance with current commercial building code before a Commercial Certificate of Occupancy can be issued by Development Services.

3. The existing mobile home will not be permitted for use as a dwelling and will function as office space only.

4. The B-3 parcel (416-3) must connect directly to Hodgeville Road via a strip of land divided from (416-2), rezoned to B-3, and recombined with (416-3), to accommodate the access road and buffers.

Commissioner Deloach seconded the motion. The motion carried unanimously.

RHETT ROSCINSKI – SECOND READING (04): 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 for a commercial site for Diesel Power Solutions, LLC Map# 416 Parcel# 3 in the Second District

This item was automatically postponed to the February 2, 2021 commission meeting due to the revised condition as per the Rules of Procedures policy.

JOHN H. ANDREWS – PUBLIC HEARING (05): The Planning Board recommends approving an application by John H. Andrews to rezone 0.68 acres located at 1455 Goshen Road from AR-2 to AR-1 to combine with an adjacent parcel Map# 434 Parcel# 21 in the Second District
Vice Chair Burdette rejoined the meeting.

Planning & Zoning Manager Concannon explained the request is to combine an adjoining larger parcel of property. No one was present in favor or opposition of the request.

Vice Chair Burdette made a motion to approve the request with the following conditions:

1. The lot shall meet the requirements of the AR-1 zoning district.
2. The recombination plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
3. All wetland impacts must be approved and permitted by USACE.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

JOHN H. ANDREWS – SECOND READING (06): Consideration to approve the Second Reading of an application by John H. Andrews to rezone 0.68 acres located at 1455 Goshen Road from AR-2 to AR-1 to combine with an adjacent parcel Map# 434 Parcel# 21 in the Second District.

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

CRYSTAL HENRY, AGENT FOR KATHY LOVEJOY – PUBLIC HEARING (07): The Planning Board recommends approving an application by Crystal Henry, agent for Kathy Lovejoy to rezone 1 acre of 7.90 acres located at 126 Oak Street from AR-1 to AR-2 for the creation of a home site Map# 450D Parcel# 15 in the Second District.

Planning & Zoning Manager Concannon explained the request to rezone is to subdivide a one-acre parcel. No one was present in favor or in opposition of the request.

Vice Chair Burdette made a motion to approve the request with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.
3. All wetland impacts must be approved and permitted by USACE.

Commissioner Floyd seconded the motion. The motion carried unanimously.
CRYSTAL HENRY, AGENT FOR KATHY LOVEJOY – SECOND READING (08): Consideration to approve the Second Reading of an application by Crystal Henry, agent for Kathy Lovejoy to rezone 1 acre of 7.90 acres located at 126 Oak Street from AR-1 to AR-2 for the creation of a home site Map# 450D Parcel# 15 in the Second District.

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

REV. ROTHELL WASSON JR. – PUBLIC HEARING (09): The Planning Board recommends approving an application by Rev. Rothell Wasson Jr for Savannah Baptist Association to rezone 4 acres located at 1200 Honey Ridge Road from AR-1 to AR-2 to allow for the separation of a church site Map# 273 Parcel# 10 in the Third District.

Planning & Zoning Manager Concannon explained there’s an existing church on the property. The proposal is rezone the portion immediately surrounding the facility. No one was present in favor or in opposition of this request.

Vice Chair Burdette made a motion to approve the request with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.
3. All wetland impacts must be approved and permitted by USACE.

Commissioner Floyd seconded the motion. The motion carried unanimously.

REV. ROTHELL WASSON JR. – SECOND READING (10): Consideration to approve the Second Reading of an application by Rev. Rothell Wasson Jr. for Savannah Baptist Association to rezone 4 acres located at 1200 Honey Ridge Road from AR-1 to AR-2 to allow for the separation of a church site Map# 273 Parcel# 10 in the Third District.

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

ULRIC M. & RAMONA L. ROBERTS – PUBLIC HEARING (11): The Planning Board recommends approving an application by Ulric M. & Ramona L. Roberts to rezone 2.88 acres out of 19.23 acres located at on Clyo Kildare Road from AR-1
& R-1 to AR-2 to allow for the recombination of the parcels Map# 283 Parcel# 4A, 33 in the Third District

Planning & Zoning Manager Concannon explained the proposal is to rezone the entire parcel zoned R-1 and a portion of the AR-1 parcel. No one present in favor or in opposition of the request.

Commissioner Deloach made a motion to approve the request with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.
3. All wetland impacts must be approved and permitted by USACE.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ULRIC M. & RAMONDA L. ROBERTS – SECOND READING (12): Consideration to approve the Second Reading of an application by Ulric M. & Ramona L. Roberts to rezone 2.88 acres out of 19.23 acres located at on Clyo Kildare Road from AR-1 & R-1 to AR-2 to allow for the recombination of the parcels Map# 283 Parcel# 4A, 33 in the Third District

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

ALDEN STRANDBURG – PUBLIC HEARING (13): The Planning Board recommends approving an application by Alden Strandburg to rezone a 2 acres out of 12.94 acres located on Hwy 119 South from AR-1 to AR-2 to create a home site Map# 320 Parcel# 24 in the Third District

Planning & Zoning Manager Concannon explained the proposal is to subdivide 2 acres for family member use. No one spoke in favor or in opposition of the request.

Commissioner Deloach made a motion to approve the request with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.
3. All wetland impacts must be approved and permitted by USACE.

Commissioner Burdette seconded the motion. The motion carried unanimously.
ALDEN STRANDBURG - SECOND READING (14): Consideration to approve the Second Reading of an application by Alden Strandburg to rezone a 2 acres out of 12.94 acres located on Hwy 119 South from AR-1 to AR-2 to create a home site Map# 320 Parcel# 24 in the Third District

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

GREEN ACRES LLC. AS AGENT FOR WILLIAM D. HUTCHESON - PUBLIC HEARING (15): The Planning Board recommends approving an application by Green Acres LLC. as agent for William D. Hutcheson for a Variance located on Old Augusta Road to allow for a 30 - foot access easement Map# 333 Parcel# 2 & 3 in the Third District

County Planner Concannon explained this property is currently served by an access and utility easement. The proposal is to create a new 30 -foot wide easement with a maximum of two homes. The property is under the protection of the Georgia-Alabama land trust, now under the Georgia Land Tax Conservation Program and will only allow two homes on the parcel. The land is in majority under a conversation easement, however, two acres were excluded due to a home currently on the land. The intent is to sell the entire parcel with an AR-1 zoning which will allow the purchaser to add a second dwelling.

Mr. James Presnell approached in favor of the request. No one was present in opposition of the request.

There was some discussion about an additional undeveloped parcel not having road frontage access.

Commissioner Deloach made a motion to approve the request with the following conditions:

1. The 30’ access easement shall be for the sole use of parcels 333-2&3, and no adjacent parcels.
2. The easement shall be increased to 60’ for any future subdivision of 333-2&3.
3. The plat including the 30’ easement must be approved by the Zoning Administrator, and be recorded before the variance can take effect.
4. Development is limited to a total of two home sites on parcels 333-2 & 3.

Vice Chair Burdette seconded the motion. The motion carried unanimously.
GREEN ACRES LLC. AS AGENT FOR WILLIAM D. HUTCHESON – SECOND READING (16): Consideration to approve the Second Reading of an application by Green Acres LLC. as agent for William D. Hutcheson for a Variance located on Old Augusta Road to allow for a 30-foot access easement Map# 333 Parcel# 2 & 3 in the Third District

This item was automatically postponed to the February 2, 2021 commission meeting due to an added stipulation as per the Rules of Procedures policy.

CRAIG ADDISON – PUBLIC HEARING (17): The Planning Board recommends approving an application by Craig Addison to rezone 5 acres located at 2354 Low Ground Road from R-1 to AR-1 to allow for a second dwelling for an immediate family member Map# 372A Parcel# 3 in the Fourth District

Planning & Zoning Manager Concannon confirmed the request being to allow for a second dwelling. No one spoke in favor or opposition of the request.

Commissioner Deloach made a motion to approve the request with the following conditions:

1. The lot shall meet the requirements of the AR-1 zoning district.
2. All wetland impacts must be approved and permitted by USACE.
3. The plat shall include the existing 60’ easement to the rear property (372-12).

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

CRAIG ADDISON – SECOND READING (18): Consideration to approve the Second Reading of an application by Craig Addison to rezone 5 acres located at 2354 Low Ground Road from R-1 to AR-1 to allow for a second dwelling for an immediate family member Map# 372A Parcel# 3 in the Fourth District

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

GEORGE BISHOP – PUBLIC HEARING (19): The Planning Board recommends approving an application by George Bishop for a Conditional Use located at 377 High Bluff Road to create a cemetery for family use on a parcel zoned AR-1 Map# 459 Parcel# 66 in the Fourth District

Planning & Zoning Manager Concannon explained the proposal is to subdivide a portion of the property along the front for a family cemetery. No one approached in favor or opposition of the request.
Commissioner Kieffer made a motion to approve the request with the following conditions:

1. The cemetery site is solely for the private use of the Bishop family and not for commercial burial.
2. Fencing must be 4’ in height.
3. The cemetery boundary must be at least 10’ from both the road right of way and the neighboring parcel.
4. A plat showing the cemetery boundary must be submitted to be signed by the Zoning Administrator, and recorded before the conditional use takes effect.

Commissioner Deloach seconded the motion. The motion carried unanimously.

GEORGE BISHOP – SECOND READING (20): Consideration to approve the Second Reading of an application by George Bishop for a Conditional Use located at 377 High Bluff Road to create a cemetery for family use on a parcel zoned AR-1 Map# 459 Parcel# 66 in the Fourth District

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

XII – ADJOURNMENT

There being no further business, at 6:55pm, Commissioner Deloach made a motion to adjourn the meeting. Vice Chair Burdette seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk