The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, February 15, 2022 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Matthew Cruikshank – Deputy IT Director, Mrs. Teresa Concannon – County Planner, Ms. Jennifer Keyes – Real Property Appraiser III, Ms. Tasheena Shiggs – Deputy County Clerk, Mrs. Alison Bruton – Purchasing Agent, Mr. Mark Barnes – Finance Director, Mr. Seth Zeigler – Parks and Recreation Manager, and Mr. Brad Clement – Director of Development Services

CITIZEN PARTICIPATION
Dr. Fran Witt-Baker, Mr. Al Allread, Ms. LaMeisha Kelly, Mr. Brett Bennett, Ms. Beth Morgan, Mr. Larry Pitt, Mr. James Cochran, Ms. Shelia Seymour, Mr. Matt Cosgrove, Ms. Debbie Pitts, Mr. Lyle Seymour, Mr. Jason Ball, Mr. Jason Field, Mr. Freddy Long, Mr. C.J. Chance, Mr. Josh Yellin, Mr. Alec Metzger. Mr. Warren Ratchford, Ms. Sandra Waters, Mr. Donnie Bazemore, Mr. Arnold Rigg, Ms. Rebecca Scouten, Ms. Judy Reddick, Ms. Mary Charles, Mr. Tony Chiariello, Mr. Rex Inman, Mr. Richard Truluck, Mr. Kennedy, Mr. Frank Turano, Mr. Jack C. Gann, Ms. Nancy Meeks, Ms. Renee Brown, Ms. Lanette Tracy Anderson, Ms. Deborah Love, Mr. Ryan Sanders, Mr. Leroy Lloyd, Mr. William Morgan, James Cockrell, Mr. Scott Rodgers, Mr. David Rose, Ms. Ronda White, Ms. Tracy Fleming, and Mr. Timothy Anderson.

I- CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:08 pm

II- ROLL CALL
Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chair
Reginald Loper
Phil Kieffer
III – INVOCATION
Vice Chair Deloach provided the invocation.

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

V – AGENDA APPROVAL
County Clerk Johnson stated that Old Business items 1-4 will be withdrawn from the agenda and requested to an add an item as New Business #23.

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

VI – MINUTES
Vice Chair Deloach made a motion to approve the January 18, 2022 Work Session minutes, January 18, 2022 Board of Commissioners regular meeting minutes, and January 21, 2022 Special Called meeting minutes as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

VII – 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.

VIII – CORRESPONDENCE
Chairman Corbitt stated documents from this meeting are located in the Clerk’s Office.

IX – PUBLIC HEARING – 5:30 PM
REDISTRICTING UPDATE/PUBLIC HEARING (1)
County Manager Callanan explained this is an opportunity to allow input on the redistricting maps with regards to the School Board and the Board of Commissioners. There was an initial Public Hearing last month, where documents submitted were edited and provided to the legislative office. Those documents have been submitted to the State for approval by Senator Billy Hickman. The bills that were passed are SB406 and SB407. Once the Public Hearing process is completed, we can proceed with sending them back to the legislative reapportionment office. To clarify, this is not a redistricting of schools but a redistricting of the district lines for the members of the Board of Education.
Public Hearing closed at 5:35pm

X – CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda items: (1) Consideration to approve to renew the Public Wi-Fi Service Agreement with Planters Communications LLC for a one-year period from March 20, 2022 to March 20, 2023. (2) Consideration to approve renew a Service Agreement with Docusert for the Tax Commissioner’s Office. (3) Consideration to approve a Form for ACCG IRMA HR Helpline Liaison Appointment. Commissioner Kieffer seconded
XI- OLD BUSINESS

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY VERIZON WIRELESS AS AGENT FOR ROBERT WAYNE EDWARDS JR. REQUESTS A VARIANCE TO REDUCE THE REQUIRED DISTANCE OF A TELECOMMUNICATIONS TOWER FROM A RESIDENCE. LOCATED AT 2441 CORINTH CHURCH ROAD, ZONED AR-1 IN THE THIRD DISTRICT (POSTPONED 01/04/2022) (1)

Withdrawn at agenda approval.

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 FOR A 255’ TELECOMMUNICATION TOWER, ZONED AR-1 IN THE THIRD DISTRICT (POSTPONED 01/04/2022) (2)

Withdrawn at agenda approval.

THE PLANNING BOARD RECOMMENDS APPROVING 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 IN THE THIRD DISTRICT (POSTPONED 01/04/2022) (3)

Withdrawn at agenda approval.

THE PLANNING BOARD RECOMMENDS APPROVING 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 IN THE THIRD DISTRICT (POSTPONED 01/04/2022) (4)

Withdrawn at agenda approval.

CONSIDERATION TO APPROVE A TAX REFUND REQUEST BY REX INMAN SR. FOR A PROPERTY LOCATED AT 2761 NOEL C. CONAWAY ROAD MAP# 418 PARCEL# 28A (POSTPONED 01/18/2022) (5)

Real Property Appraiser Keyes explained Mr. Rex Inman requested a refund for taxes paid for year 2021. In 2021 the Tax Assessor’s office measured this home as a two-story 3,866 ft.² with a value of $407,215, and a fair market of $458,807. An assessment notice was sent out with this value and no appeal was made. Once Mr. Inman received his tax bill, he informed the Tax Assessor’s office the square footage was incorrect. A mass appraisal was done on the home, where they look at windows on the home to indicate if there could be living space above the second floor.
The house had windows in the front and on both sides of the house. Mr. Inman explained the structure at the top of the home and it was determined that the top floor did not have a living space. The Tax Assessor’s office took all of this into consideration and made changes for the 2022 tax year. The differences in the two values is that the original tax bill was $5,534.73, the square footage was 3,866 ft² with a total fair market of 458,807. After the changes were made the fair market price is now $385,322, the square footage is 2,697 ft², which will take the tax bill down to $4,792.71.

Commissioner Floyd made a motion to approve the request to change the square footage of the home from 3,866 to 2,697 and adjust the fire charge to reflect the new square footage. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII- NEW BUSINESS

CONSIDERATION TO APPROVE TO AMEND THE INTERGOVERNMENTAL AGREEMENT AND A RESOLUTION OF SUPPORT (022-010) BETWEEN EFFINGHAM COUNTY AND THE EFFINGHAM COUNTY HOSPITAL AUTHORITY (1)

County Manager Callanan explained in 2010 the County entered into an Intergovernmental Agreement with the Effingham County Hospital Authority, establishing responsibilities on both sides. Whereas, the County will levy a mileage in the lesser dollar amount, two mils or 3.6 million dollars. The Hospital Authority can pledge those revenues towards issuances of a loan from the housing and urban development department. In return for those, the Hospital agreed to continue to provide indigent care towards the residents of Effingham County.

The summer of 2021, the Hospital Authority requested to amend that agreement, which expires in 2037. They did not request that we increase the annual pledge amount, a minimum of 3.6 million dollars but they did ask that we increased the principle amount of that loan to about 35 million dollars to fund several projects. This request to extend the Housing and Urban Development (HUD) loan would lengthen the term of the agreement and the collection of the 3.6 million by ten years.

Effingham Health System CEO Dr. Fran Witt explained HUD notified the Hospital Authority about two week ago, as a condition of completing the transaction of the refinancing structure that they would need to extend their IGA agreement an additional ten years. This is related to the impact of COVID across the nation. HUD’s desire is to close on this transaction by the end of April. There is also financial incentive around closing this transaction and that is to lock in a fixed interest rate of approximately 3.2 - 3.7 percent.

Due to the fluctuations in the market place, HUD is requesting that they respond quickly to the conditions of the transaction. The Hospital and the organization is growing at a sustainable rate, it is the essential provider of the County, and it is the third largest employer of Effingham County with over 500 employees.
Effingham Health System CFO Al Allread explained back in July the asking amount was 35 million dollars but due to removal of the renovations for the Cancer Center, the amount has been resized. The current interest rate is 5.75 percent which has an IRS rebate. The hospital has been receiving an interest rate rebate check twice a year but that program is no longer available. There is an appraised value of Effingham Health System that HUD approved of so they would like to lock the current appraised value.

In 2011, there were 457 surgery cases, in 2021 there were 2,336 surgery cases, that is about a 513 percent activity increase. Outpatient visits, other than ER were 21,507 in 2011. In 2021 outpatient visits were 32,547, which is lab, radiology, and imaging; 2011 ER visits were 11,741; in 2021 ER visits were 17,845. Patient days for the hospital in 2011 were 2,712, in 2021 that number increased to 4,546.

There are a number of causes of deaths and illnesses in our community and cancer is number one. The hospital will be working with the County and HUD to rebuild that cancer program. There are two major factors in our community, rubbing alcohol abuse and poverty. In 2010, the total amount borrowed through HUD was $30,540,000 with a twenty-five-year term, 5.75% interest rate. The proposed loan to lock in that interest rate with HUD is $29,811,000.00, for twenty-five years, at a 3.75% interest rate. The reason for tonight is to refinance the 2010 loan, the interest rates savings annually will be $307,000 over a twenty-five-year term.

The cornerstone of this refinance to own, is the expansion and ownership of the pediatric clinic. The pediatric center currently shares a location with another family practice. Total assets of June 30, 2010 was $17,653,000. The HUD loan appraised value is currently $79,549,000. Approving the agreement will lock in that appraised value and interest rate. Based on the financial rate, the second year of COVID impacted the financial rate by over four million dollars. The cost of charity care in 2021 was $1,230,000; in 2010 the debt service was $2,148,786, in 2022 the new debt service is $1,858,220, repairs and maintenance as of 2022 is $1,470,000.

The Intergovernmental Agreement (IGA) states if there is any money left, reserves are built up in the Mortgage Reserve Funds. In 2010 there were no Mortgage Reserve Funds, now in 2022 the Mortgage Reserve Fund is at $4,912,000, which pays the last two years’ debt service. In early 2044 or 2045, that Mortgage Reserve Funds starts paying that debt service back. This means that the County will technically be paying eight years instead of ten.

The Board discussed and had questions about the terms and urgency of the IGA agreement with HUD.

Chairman Corbitt explained he would like to revisit this agreement and discuss more with Dr. Fran Baker-Witt, Al Allread, and the Board before making a decision.

CFO Al Allread explained HUD knows that the interest rates are going up and wants the Hospital Authority to lock in that value of $79,000,000 and interest rate. That gives an asset value that was worth $19,000,000 to now 79,000,000. If a decision is not
made soon, these number will no longer be valid. If a decision is not made, then they will continue with the fifth teen years and the County will still do 3.6 but the value of the organization will be lost.

Mrs. LaMeisha Kelly explained HUD changed the process on the hospital with a list of requirements. As a taxing authority, the two mils was agreed upon in 2010. This has to be completed in April, HUD wanted an answer by February 4th.

Commissioner Loper made a motion to postpone, future date to be determined. Commissioner Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO SUBMIT A GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF AGRICULTURE (GDA) DOG AND CAT STERILIZATION GRANT PROGRAM (2)**

Finance Director Barnes explained this is a request for a $10,000 grant that was received in the past. The grant is competitive and there is no cost share requirement.

Vice Chair Deloach made a motion to approve GDA Dog and Cat Sterilization grant application submittal. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 022-009 RECOGNIZING THE OLD AFRICAN-AMERICAN CEMETERY AT EBENEZER (3)**

County Clerk Johnson explained Staff received a request from Mr. Leroy Lloyd for approval of this resolution. This is relative to a burial ground at Ebenezer.

Commissioner Burdette made a motion to approve Resolution# 022-009 in recognition of the African-American Cemetery at Ebenezer. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A CHANGE ORDER (WITH NO COST INCREASE) TO EXTEND THE CONTRACT WITH SPATIAL ENGINEERING FOR A PERIOD OF 60-DAYS RELATED TO SCANNING AND CATALOGING EFFINGHAM COUNTY’S HARD COPY DRAWING RECORDS LIBRARY (4)**

There was no discussion on this item.

Commissioner Loper made a motion to approve Change Order #1 in the amount of $0.00 and a revised contract expiration date of April 26, 2022. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND ARTICLE II - DEFINITIONS; ARTICLE V - USES PERMITTED IN DISTRICTS, SECTIONS 5.6 - R-3 MULTIFAMILY RESIDENTIAL; SECTION 5.8 - R-6 SINGLE FAMILY RESIDENTIAL - SECTION 5.9. B-1 NEIGHBORHOOD**
Planning and Zoning Manager explained this request is to make some revisions to our multi-family, single-family, and commercial zoning districts. Per zoning district, the type of multi-family permitted would be best explained by these definitions. This revision also includes, mixed commercial and multi-family residential on a larger parcel so that residents can access commercial facilities.

Speaker Brett Bennet explained asked for clarification on if projects already in the pipeline are exempt from the new requirements.

County Manager Callanan explained if your application is already rezoned but the sketch plan has not been issued, you would not have to comply with the new rules until this is approved on the second reading.

Commissioner Burdette made a motion to approve adding commercial storefronts to the definition of lumber yards approved in B-3 and making the language consistent between R-6 and R-3 zoning, two net usable area. Retail building supply sales with a storefront. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION APPROVE AN ADDENDUM TO RESOLUTION# 021-048 TO EXTEND A MORATORIUM ON REZONING FOR MULTIFAMILY HOUSING AND R-6 SINGLE FAMILY RESIDENTIAL DEVELOPMENT, FOR A PERIOD OF EIGHT (8) DAYS (6)

Commissioner Floyd made a motion to approve the resolution to extend a moratorium on rezoning land for multifamily and R-6 single family development for 8 days, ending March 2, 2022. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD TASK ORDER 22-25-005 TO ALLIANCE CONSULTING ENGINEERS, INC. FOR THE WESTWOOD HEIGHTS SUBDIVISION DRAINAGE IMPROVEMENTS (7)

Purchasing Agent Burton explained we received proposals from Alliance that are in the packet given to the Board.

Commissioner Burdette made a motion to approve Award Task Order 22-25-005 to Alliance Consulting Engineers, Inc. for the Westwood Heights Subdivision Drainage Improvements for a NTE Total of $254,500.00. Commissioner Loper seconded the motion. The motion carried unanimously.
CONSIDERATION TO RATIFICATION OF CHANGE ORDER #1 FOR CONTRACT 21-25-005 WITH MCLENDON ENTERPRISES, INC. FOR TSPLOST/LMIG ROAD RESURFACING (8)

Purchasing Agent Bruton explained Reiser Road was included in the contract but Spring Hill Road was not and it should have been included. Vice Chair Deloach made a motion to approve Ratification of Change Order #1 for Contract with 21-25-005 with McLendon Enterprises, Inc. for TSPLOST/LMIG Road Resurfacing in the amount of $58,426.82. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #2 FOR MARSH CONSTRUCTION FOR THE CIVIL/SITE WORK OF FIRE STATION #15 LOCATED ON HODGEVILLE ROAD (9)

County Manager Callanan explained there are two separate contacts for this project because it continued to come in above budget. The construction side of this project is the issue. Asst. County Manager Larson explained the change order is for approximately 32,000 for steel casing pipe, which is for the force main project that is being built. This 30,000 will cut the construction for the force main project by 50,000.

Commissioner Burdette made a motion to approve Approval of Change Order 2 for Marsh Construction for the Civil/Site Work of Fire Station #15 located on Hodgeville Road in the amount of $39,965. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 FOR CONTRACT NO. 21-105-002 BETWEEN EFFINGHAM COUNTY AND BRW CONSTRUCTION GROUP, LLC FOR THE BLUE JAY WATER MAIN EXT. A CONSTRUCTION (10)

Purchasing Agent Burton explained this request is for a deduction of 34,187.42.

Commissioner Burdette made a motion to approve of Change Order #1 for Contract No. 21-105-002 between Effingham County and BRW Construction Group, LLC for the Blue Jay Water Main Ext. A Construction to reflect a deduction in the contract price by $34,187.42. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE AND APPROVAL OF VEHICLE ORDERS FOR THE PRISON AND CORONER (11)

Purchasing Agent Bruton explained this amendment is needed for the four prison vans.

Commissioner Burdette made a motion to approve the Amendment to the Master Equity Lease Agreement with Enterprise, and Approval of Vehicle Orders for the Prison and Coroner. Commissioner Floyd seconded the motion. The motion carried
CONSIDERATION TO APPROVE TO RENEW AGREEMENTS WITH CONSTELLATION NEWENERGY FOR NATURAL GAS FOR MULTIPLE COUNTY BUILDINGS (12)

Purchasing agent Bruton explained the current agreement does not end until September but the request is to lock in the rates.

There was some discussion about researching other vendors for this service.

Commissioner Kieffer made a motion to postpone this item to the March 1, 2022 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-008 FOR SURPLUS OF VARIOUS ITEMS (13)

Purchasing Agent Bruton explained this Surplus is for a typewriter and two (2) vehicles.

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

CONSIDERATION TO APPROVE ADDENDUM# 1 TO THE MASTER SERVICES CONTRACT WITH THOMAS & HUTTON ENGINEERING CO. FOR THE BOOSTER PUMP STATION DESIGN AT OLD AUGUSTA ROAD SOUTH (14)

Asst. County Manager Larson explained this Change Order is for a design of a water pressure reducing valve that will be at the entrance of Jasper Village Subdivision.

Commissioner Burdette made a motion to approve the design change order to Thomas and Hutton in the amount of $11,825. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 1 FOR SAVANNAH CONSTRUCTION AND PRESERVATION TO CHANGE THE PRICES OF THE PRE-MANUFACTURED STEEL BUILDING FOR THE FIRE STATION ON HODGEVILLE ROAD (15)

County Manager Callanan explained there has been issues with this contract.

The Board engaged in discussion on rather to deny or approve the Change Order based on the recurring matters with the contract.

Commissioner Loper made a motion to deny the change order. Commissioner Burdette seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE TO REVISE POLICY NO. 05-22 FRONTAGE LOTS ON COUNTY MAINTAINED ROADS TO INCLUDE NEW STANDARDS FOR ACCESS SPACING, EXPANDING THE POLICY TO INCLUDE ALL COUNTY ROADS, AND TO ESTABLISH GUIDANCE FOR THE NEW EFFINGHAM COUNTY PARKWAY (16)

Asst. County Manager Larson explained the proposed Access Management Policy currently named the Lots Frontage and County Roads policy is proposed for revision. This means, they are the collector roads, roads that connect to other major roads. The collector roads and local roads have all been identified. The goal is to consolidate parcels, get frontage roads, and limit access to the highway.

Commissioner Burdette made a motion to approve the Access Management and Encroachment Regulations for Effingham County Roads. Commissioner Kieffer seconded the motion. Commissioner Loper opposed. The motion carried 4 to 1.

CONSIDERATION TO APPROVE A RAILROAD CROSSING CLOSURE AT DEWITT ROAD (17)

Asst. County Manager explained this is a proposal to close the railroad crossing on DeWitt Road in northern Effingham County. The County is deciding to close this crossing to promote growth within the County. Norfolk Southern requires a commitment from the county to close an existing crossing, per requirement of the Federal Railway Administration. DeWitt Road crossing is skewed and lacks warning systems. There is alternative access at Shawnee road, less than a half mile away and has an active warning system.

Speaking in objection, Beth Morgan explained there are issues with road conditions now on Old Dixie highway and the closing of DeWitt road crossing will only increase traffic.

Speaking in objection, Larry Pitts explained Olin Boyd will not be able to cultivate his farm property with his large equipment if the railroad crossing is closed. He also states that Old Dixie highway and Shawnee road are not efficient detours.

Speaking in objection, James Cochran explained his concern is the response time for the ambulance.

Speaking in objection, Sheila Seymore explained she has elderly family members and the ambulance response time is her main concern if this crossing is closed.

Speaking in objection, Matt Cosgrove explained he has proven that no one can go to Egypt Admore road to head north to Kildare. Most likely, the train is going to block the tracks.

Speaking in objection, Debbie Pitts explained her concern is having more traffic at the opposite end of DeWitt Road, where there is a very sharp curve. She also states that the removal of the stop sign is a hazard for non-residents.
Speaking in objection, Lyle Seymore explained the County should fix the roads first before closing the crossing.

Railroad Engineer, Jason Ball explained it is not normal protocol to remove stop signs or railroad crossing signs.

Railroad Safety Expert, Jason Field explained emergency response will continue to meet the County's requirements. Railroads are privately owned amenities and Norfolk Southern usually has a three for one requirement.

Vice Chair Deloach made a motion to postpone to 03/15/2022. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT WITH COWAN INVESTMENTS LLC FOR ENGINEERING AND CONSTRUCTION SERVICES TO DEVELOP A WATER AND SEWER LINE EXTENSION PLAN ALONG OLD AUGUSTA ROAD (18)

Asst. County Manager Larson explained this is a development agreement for water and sewer extension on Old Augusta Road. This project was placed out for bid and the winning proposer to complete the design is Coleman Company. The development agreement is the County agrees to reimburse the developer for the same amount of money as the bid for the design received from Coleman Company. That money will be given to Cowan and they will pay for the design and the construction of the water and sewer lines.

Commissioner Loper made a motion to approve a Development Agreement with Cowan Investments for extension of water and sewer lines on Old Augusta Road. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A COST SHARE AGREEMENT WITH KATE'S COVE SUBDIVISION HOMEOWNERS ASSOCIATION (HOA) TO REPAIR A BRICK PAVER ROAD SECTION APPROACHING THE BRIDGE ON FAIRMONT DRIVE, AND TO ABANDON A PORTION OF RIGHT-OF-WAY CONTAINING THE BRICK PAVER ROAD SECTION AND DEDICATING THE SAME TO THE HOA (19)

Speaker Freddie Long, President of Kate's Cove Homeowners Association approached in support of the agreement.

Asst. County Manager Larson explained once the project is complete, it will be platted and the right-of-way that contains the brick pavers will be deeded to the Home Owners Association (HOA).

Commissioner Loper made a motion to approve a Cost-Share Agreement with Kate's Cove Subdivision Homeowners Association for repair a brick paver road section at the approach to a bridge on Fairmont Drive, and to abandon a portion of right-of-way containing the brick paver road section and dedicating the same to the HOA. Vice Chair Deloach seconded the motion. The motion carried unanimously.
MINUTES OF THE February 15, 2022 BOC MEETING CONTINUED

CONSIDERATION TO APPROVE A CHANGE ORDER TO THE 2020 TRANSPORTATION MASTER PLAN CONTRACT WITH POND & COMPANY TO ADD FOREST HAVEN DRIVE TO THE TRAFFIC MODEL AND STUDY TRAFFIC IMPACTS (20)

The Board engaged in a discussion regarding the traffic study of Forest Haven Drive.

Commissioner Burdette made a motion to approve the change order to Pond Co. in the amount of $10,850 to study the Forest Haven Drive traffic impact. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND ACCEPT A WARRANTY DEED FOR THE INFRASTRUCTURE FOR NEW HAVEN AT BELMONT GLEN, PHASE I, LOCATED OFF OF HODGEVILLE ROAD, CONSISTING OF 84 LOTS MAP# 416 PARCELS# 20E & 20F IN THE SECOND DISTRICT (21)

Planning and Zoning Manager explained this is the first phase of New Haven and Belmont Glen. Inspections have been completed by Planning Board and EOM has approve acceptance of infrastructure. The County engineer has approved the recommendation for $132,348.52, which is 10 percent of the total cost of water sewer reuse and storm drainage infrastructure and paving in phase one.

C.J. Chance approached the Board to speak on this request and explained there was a flood map amendment on this property. No one present spoke in opposition of the request.

Commissioner Burdette made a motion to approve the final plat for New Haven at Belmont Glen, Phase I, and accept the roads, water, sewer, reuse, and stormwater infrastructure identified in the warranty deed. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT BETWEEN THE GEORGIA DEPARTMENT OF HUMAN SERVICES, DIVISION OF FAMILY AND CHILDREN SERVICES AND THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR A LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM (LIHWAP) (22)

There was no discussion on this item.

Commissioner Burdette made a motion to approve the Agreement between the Georgia Department of Human Services, Division of Family and Children Services. Commissioner Loper seconded the motion. The motion carried unanimously.

ADDITION TO AGENDA

CONSIDERATION TO APPROVE RESOLUTION (#022-11) RELATED TO THE COLLECTION OF A DIRECT ANNUAL TAX TO PAY THE PRINCIPLE OF AND INTEREST ON GENERAL OBLIGATION BONDS TO BE ISSUED BY THE EFFINGHAM
MINUTES OF THE February 15, 2022 BOC MEETING CONTINUED

COUNTY SCHOOL DISTRICT IN THE AMOUNT OF $44,625,000 AS AUTHORIZED BY THE JUNE 2020 ELECTION (23)

County Manager Callanan explained this is associated with the ESPLOST bonds. This is an agreement of the bond covenants to access the tax to pay for these bonds, even though they are being charged by ESPLOST.

Vice Chair Deloach made a motion to approve Resolution #022-11 related to the collection of a direct annual tax to pay the principle of and interest on general obligation bonds to be issued by the Effingham county school district in the amount of $44,625,000 as authorized by the June 2020 election. Commissioner Burdette seconded the motion. The motion carried unanimously.

XIII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

1. BIKE TRAIL PROJECT
   Discussion of the Mountain Bike Trail Project – Memorandum of Agreement
   Mary Charles Howard stated as approved by a MOU, she would like to mark the old Landfill site on Watts Road for bike trails.

2. CAPITAL PROJECTS UPDATE
   Administrative report on the status of capital projects.
   No discussion on this item. The update will be scheduled for the next commission meeting.

Commissioner Loper
McCall/Blue Jay Improvements
- Increases the performance of the intersection
- Reduction of speed limit to 30 miles per hour
- Consideration of a roundabout at McCall/Bluejay Rd

Stephanie Johnson
Reports
- Finance Report
- EOM Monthly Report

Commissioner Deloach
Planters Internet
- Discuss increasing the match in a revised application

Chairman Corbitt
LOST Meeting
- To be scheduled with the cities

Tim Callanan
Director of Development Services
- Brad Clement was introduced as Director of Development Services
XIV – EXECUTIVE SESSION
Discussion of Personnel, Property, and Pending Litigation.

XV – EXECUTIVE SESSION MINUTES
Vice Chair Deloach made a motion to approve the January 18, 2022 executive session minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 PM

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY JOSH YELLIN AS AGENT FOR ERNEST J. OETGEN & FRANK OETGEN JR TO REZONE 6 ACRES LOCATED ON GODLEY ROAD FROM AR-1 TO I-1 MAP# 399 PARCEL# 3R IN THE FIRST DISTRICT (1)

Planning and Zoning Manager Concannon explained this parcel has been rezoned multiple times. In the initial review for all of the parcels rezoned on Godley Road, the Planning Board found that 3B could possibly be related to this parcel. The 2014 rezoning was for a log export yard, after that rezoning no plat was submitted until a few years later. In 2018 a plat was submitted to the Tax Assessor’s office which subdivided that parcel and it did reference an intent to rezone. The original rezoning had basic conditions that are attached to industrial zoning relating to stormwater and wetlands. This is possibly being used for container storage and a variety of industrial type uses, Planning Board has added more conditions. A sketch plan pre-application meeting is planned for tomorrow morning. There was no mention of container storage in 2014.

Speaker Josh Yellin explained this property has been subdivided numerous of times. Since it wasn’t done properly in 2014, he wants to make sure it is done correctly this time. Staff report notes from 2014 stated that this property is surrounded by surface mining operations. Being that it is surrounded by surface mines limits the desirability of it being zoned AR and that I1 was the appropriate classification.

Planning and Zoning Manager Concannon explained when this property was rezoned in 2014, the application stated proposed land use export facility. The 2018 survey notes states that, “tract B-3 and D-3 are to be are to be rezoned to industrial I-1.”

The Board had a discussion about industrial zoning for the property.

Commissioner Kieffer made a motion to approve rezone 6 acres from AR-1 to I-1 for industrial use, with the following conditions:

1. The entrance shall be brought into compliance with Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements, before any industrial uses are permitted.
2. Applicant shall notify Development Services at the time of final reclamation of the borrow pit and close out of this mining operation, and provide the
3. Minor subdivision plat for the 399-3T acreage must be approved by Development Services.

4. A Sketch Plan must be submitted for approval by the Board of Commissioners.


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

7. Business operator shall provide a surety bond for maintenance/upgrades to Godley Road.

8. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.

9. Business operator shall meet the requirements of Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.

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

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY JOSH YELLIN AS AGENT FOR ERNEST J. OETGEN & FRANK OETGEN JR. TO REZONE 6 ACRES LOCATED ON GODLEY ROAD FROM AR-1 TO I-1 MAP# 399 PARCEL# 3R IN THE FIRST DISTRICT (2)

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

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY GREENLAND DEVELOPERS AS AGENT FOR HELMEY, LLP TO REZONE 170.36 ACRES LOCATED AT NOEL C. CONAWAY AND KOLIC HELMEY ROADS TO ALLOW FOR THE DEVELOPMENT OF A SINGLE AND MULTI-FAMILY RESIDENTIAL SUBDIVISION FROM AR-1 TO PD (RESIDENTIAL) MAP# 418 PARCEL# 2E IN THE SECOND DISTRICT (3)

Planning and Zoning Manager Concannon explained this parcel is currently zoned AR-1. There are a total of 3,240 units proposed which includes townhouses as well as single-family detached homes. The acreage is 170 acres and the gross density is about 2 units per acre. This property includes 25 acres of open space, 10 acres of pond, and 14 acres of useable area. They are including a shelter area, dog park, additional parking spaces and walking trail.

Speaking in favor, Alec Metzger explained 40 percent of the property will be wetlands so there is a buffer around most of it. There are fifty feet undisturbed wetlands area, most of those areas are a couple of hundred feet. Placement of the townhomes would be backing up to the wetlands area. A 30 foot buffer will be placed along this side. There are 20 foot buffers between residential and the town home development. Street lights and sidewalks will be provided and built into common areas as each phase develops. There are two parking spaces in the driveway and one garage space for each unit that is a townhome and single-family residential. There are 58 additional spaces at the amenity areas that is about half a space per unit just for the townhome area.
Water and Sewer is provided along state route 30. The amenities will be the HOA responsibility. The town hall homeowner’s association will provide roof maintenance, exterior maintenance, and landscaping. Access lining up with Kolic Helmy Road, there will be an increase in traffic. The County has a plan to make some improvements at that intersection.

Asst. County Manager Larson explained the intersection is part of the Transportation Master Plan and improvements were recommended at this intersection. It was put in the contract for the TSPLOST intersections that were recently awarded. In doing that, we developed an agreement and cost share with the developer to build this intersection and the applicant has voluntarily signed into an agreement, independent of the agreement the County has with POND and Company. POND is currently remodeling the intersection to see if turn lanes, traffic signals, or roundabouts are best for this development.

There was no opposition to this petition.

Commissioner Burdette made a motion to approve request to rezone 170.36 acres from AR-1 to PD (Residential), with the following conditions:
1. Future use of the above-referenced property being rezoned shall meet the requirements of the approved PD – Residential document and master plan.
2. A Sketch Plan must be approved before site development plans are submitted.
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 must be approved and permitted by USACE
5. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY GREENLAND DEVELOPERS AS AGENT FOR HELMEY, LLP TO REZONE 170.36 ACRES LOCATED AT NOEL C. CONAWAY AND KOLIC HELMEY ROADS TO ALLOW FOR THE DEVELOPMENT OF A SINGLE AND MULTI-FAMILY RESIDENTIAL SUBDIVISION FROM AR-1 TO PD (RESIDENTIAL) MAP# 418 PARCEL# 2E IN THE SECOND DISTRICT (4)

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

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY TRACY FLEMING FOR A VARIANCE LOCATED AT 138 PINE DRIVE TO ALLOW FOR THE USE OF A CAMPER/RV AS A TEMPORARY DWELLING DURING THE CONSTRUCTION OF A RESIDENCE ZONED AR-1 MAP# 451C PARCEL# 68 IN THE SECOND DISTRICT (5)

Planning and Zoning Manager Concannon explained this is a simple request and a building permit has been issued.
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Commissioner Burdette made a motion to approve the request for a variance to allow the use of a camper/RV as a temporary dwelling during the construction of a residence.
1. The camper may be occupied for up to twelve (12) months during construction.
2. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING AN APPLICATION BY TRACY FLEMING FOR A VARIANCE LOCATED AT 138 PINE DRIVE TO ALLOW FOR THE USE OF A CAMPER/RV AS A TEMPORARY DWELLING DURING THE CONSTRUCTION OF A RESIDENCE ZONED AR-1 MAP# 451C PARCEL# 68 IN THE SECOND DISTRICT (6)

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

DARREN L. & GINA G. PEVEY REQUEST TO REZONE 1.25 OF 59.1 ACRES FROM AR-1 TO AR-2 TO ALLOW FOR THE CREATION OF A HOME SITE. LOCATED AT 2544 CORINTH CHURCH ROAD. MAP# 336 PARCEL# 23 IN THE THIRD DISTRICT (7)

Planning and Zoning Manager Concannon explained 1.25 acres needs to be rezoned in order to meet zoning district requirements. The applicant is requesting to rezone to AR-2 and staff has recommended approval. None one was present in opposition of the request.

Vice Chair Deloach made a motion to approve request to rezone 1.25 of 59.1 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 Zoning Administrator, and be recorded before the rezoning can take effect. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY DARREN L. & GINA G. PEVEY REQUEST TO REZONE 1.25 OF 59.1 ACRES FROM AR-1 TO AR-2 TO ALLOW FOR THE CREATION OF A HOME SITE. LOCATED AT 2544 CORINTH CHURCH ROAD. MAP# 336 PARCEL# 23 IN THE THIRD DISTRICT (8)

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

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY HERBERT L. JOHNSON JR. & CAROLVITA R. JOHNSON AS AGENT FOR RICHDEAEN JOHNSON TO REZONE 4.37ACRES LOCATED AT 309 LEHIGH CIRCLE FROM AR-1 TO AR-2, TO ALLOW FOR THE CREATION OF A HOME SITE MAP# 406A PARCEL# 10 IN THE THIRD DISTRICT (9)
Planning and Zoning Manager Concannon explained the applicant wants to split the 4.37-acre lot into two sections and it requires rezoning to AR-2. Because it is a major subdivision, Planning Board asked the applicant to include a signature block for the Chairman and County Clerk to sign so that it can be recorded as an amendment to the original major subdivision.

Vice Chair Deloach made a motion to approve the request to rezone 4.37 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. Revised major subdivision final plat must be approved by the Board of Commissioners, and recorded before the rezoning can take effect. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY HERBERT L. JOHNSON JR. & CAROLVITA R. JOHNSON AS AGENT FOR RICHDEAEN JOHNSON TO REZONE 4.37 ACRES LOCATED AT 309 LEHIGH CIRCLE AR-1 TO AR-2, TO ALLOW FOR THE CREATION OF A HOME SITE. MAP# 406A PARCEL# 10 IN THE THIRD DISTRICT (10)

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

THE PLANNING BOARD RECOMMENDS DENYING AN APPLICATION BY JUSTIN GUNther FOR A CONDITIONAL USE FOR A RURAL BUSINESS LOCATED AT 124 SADDLEHORN DRIVE NAMED: "GUNther’S SPOT", A SMALL-SCALE, HOME-BASED, DOG BOARDING BUSINESS, ZONED AR-2 MAP# 369B PARCEL# 46 IN THE FOURTH DISTRICT (11)

Planning and Zoning Manager explained this request generated some opposition because it is in a subdivision. Staff did recommend approval based on the fact that the applicant met the basic requirements of rural business. It has three acres and road frontage. The proposal is to have the dogs in the house and in the yard, just an in-home dog boarding facility. Neighbors spoke in opposition about barking and possibility of dogs getting loose so, Planning Board recommended denial.

Owner Justin Gunther explained it will be very small-scale with no more than five dogs.

The Board engaged in conversation about zoning and types of businesses allowed in subdivisions.

Commissioner Kieffer made a motion to deny the conditional use for a rural business: "Gunther’s Spot", a small-scale, home based dog boarding business. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY JUSTIN GUNther FOR A CONDITIONAL USE FOR A RURAL BUSINESS LOCATED
This item was automatically denied due to previous action.

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY VERIZON WIRELESS AS AGENT FOR KIMBERLY J., CHARLES K., & MARY J. BARNES FOR A CONDITIONAL USE LOCATED AT 117 BARNES DRIVE (OFF OLD AUGUSTA ROAD) FOR A TELECOMMUNICATIONS TOWER ON 9 ACRES ZONED AR-1 MAP# 462 PARCEL # 75 IN THE FIFTH DISTRICT (13)

Planning and Zoning Manager explained this is a request for conditional use to allow a monopole tower on AR-1 land. The nearest towers are all two miles away. Local governments and agencies will be offered free space on the tower at locations that are not commercially viable. It is surround by industrial use. The applicant is requested the Planning Board work with them on the screening requirements.

Applicant Harold Tennant attempted to join the meeting via Zoom but was having some technical difficulties. No one was present in opposition of the petition.

Commissioner Kieffer made a motion to approve request for conditional use to allow for a telecommunications tower in the AR-1 zoning district, with the following conditions:
1. The lease area will be shown on a plat, which will be reviewed by Development Services.
2. The tower site shall meet the requirements of Article V - Telecommunications Regulations. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY VERIZON WIRELESS AS AGENT FOR KIMBERLY J., CHARLES K., & MARY J. BARNES FOR A CONDITIONAL USE LOCATED AT 117 BARNES DRIVE (OFF OLD AUGUSTA ROAD) FOR A TELECOMMUNICATIONS TOWER ON 9 ACRES ZONED AR-1 MAP# 462 PARCEL # 75 IN THE FIFTH DISTRICT (14)

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

THE PLANNING BOARD RECOMMENDS DENYING AN APPLICATION BY WARREN RATCHFORD AS AGENT FOR DONNIE R. BAZEMORE TO REZONE 1.61 ACRES LOCATED AT 5947 HIGHWAY 21 SOUTH FROM R-1 TO B-3 TO ALLOW FOR AN AUTOMOTIVE SALES LOT MAP# 465J PARCEL# 1C IN THE FIFTH DISTRICT (15)

Planning and Zoning Manager Concannon explained that this same request came before the Board a couple of years ago and it was denied due to the type of commercial development that was permitted in the area. The applicant has come back with the
same application to have an automotive sales lot at the corner of Highway 21 and Lewis Drive. The entrance is proposed to be the Lewis Drive access. That access point caused a lot of opposition with the neighborhood due to increased traffic. Staff is recommending denial.

Speaking in favor, Warren Ratchford explained Bay Drive is the property of the County until the County approves the road or allows some kind of access with D.O.T. There is a turn lane of over 130 feet.

Donnie Bazemore and Judy Reddick approached in opposition of the request.

Speaking in objection, Arnold Ray explained his residence is next door to this proposed used car lot. He states this car lot will take away the beauty of the neighborhood.

Speaking in objection, Rebecca Scouten explained she does not want a used car lot on her residential street due to increased traffic, lights, and weekend business. She states the Board should stay consistent with the decision that they have made in the past.

Commissioner Kieffer made a motion to deny the request to rezone 1.61 acres from R-1 to B-3. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF APPLICATION BY WARREN RATCHFORD AS AGENT FOR DONNIE R. BAZEMORE TO REZONE 1.61 ACRES LOCATED AT 5947 HIGHWAY 21 SOUTH FROM R-1 TO B-3 TO ALLOW FOR AN AUTOMOTIVE SALES LOT MAP# 465J PARCEL# 1C IN THE FIFTH DISTRICT (16)

This item was automatically denied due to previous action.

GREG COLEMAN AS AGENT FOR OLD AUGUSTA PARTNERS REQUESTS APPROVAL OF A SKETCH PLAN FOR: “COWAN PROPERTY – PROPOSED WAREHOUSE” LOCATED ON OLD AUGUSTA ROAD, ZONED I-1. MAP# 477 PARCEL # 1D IN THE FIFTH DISTRICT (17)

Planning and Zoning Manager Concannon explained this parcel is already zoned industrial. The request is for a 50,000 square foot warehouse. There is no variance requested. Staff is recommending approval.

Commissioner Kieffer made a motion to approve the sketch plan for: “Cowan Property – Proposed Warehouse”. Commissioner Burdette seconded the motion. The motion carried unanimously.

XVII - ADJOURNMENT
At 10:46 pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Wesley Corbitt, Chairman

Stephanie D. Johnson, County Clerk