EFFINGHAM CO. BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
March 01, 2022

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, March 01, 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. Clint Hodges – Fire Chief & EMA Director, Ms. Tasheena Shiggs – Deputy County Clerk, Ms. Lara Hoffman – Project Coordinator, Mr. Chris Reed – IT Director, Mr. Matthew Cruikshank – Deputy IT Director, Mrs. Teresa Concannon – County Planner, Mr. Mark Barnes – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Mrs. Sarah Mausolf – HR Director, Mr. Brad Clement – Development Services Director, Ms. Lorna Shelton – Animal Shelter Director, and Ms. Chelsie Fernald – Planner

CITIZEN PARTICIPATION
Mr. D’Ve Wilkins, Mr. Tony Chiariello, Ms. Gail Smith, Mr. Eric Mersck, and Mr. Jack Ram

PARTICIPATION VIA TELECONFERENCE
None announced.

I- CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:04 pm

II- ROLL CALL
Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chair
Reginald Loper
Phil Kieffer

III – INVOCATION
Chairman Corbitt provided the invocation.

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

V – AGENDA APPROVAL
Commissioner Kieffer made a motion to approve a resolution to approve the agenda.
VI - MINUTES
Vice Chair Deloach made a motion to approve the February 15, 2022 regular commission meetings minutes. Commissioner Floyd 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 and on the Board of Commissioner's website.

IX - CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda items: (1) Consideration to approve the renewal of a Memorandum of Understanding between the Effingham County Board of Education and Effingham County Board of Commissioners for ambulance services at various Board of Education events. (2) Consideration to approve to allow the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals (ASPCA) to continue. (3) Consideration to approve the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services – Division of Family and Children Services, Lease #3362. (4) Consideration to approve to renew a Service Order with Stamps.com. (5) Consideration to approve ratification and submission of a Grant Application to the Georgia Firefighter Standards and Training Council (GFSTC). Vice Chair Deloach seconded the motion. The motion carried unanimously.

X - OLD BUSINESS

CONSIDERATION TO APPROVE THE SECOND 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 COMMERCIAL - SECTION 5.10 B-2 GENERAL COMMERCIAL; AND SECTION 5.11-B-3 HIGHWAY COMMERCIAL OF THE CODE OF ORDINANCES (1st reading approved 02/15/2022) (1):

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

CONSIDERATION TO APPROVE TO RENEW AGREEMENTS WITH CONSTELLATION NEWENERGY FOR NATURAL GAS FOR MULTIPLE COUNTY BUILDINGS (POSTPONED 02/15/2022) (2):
Purchasing Agent Bruton explained proposals were received from Georgia Natural Gas and Gas South. Both of these proposals were lower than Constellation NewEnergy. A DDDC rate is also included, which is the factor determined by Atlanta Gaslight (AGL) every August. This is used as a multiplier to determine AGL base charges and interstate pipeline capacity charge. Georgia Natural Gas DDDC rate is 12.99. Gas South’s DDDC rate is 8.50, which is the same as Constellation NewEnergy. Staff recommends moving forward with Gas South for competitive pricing.

Vice Chair Deloach made a motion to deny to renew agreements with Constellation NewEnergy for natural gas for multiple County buildings. Commissioner Loper seconded the motion. The motion carried unanimously.

XI- NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION #022-013 FOR SURPLUS OF ITEMS (1):

Purchasing Agent Bruton explained this list contains a filing cabinet, type machine from the Election’s Office, and vehicles.

Commissioner Loper made a motion to approve Resolution #022-013 for surplus of items. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD TASK ORDER 22-003 TO POND COMPANY FOR THE PARKS MASTERPLAN UPDATE (2):

Purchasing Agent Bruton explained a Request for Proposal (RFP) was sent to nine (9) IDC consultants, requesting the proposal to update the existing Parks and Rec Masterplan. Four (4) proposals were received.

Commissioner Burdette made a motion to approve Award of Task Order 22-003 for the Parks Masterplan Update to POND & Company for a total NTE cost of $69,226.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD CONTRACT# 22-25-006 TO E&D CONTRACTING SERVICES, INC. FOR ROAD IMPROVEMENT CONSTRUCTION TO SHERROUSE ROAD AND FREEDOM TRAIL IN THE AMOUNT OF $144,000 (3):

Purchasing Agent Bruton explained a Request for Quote (RFQ) was posted on the County’s website in January. One proposal was received, which was E&D Contracting Services, Inc.

Commissioner Loper made a motion to approve Award of Contract 22-25-006 for Road Improvement Construction to E&D Contracting Services, Inc. for a total of $144,000. Vice Chair Deloach seconded the motion. The motion carried unanimously.
MINUTES OF THE March 01, 2022 BOC MEETING CONTINUED

CONSIDERATION TO APPROVE CHANGE ORDER# 1 WITH POND COMPANY IN THE AMOUNT OF $6,900 TO INCLUDE AN ADDITIONAL FACILITY TO THE FACILITY MASTER PLAN STUDY (4):

Development Services Director Clement explained this Change Order adds one building to the Facility’s Master Plan in the amount of $6,900. The building will be a training facility for the Sheriff’s Office.

Vice Chair Deloach made a motion to approve contract amendment #1 with Pond Company in the amount of $6,900. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 1 TO THE CONTRACT WITH EMC ENGINEERING SERVICES INC. TO PERFORM EASEMENT ACQUISITION RELATED TO THE HODGEVILLE SANITARY FORCE MAIN (5):

Development Services Director Clement explained this Change Order is for the easement acquisition and support of the previous contract in the amount of $26,950.

Vice Chair Deloach made a motion to approve contract amendment #1 with EMC Engineering Services, Inc. in the amount of $26,950. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 2 WITH ALLIANCE CONSULTING ENGINEERS INC. TO PREPARE A DESIGN DEVELOPMENT REPORT FOR A SPRAY FIELD EXPANSION ON LOW GROUND ROAD (6):

Development Services Director Clement explained this Change Order is related to the Master Water Wastewater Plan previously completed. The total revised Task Order amount is $229,000 but this study is only for $14,000.

Vice Chair Deloach made a motion to approve Task Order amendment #2 with Alliance Consulting Engineers, Inc. in the amount of $14,000. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 WITH HUSSEY, GAY BELL TO ADD RE-USE WATER LINE EXTENSION TO THE PROJECT, ADDITIONAL WORK REQUIRED TO RECEIVE GDOT APPROVALS, AND TO AUTHORIZE EASEMENT ACQUISITION (7):

Development Services Director Clement explained this project has been redesigned numerous times to avoid GDOT issues. Reuse has been added back to the design and it includes the easement acquisition.

Commissioner Floyd made a motion to approve Change Order #1 with Hussey Gay Bell in the amount of $95,500. Commissioner Burdette seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE RESOLUTION # 022-014 TO AMEND THE 2021-2022 FISCAL YEAR BUDGET (8):

Finance Director Barnes explained this amendment contains the purchase of five lift stations and lift station pumps requested by EOM Operations. The second item in this amendment covers the Cowan Investments agreement for the Old Augusta Road project which was approved at the previous Commissioners' meeting.

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

CONSIDERATION TO APPROVE ACCEPTANCE OF A GRANT AWARD FROM GEMA LOCAL EMERGENCY MANAGEMENT PERFORMANCE GRANTS (EMPG) PROGRAM (9):

Finance Director Barnes explained this award is received every year. This year, EMA will use this award to purchase a messaging trailer, projectors, tablets, etc. The total cost will be $31,000, with the County paying half and the State of Georgia paying the other half.

Commissioner Floyd made a motion to approve the grant award from GEMA EMPG Program. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE ACCEPTANCE OF A GRANT AWARD FROM ACCG CIVIC AFFAIRS FOUNDATION GEORGIA COUNTY INTERNSHIP PROGRAM (GCIP) (10):

Finance Director Barnes explained the award amount for this grant is $2,607. The County will be paying $5,204. This grant award is for an intern that will work for 480 hours on a road project for $15 an hour. The intern will be supervised by Eric Larson. The road project consists of a roads assessment to evaluate the quality of the roads throughout the County to aid in planning.

Commissioner Burdette made a motion to approve a GCIP grant award. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO REAPPOINT WILLIAM CARTER TO THE DEPARTMENT OF FAMILY AND CHILDREN SERVICES (DFCS) BOARD (11):

County Clerk Johnson explained Mr. William Carter has held a seat on the DFCS Board since 2014, representing the Second District. Commissioner Burdette he has elected to re-appoint Mr. Carter for another four-year term. This term will expire in 2025.

Commissioner Burdette made a motion to approve to reappoint William Carter to the Department of Family and Children Services (DFCS) Board as representative for the
Second District. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPOINT RYAN THOMPSON TO THE PLANNING BOARD AS REPRESENTATIVE FOR THE FIRST DISTRICT (12)

County Clerk Johnson explained Mr. Ryan Thompson will be fulfilling the unexpired term of Mr. Michael Larson’s first district seat. If appointed, this term will expire January 2025.

Commissioner Floyd made a motion to approve to appoint Ryan Thompson to the Planning Board to represent to the 1st District. Commissioner Loper seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

COUNTY ENGINEER UPDATE ON CAPITAL PROJECTS AND OTHER SIGNIFICANT PROJECTS (1)

This item will be discussed at the next meeting.

Tim Callanan

Audits
• There was a staffing shortage; an extension was issued in December.
• The preliminary audit was last week.
• The final should be sent out next week.

Commissioner Burdette

Density in District 2
• Three-year moratorium on density.
• Concerns are water pressure in certain areas and traffic.
• Hopeful that the Parkway will help move traffic in and out of the County.
• Get with the County Attorney to see what other counties have done regarding infrastructure.

Animal Shelter
• Animal Control is a County wide service
• Officers currently detain the animals

Lorna Shelton – Animal Shelter Director
• The sheriff’s department governs the deputies that do the calls.
• If you are in a city that has a police department, they would have to go out and ascertain what the situation is.
• If there is an emergency after hours, the sheriff's department would request a mutual aid agreement with the County.
• The sheriff’s department can bring the animal in to the shelter if necessary
Commissioner Deloach

Budgets
- Meetings start next week
- Budget calendar

RFP on FDR roads
- Approval of RFP on FDR roads will be on the next meeting agenda.

Commissioner Loper

County line Signs
- Has to be architecturally design to meet GDOT standards
- Front signs and flagpoles have to be designed for the new building as well.
- Sign will be located approximately at Old Augusta road and Highway 21

Chairman Corbitt

Effingham Hospital
- The Hospital wants to refinance their current debt through HUD for 23,825,592
- The Hospital also wants to payoff ECH bridge loan of 3,509,839
- There are two options proposed.
- Under the Cares Act, that budget has been locked in until year 2030 at a 5.7 percent sequester, which equates to the $603,000 a year.
- The plan is for the County to pay off the 3.5 million dollars, keep the current debt. This option will keep the cash flow above the 3.6.
- In ten years, that debt will go away

Bluejay/McCall Traffic Study
- Numerous of accidents at this intersection
- May need to conduct a traffic study
- Lower the speed limit

XIII – EXECUTIVE SESSION
No executive session was held.

XIV – EXECUTIVE SESSION MINUTES
No executive session was held, no minutes to be approved.

XV – PLANNING BOARD – 6:00PM

ERIC HENRY – PUBLIC HEARING (01): The Planning Board recommends approving an application by Eric Henry to rezone 2.32 acres located at 2819 & 2823 Sandhill Road from AR-1 to AR-2 to allow for a combination of parcels Map# 301C Parcels# 2 & 3 in the First District.

Planning and Zoning Manager Concannon explained these are lots in a subdivision on Sandhill Road. The properties are currently zoned AR-1 so the applicant wants to combine them. In order to bring it into conformity, it needs to be rezoned to AR-2.

Commissioner Floyd made a motion to approve the request to rezone 2.32 acres from AR-1 to AR-2 to allow for a combination of parcels, with the following conditions:
1. The new, combined, lot shall meet the requirements of the AR-2 zoning district.
2. A recombination plat must be approved and recorded before the rezoning can take effect.

3. Once the new plat is recorded, the applicant shall submit a 911 address request to consolidate existing addresses to one.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**ERIC HENRY – SECOND READING (02):** Consideration to approve the Second Reading of an application by Eric Henry to rezone 2.32 acres located at 2819 & 2823 Sandhill Road from AR-1 to AR-2 to allow for a combination of parcels Map# 301C Parcels# 2 & 3 in the First District

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

**JEROME S. KONTER as agent for JGH COMMERCIAL, LLC – PUBLIC HEARING (03):**
The Planning Board recommends denying an application by Jerome S. Konter as Agent for JGH Commercial, LLC to rezone 18.67 acres located on Hodgeville Road from PD (commercial) to PD (residential) to allow for 206-unit multi-family residential development Map# 416 Parcel# 20D in the Second District.

Commissioner Burdette made a motion to postpone items three (3) and four (4) of the Planning Board agenda to April 5, 2022. Commissioner Floyd seconded the motion. The motion carried unanimously.

**JEROME S. KONTER as agent for JGH COMMERCIAL, LLC – SECOND READING (04):**
Consideration to approve the Second Reading of an application by Jerome S. Konter as Agent for JGH Commercial, LLC to rezone 18.67 acres located on Hodgeville Road from PD (commercial) to PD (residential) to allow for 206-unit multi-family residential development Map# 416 Parcel# 20D in the Second District

This item was postponed to the 4/5/2022 commission meeting.

**RACHEL & JAMES MCDOWELL – PUBLIC HEARING (05):** The Planning Board recommends approving an application by Rachel & James McDowell to rezone 4.95 acres located at 3714 Noel C. Conaway Road from AR-1 & B-2 to AR-2 to allow for a combination of parcels Map# 436 Parcels# 67 & 68 in the Second District.

Planning and Zoning Manager Concannon explained this parcel was rezoned to B-2 in 1986 for an automotive paint and body shop. The current owner and the parcel next to it wants to combine the parcels. In order for the parcels to be combined, they will have to be rezoned. The total acreage is 4.95 so AR-2 would be the appropriate zoning. The applicant was unable to connect via Zoom.

Commissioner Burdette made a motion to Approve request to rezone 4.95 acres from AR-1 & B-2 to AR-2 with the following conditions:

1. The recombined lot shall meet the requirements of the AR-2 zoning district.

2. A recombination plat must be approved by Development Services, and be recorded before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.
RACHEL & JAMES MCDOWELL – SECOND READING (06): Consideration to approve the Second Reading an application by Rachel & James McDowell to rezone 4.95 acres located at 3714 Noel C. Conaway Road from AR-1 & B-2 to AR-2 to allow for a combination of parcels Map# 436 Parcels# 67 & 68 in the Second District

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

DANIEL HENRY – PUBLIC HEARING (07): The Planning Board recommends approving an application by Daniel Henry to rezone 5.1 acres located at 4302 Old Dixie Highway from AR-1 to AR-2 to allow for a three-lot subdivision. Map# 313 Parcel# 12 in the Third District.

Planning and Zoning Manager Concannon explained this parcel is currently zoned AR-1. The applicant wants to split out two additional parcel for family members. The split will cause the parcel to be below 5 acres so it will have to be rezoned to AR-2.

Vice Chair Deloach made a motion to approve the request to rezone 5.1 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 Development Services, and be recorded before the rezoning can take effect.

Commissioner Loper seconded the motion. The motion carried unanimously.

DANIEL HENRY – SECOND READING (08): Consideration to approve the Second Reading of an application by Daniel Henry to rezone 5.1 acres located at 4302 Old Dixie Highway from AR-1 to AR-2 to allow for a three-lot subdivision. Map# 313 Parcel# 12 in the Third District

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

FRANKLIN & GAIL SMITH – PUBLIC HEARING (9): The Planning Board recommends approving an application by Franklin & Gail Smith to rezone 5 acres located at 1900 Old Dixie Highway from AR-1 to AR-2, to allow for the creation of a home site Map# 364 Parcel# 56A in the Third District.

Planning and Zoning Manager Concannon explained this is a 5-acre parcel that is zoned AR-1. The applicant wants to subdivide it into two parcels therefore, it must be rezoned to AR-2.

Vice Chair Deloach made a motion to approve request to rezone 5 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 Development Services, and be recorded before the rezoning can take effect.
MINUTES OF THE March 01, 2022 BOC MEETING CONTINUED

Commissioner Loper seconded the motion. The motion carried unanimously.

FRANKLIN & GAIL SMITH – SECOND READING (10): Consideration to approve the Second Reading of an application by Franklin & Gail Smith request to rezone 5 acres located at 1900 Old Dixie Highway from AR-1 to AR-2, to allow for the creation of a home site Map# 364 Parcel# 56A in the Third District

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

SCHEL PAULK – PUBLIC HEARING (11): The Planning Board recommends approving an application by Schel Paulk for a variance located on Courthouse Road from section 7.1.11 (Cul-de-sac), and section 7.3.1 (Blocks), regarding maximum block length, zoned AR-2. Map# 370 Parcel# 16B in the Fourth District.

Planning and Zoning Manager Concannon explained this parcel was rezoned late last year to AR-2 for a residential subdivision. A Sketch Plan has been provided which shows a cul-de-sac being approximately 1100 feet long. The rear of the parcel has extensive wetlands.

Commissioner Loper made a motion approve the request for a variance from section 7.1.11 cul-de-sac, and section 7.3.1 Blocks. Vice Chair Deloach seconded the motion. The motion carried unanimously.

SCHEL PAULK – SECOND READING (12): Consideration to approve the Second Reading of an application by Schel Paulk for a variance located on Courthouse Road from section 7.1.11 (Cul-de-sac), and section 7.3.1 (Blocks), regarding maximum block length, zoned AR-2. Map# 370 Parcel# 16B in the Fourth District.

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

SCHEL PAULK – SKETCH PLAN (13): The Planning Board recommends approving an application by Schel Paulk for a sketch plan for “Primrose Place” located on Courthouse Road, zoned AR-2 consisting of 18 lots Map# 370 Parcel# 16B in the Fourth District.

Planning and Zoning Manager Concannon explained this project will be served by individual septic systems and a private water company, Water Utilities Management. The Health Department will have the final say on the number of lots if approved.

Commissioner Loper made a motion to approve the request for approval of a sketch plan, with the following conditions:

1. A variance to section 7.1.11 cul-de-sac, and section 7.3.1 Blocks, has been approved by the Board of Commissioners.
2. The final lot layout is based on septic system approval by Environmental Health.

Vice Chair Deloach seconded the motion. The motion carried unanimously.
F. LAMAR ALLEN - PUBLIC HEARING (14): The Planning Board recommends approving an application by F. Lamar Allen to rezone 0.49 acres located on Courthouse Road to allow for the combination of adjacent parcels from AR-2 to AR-1 Map# 390A Parcel # 5A in the Fourth District.

Planning and Zoning Manager Concannon explained the applicant wants to separate this parcel so that it can be combined with the greater acreage. It is currently zoned AR-2, in order to combine it with the larger parcel, it has to be downzoned back to AR-1.

Commissioner Loper made a motion to approve request to rezone .49 acres from AR-2 to AR-1. Commissioner Deloach seconded the motion. The motion carried unanimously.

F. LAMAR ALLEN - SECOND READING (15): Consideration to approve the Second Reading of an application by F. Lamar Allen requests to rezone 0.49 acres located on Courthouse Road to allow for the combination of adjacent parcels from AR-2 to AR-1 Map# 390A Parcel # 5A in the Fourth District

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

WESLEY R. NEURATH - PUBLIC HEARING (16): The Planning Board recommends approving an application by Wesley R. Neurath for a variance located on Nellie Road from section 6.2.12.1, to waive the restriction that a private, unpaved road may serve no more than three lots, zoned AR-1, proposed zoning AR-2. Map# 461 Parcel# 27 in the Fifth District.

Planning and Zoning Manager Concannon explained this is the first of two for the same parcel. The second is the rezoning, assuming the variance would be approved. This variance is for the private road restriction.

Commissioner Kieffer made a motion to approve the request for a variance from section 6.2.12.1, to waive the restriction that a private, unpaved road may serve no more than three lots. Vice Chair Deloach seconded the motion. The motion carried unanimously.

WESLEY R. NEURATH - SECOND READING (17): Consideration to approve the Second Reading an application by Wesley R. Neurath for a variance located on Nellie Road from section 6.2.12.1, to waive the restriction that a private, unpaved road may serve no more than three lots, zoned AR-1, proposed zoning AR-2. Map# 461 Parcel# 27 in the Fifth District.

Commissioner Kieffer made a motion to approve the 2nd Reading. Vice Chair Deloach seconded the motion. The motion carried unanimously.
WESLEY R. NEURATH – PUBLIC HEARING (18): The Planning Board recommends approving an application by Wesley R. Neurath to rezone 5.5 acres located on Nellie Road to allow for the creation of a home site from AR-1 to AR-2 Map# 461 Parcel# 27 in the Fifth District.

Planning and Zoning Manager Concannon explained this parcel is currently zoned AR-1. The applicant wants to subdivide it but in order to do so, he has to rezone to AR-2.

Commissioner Kieffer made a motion to approve the request to rezone 5.5 acres from AR-1 to AR-2, with the following conditions:

1. A variance from section 6.2.12.1, to waive the restriction that a private, unpaved road may serve no more than three lots have been approved by the Board of Commissioners.
2. The lots shall meet the requirements of the AR-2 zoning district.
3. Minor subdivision plat must be approved by the Health Department and Development Services, and be recorded before the rezoning can take effect.

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

WESLEY R. NEURATH – SECOND READING (19): Consideration to approve the Second Reading of an application by Wesley R. Neurath to rezone 5.5 acres located on Nellie Road to allow for the creation of a home site from AR-1 to AR-2 Map# 461 Parcel# 27 in the Fifth District

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

XVI- ADJOURNMENT

At 7:00 pm, there being no further business, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

Wesley Corbitt, Chairman

Stephanie D. Johnson, County Clerk