The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, April 5, 2022 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329. Mr. Reginald Loper was not present for this meeting.

STAFF PARTICIPATION
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – IT Director, Mrs. Teresa Concannon – Planning and Zoning Manager, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Mr. Brad Clement – Development Services Director, Ms. Chelsie Fernald – Planner, Mr. Ryan Sanders – Interim Recreation Director and Mr. Seth Zeigler – Turf Management

CITIZEN PARTICIPATION
Mr. Jack Garvin, Mr. Tony Chiariello, Mr. David Rose, Ms. Rebecca Boston, Mr. Rex Inman, Mr. Anthony Bouchard, Mr. Willie H. Wright, Mr. Thomas E. Lonon Sr., Mr. Tim Hutchings, Mr. Ryan Sanders, Mr. Chris Kubinski, Ms. Christine Swanson, Ms. Kathy Gentry, Mr. Walker Edwards, Mr. Todd Wenderoth, Mr. Russell Best, Mr. John Schwarzkopf, Ms. Kelly Umbelina, Ms. Robin Jones, Mr. Craig Johnson, Mr. and Mrs. Thurmond, Ms. Bonnie Flores, Mr. Jared J. Stegman, Mr. Johnathan Yates, Ms. Cheryl Goldwire, Zeny Rafael, and Mr. Pratt Summers

PARTICIPATION VIA TELECONFERENCE
Mr. Dennis Trotter

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

II - CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:00 pm

III - INVOCATION
Vice Chair Deloach provided the invocation.
IV - PLEDGE TO THE AMERICAN FLAG
The pledge was sounded in unison.

V - AGENDA APROVAL
County Clerk Johnson requested to add Consent Item #2 and New Business #12 to the agenda, remove New Business items #1 and #2 from the agenda and to postpone Planning Board Items #16 and #17 to 05/03/2022 commission meeting.

Vice Chair Deloach made a motion to approve the agenda with the noted changes. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI - MINUTES
Commissioner Floyd made a motion to approve the March 15, 2022 regular commission meetings minutes. Vice Chair Deloach 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 Kieffer made a motion to approve the following Consent Agenda items: (1) Renewal of the Indefinite Delivery Contracts (IDC) for Engineering and Architectural Services for one (1) year.

***ADDITION TO THE AGENDA***
(2) Consideration to approve a Location Agreement with the Historic Effingham Society for the use of the Early Street House. Vice Chair Deloach seconded the motion. The motion carried unanimously.

X - OLD BUSINESS

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 A 206-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT MAP# 416 PARCEL# 20D IN THE SECOND DISTRICT (POSTPONED FROM THE 3/1/2022 MEETING) (1):

Planning and Zoning Manager Concannon explained this parcel is part of the development of Belmont Glenn. The applicant is requesting to change the PD commercial designation to PD residential for a multi-family rental community. The applicant was asked to update the plan development document. While waiting for the
update, the densities shifted. There was a little change in the proposed number of units within the final submittal. Planning Board recommended denial based on the zoning density.

Speaking in favor, CJ Chance of Hussey, Gay and Bell explained this was originally a part of the International Paper PUD which included over 3,000 acres. The applicant is not attempting to change zonings that were in the original PUD but trying to change one parcel from one use to another use. A simple layout was presented that could be developed on this property. A max density of 200 units was requested.

Speaking in objection, Susie Thurman explained this area is already crowded and so are the schools. The apartments will bring down the property value of the large homes. She stated that she would rather have commercial there instead of apartments.

Speaking in objection, Tim Hutchings explained these apartments should be closer to our city centers. There are multiple traffic issues on Hodgeville. The schools have redistricted again for the second time. Hutchings states the applicant needs to prove significant detrimental income that outweighs the detrimental impact to the public.

Speaking in objection, Todd Wendoroth explained there is one entrance in and one entrance out in this area. The infrastructure should slow down and reverse the traffic.

Speaking in objection, Anthony Bouchard explained the current infrastructure is not suited for this area. Water pressure is a significant issue as well as the transportation route.

Speaking in objection, Walker Edwards explained he has a petition which has been signed by 385 residents that are in opposition of this request.

Speaking in objection, David Rose explained because the work is ongoing, it seems premature to request to rezone.

The Board engaged in a discussion about the objections stated by the public and CJ Chance re-addressed.

Commissioner Burdette made a motion to deny the request to rezone 18.67 acres from PD (commercial) to PD (residential) Vice Chair Deloach seconded the motion. The motion carried unanimously.

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 A 206-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT MAP#416 PARCEL# 20D IN THE SECOND DISTRICT (POSTPONED FROM THE 3/1/2022 MEETING) (2):

This item was automatically denied due to previous action.
XI- NEW BUSINESS

PRESENTATION OF THE FISCAL YEAR 2021 AUDITED FINANCIAL REPORT BY LANIER, DEAL, & PROCTOR (1):

This item was removed at agenda approval.

CONSIDERATION TO APPROVE THE TRANSMISSION OF THE FISCAL YEAR 2021 AUDITED ANNUAL FINANCIAL REPORT TO THE STATE OF GEORGIA (2):

This item was removed at agenda approval.

CONSIDERATION TO APPROVE RESOLUTION# 022-020 IN RECOGNITION OF THE EDEN MISSIONARY BAPTIST CHURCH 150TH ANNIVERSARY (3):

County Clerk Johnson explained Staff was approached by members of the church, requesting a resolution be approved by the Commissioners. The Resolution was read aloud.

Commissioner Floyd made a motion to approve Resolution# 022-020 in recognition of the Eden Missionary Baptist Church 150th Anniversary. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT AND RESOLUTION (#022-021) TO ADOPT THE 2022 DEFINED CONTRIBUTION PLAN WITH THE ASSOCIATION OF COUNTY COMMISSIONERS OF GEORGIA (ACCG) (4):

HR Director Mausolf explained there are no changes to the Agreement. This is basically a housekeeping matter.

Commissioner Burdette made a motion to approve ACCG 2022 Defined Contribution Plan Restatement. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ORDINANCE TO REDUCE THE SPEED LIMIT FROM 45 MPH TO 35 MPH ON BLUE JAY ROAD AND MCCALL ROAD AT THEIR NEW INTERSECTION (5):

County Manager Callanan explained an all-way stop will be implemented on June 11, 2022. A further reduction of speed as vehicles approach the stop sign will also be implemented, this will reduce the speed by another ten (10) miles. Other additional safety measures will be in place as well. A press release will be issued tomorrow morning and message boards are up in all three (3) directions warning drivers that a stop sign is approaching.

Commissioner Burdette made a motion to approve the reduction of speed to 35 MPH for a zone 1,000 ft. on both sides of the intersection of Blue Jay Road and McCall Road,
CONSIDERATION TO APPROVE CHANGE ORDER #2 FOR CONTRACT 21-25-005 WITH McLendon Enterprises, Inc. FOR TSPLOST/LMIG ROAD RESURFACING (6):

Asst. County Manager Larson explained the Change Order is for a reduction because a road is being removed from the LMIG and TSPLOST paving contract for the year. This road was not funded by either source but was a drainage improvement project. The current contractor was not comfortable with completing the design and there is no time to redesign this project.

Commissioner Burdette made a motion to approve Change Order #2 for Contract with 21-25-005 with McLendon Enterprises, Inc. for TSPLOST/LMIG Road Resurfacing in the credit amount of $18,025.00. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE REORGANIZATION OF CURRENT PERSONNEL, AUTHORIZED POSITIONS AND ADDITION OF REQUESTED POSITIONS FOR THE RECREATION AND SPORTS MANAGEMENT DEPARTMENT (7):

HR Director Mausolf explained the Recreation Department is requesting to reallocate some of their positions. One of the assistant director positions will be removed and replaced with two new athletic coordinator positions.

Vice Chair Deloach made a motion to approve reorganization of the Recreation and Sports Management Department, defunding one full time Assistant Director position and adding two new, full time Athletic coordinator positions to the department. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT AMENDMENT 2022-08.36 FROM THE COASTAL REGIONAL COMMISSION FOR THE 2022 GRANT BUDGET RELATED TO HOME DELIVERED AND CONGREGATE MEALS (8):

Finance Director Barnes explained there is a decrease in the budget because of reallocating funding available from the federal government. This will give us more than what we started with at the start of the fiscal year.

Commissioner Burdette made a motion to approve the Amended Contract for FY 2022. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH ACCG CIVIC AFFAIRS FOUNDATION GEORGIA COUNTY INTERNSHIP PROGRAM (GCIP) (9):

Finance Director Barnes explained this grant award was accepted back in March. This agreement will allow us to contract with ACCG.
Vice Chair Deloach made a motion to approve the grant award from GEMA EMPG Program. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO RATIFY AND AFFIRM ACCEPTANCE OF A GRANT AWARD FROM THE GOVERNOR'S OFFICE OF PLANNING AND BUDGET (OPB) FOR THE GEORGIA PUBLIC SAFETY OFFICIALS AND FIRST RESPONDERS SUPPLEMENT GRANT (10):

Finance Director Barnes explained this grant was applied for in November and it is fully paid for by the State. The funds were electronically disbursed and receipts have been confirmed. If approved, payments to first responders can be disbursed this week.

Commissioner Burdette made a motion to approve to ratify and affirm acceptance of a grant award from OPB for a Georgia Public Safety Officials and First Responders Supplement Grant. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 WITH POND COMPANY FOR A DESIGN AND TRAFFIC STUDY OF THE BLUE JAY ROAD AND EFFINGHAM PARKWAY (11):

Asst. County Manager Larson explained this is an amendment to the Transportation Master Plan. We will continue with the existing contract and contactor to evaluate the intersection at Effingham Parkway and Blue Jay Road. The design of the intersection is the same design of the McCall and Blue Jay intersection. This is a change order to add this amendment to their range of projects. The estimated completion time is five (5) weeks. This change order is in the amount of $31,500.

Commissioner Kieffer made a motion to approve the Change Order to Pond Co. in the amount of $31,500 to study the Blue Jay Road and Effingham Parkway intersection. Vice Chair Deloach seconded the motion. The motion carried unanimously.

***ADDITION TO AGENDA***

CONSIDERATION TO APPROVE A PROCLAMATION DECLARING APRIL 2022 AS CHILD ABUSE PREVENTION MONTH IN EFFINGHAM COUNTY (12)

County Clerk Johnson explained this request was presented by Ms. Rebecca Boston with the Effingham County Exchange Club. This is an annual request to recognize April as Child Abuse Prevention month. The proclamation was read aloud.

Commissioner Kieffer made a motion to approve the Proclamation as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.
XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Commissioner Burdette

- Drafting a moratorium for the second district

XIII- EXECUTIVE SESSION

At 7:51pm, Commissioner Kieffer made a motion to go into executive session to discussion of personnel, property and pending litigation. Commissioner Burdette seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Consideration to approve the March 15, 2022 executive session minutes

XV – PLANNING BOARD – 6:00PM

ZENY CARMEN RAFAEL – PUBLIC HEARING (01): The Planning Board recommends approving an application by Zeny Carmen Rafael to rezone 3 or 14 acres located at 591 Zittrouer Road from AR-1 to AR-2 to allow for the separation of a home site Map#374 Parcel# 29 (First District).

Planning and Zoning Manager Concannon explained this 14-acres is zoned AR-1 and the applicant wants to subdivide 3 acres. The split will require the property to be zoned AR-2. There was no opposition to the petition. There were no objections or comments on this item.

Commissioner Floyd made a motion to approve the request to rezone 3 of 14 acres from AR-1 to AR-2, with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district
2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

ZENY CARMEN RAFAEL – SECOND READING (02): Consideration to approve the Second Reading of an application by Zeny Carmen Rafael to rezone 3 or 14 acres located at 591 Zittrouer Road from AR-1 to AR-2 to allow for the separation of a home site Map#374 Parcel# 29 (First District).

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

BUCKEL DESIGN GROUP, LLC as agent for DRAYTON-PARKER COMPANIES, LLC – SKETCH PLAN (03): The Planning Board recommends approving an application by Buckel Design Group, LLC as agent for Drayton-Parker Companies, LLC for a sketch plan for: “Parker’s Kitchen” located at US Highway 80 & GA Highway 17 South, zoned B-3, Map#378 Parcels# 40 & 41 (First District).

Planning and Zoning Manager Concannon explained both parcels will be combined and developed as a Parker’s store. A sketch plan pre-application meeting was in January where the Project Engineer discussed various issues, such as septic design and approval, storm water requirements, fire department requirements, etc. The
combination plat must be recorded before submittal of septic system plans for the Department of Public Health review. The applicant will obtain water service from Water Utilities Management. The proposed driveway is on state roads which means they will be executing the permitting. A 30-foot vegetative buffer is required on the property boundaries adjacent. Staff are working with the design engineer.

Commissioner Floyd made a motion to approve request for a sketch plan for: "Parker's Kitchen at US 80 & SR 17". Vice Chair Deloach seconded the motion. The motion carried unanimously.

**ALAN FRED HAZARD JR – PUBLIC HEARING (04)** The Planning Board recommends approving an application by Alan Fred Hazard Jr. to rezone 3.5 acres located at 3535 Noel C. Conaway Road from AR-1 to AR-2 allow for the creation of two lots under 5 acres Map#436 Parcel# 44 (Second District)

Planning and Zoning Manager Concannon explained this parcel is zoned AR-1, a part of Scuffletown Estates, a major subdivision. The second house was already on the AR-1 lot but the applicant wants to subdivide so that he can sell one of them. This is a legal nonconforming lot by the County standards. There were no public comments on this item.

Commissioner Burdette made a motion to approve the request to rezone 3.5 acres from AR-1 to AR-2 allow for the creation of two lots under 5 acres, with the following conditions:

1. The lots must meet the requirements of the AR-2 zoning district.
2. Revised major subdivision final plat must be approved by Environmental Health and the Board of Commissioners, and be recorded before the rezoning can take effect.

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

**ALAN FRED HAZARD JR – SECOND READING (05):** Consideration to approve the Second Reading of an application by Alan Fred Hazard Jr. to rezone 3.50 acres located at 3535 Noel C. Conaway Road from AR-1 to AR-2 allow for the creation of two lots under 5 acres Map#436 Parcel# 44 (Second District)

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

**SHELLEY MCGRAW – PUBLIC HEARING (06):** The Planning Board recommends approving an application by Shelley McCraw requests a conditional use for a rural business. Located at 238 Griffin Lake Road, zoned AR-1. Map# 234 Parcel# 7 (Third District)

Planning and Zoning Manager Concannon explained the applicant wants to provide a "mommy and me" service at her house. A rural business conditional use will need to be approved before a business license application. The applicant expects 10-15 students for a one-hour class, 2 or 3 times a week. This service will have little to no impact on the area.

Commissioner Deloach made a motion to approve request for a conditional use for a rural business, with conditions:
1. The applicant must obtain an Effingham County Occupational Tax Certificate prior to the start of operation. The business license shall be maintained by annual renewal.

2. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.

3. Applicant shall meet all building permit requirements for the renovation/construction of accessory structures for use in the business.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**SHELLEY MCGRAW – SECOND READING (07):** Consideration to approve the Second reading of an application by Shelley McCraw requests a conditional use for a rural business. Located at 238 Griffin Lake Road, zoned AR-1. Map# 234 Parcel# 7 (Third District)

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

**LA VON MORELL – PUBLIC HEARING (08):** The Planning Board recommends approving an application by LaVon Morell to rezone 3.84 of 10.15 acres located at 519 Savannah Town Road from AR-1 to AR-2, to allow for the separation of a home site Map# 264 Parcel# 23 (Third District)

Planning and Zoning Manager Concannon explained the applicant wants to split out 3.84-acres of 10.15. The remaining approximately 6 acres will be recombined with adjacent properties. The 3.84 acres will need to be rezoned to AR-2 to be able to sign the plat. There were no public comments to this item.

Vice Chair Deloach made a motion to approve the request to rezone 3.84 of 10.15 acres from AR-1 to AR-2, with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

**LA VON MORELL – SECOND READING (9):** Consideration to approve the Second Reading of an application by LaVon Morell to rezone 3.84 of 10.15 acres located at 519 Savannah Town Road from AR-1 to AR-2, to allow for the separation of a home site Map# 264 Parcel# 23 (Third District)

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

**KATIE MCGORY BROWN – PUBLIC HEARING (10):** The Planning Board recommends approving an application by Katie McGrory Brown requests a conditional use for a rural business to offer equine therapy to clients. Located at 716 Floyd Avenue, zoned AR-1. Map# 296 Parcel# 27 (Third District)

Planning and Zoning Manager Concannon explained the intent is to provide therapy
for individuals by interacting with horses. The total indoor and outdoor area dedicated to equine therapy cannot exceed 1,000 square feet unless a variance was approved. In anticipation of this requirement, a variance application has been inserted into this process.

Applicant Katie M. Brown explained she is a mental health therapist. Her equine therapy involves the client spending time with the horses, grooming them, and painting pictures. There were no public comments in favor or in opposition of the request.

Vice Chair Deloach made a motion to approve the conditional use for a rural business, with the following conditions:

1. The applicant must obtain an Effingham County Occupational Tax Certificate prior to the start of operation. The business license shall be maintained by annual renewal.
2. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.
3. Total indoor and outdoor area dedicated to equine therapy may not exceed 1,000 square feet.
4. Applicant shall meet all building permit requirements for the renovation/construction of accessory structures for use in the business.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**KATIE MCGORRY BROWN – SECOND READING (11):** Consideration to approve the Second Reading of an application by Katie McGrory Brown requests a conditional use for a rural business to offer equine therapy to clients. Located at 716 Floyd Avenue, zoned AR-1. Map# 296 Parcel# 27 (Third District)

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

**JONATHAN YATES as agent for DONALD A. & LYNN M. WESTER – PUBLIC HEARING (12):** The Planning Board recommends approving an application by Jonathan Yates as agent for Donald A. & Lynn M. Wester to rezone 38.495 acres located at 2800 Little McCall Road from R-1 to AR-1 to allow for a telecommunications tower Map# 392 Parcel# 2A (Fourth District)

Planning and Zoning Manager Concannon explained this acreage was initially part of a development called “The Cottages”. These 38 acres was sold and zoned R-1. The owners of this property chose this section because it is heavily covered in wetlands. The owners are hoping to enter into a lease agreement for a telecommunications tower. The applicant has moved the proposed site a few times to meet the requirements for a distance of 1,000 feet from an occupied resident. The house on this property is approximately 447 feet away from the proposed tower site. However, it states in the ordinance “towers may be located on sites containing another principle use in the same buildable area”. The first of the two applications is to rezone R-1 back to AR-1. The second application is for conditional use to allow a tower in AR-1.

Agent Johnathan Yates explained the tower is 260 feet and is being designed by
MINUTES OF THE April 5, 2022 BOC MEETING CONTINUED

Georgia professional engineer, Amy R. Hurst. Ms. Hurst created a breakpoint at 130 feet in case of catastrophic wind, it will miss the owner’s home. There were no objections or other comments from the public on this item.

Vice Chair Deloach made a motion to approve request to rezone 38.495 acres from R-1 to AR-1, with the following conditions:

1. The lot shall meet the requirements of the AR-1 zoning district. Commissioner Floyd seconded the motion. The motion carried unanimously.

**JONATHAN YATES** as agent for **DONALD A. & LYN M. WESTER – SECOND READING (13):** Consideration to approve the Second Reading by Jonathan Yates as agent for Donald A. & Lyn M. Wester to rezone 38.495 acres located at 2800 Little McCall Road from R-1 to AR-1 to allow for a telecommunications tower Map#392 parcel# 2A (Fourth District)

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

**JONATHAN YATES** as agent for **DONALD A. & LYN M. WESTER – PUBLIC HEARING (14):** The Planning Board recommends approving an application by Jonathan Yates as Agent for Donald A. & Lyn M. Wester for a Conditional Use located at 2800 Little McCall Road to allow for a telecommunications tower Map# 392 Parcel# 2A (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. There were comments from the public on this item.

Vice Chair Deloach made a motion to approve request to rezone .49 acres from AR-2 to AR-1 with the following conditions:

1. The lease area shall 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 Burdette seconded the motion. The motion carried unanimously.

**JONATHAN YATES** as agent for **DONALD A. & LYN M. WESTER – SECOND READING (15):** Consideration to approve the Second Reading of an application by Jonathan Yates as agent for Donald A. & Lyn M. Wester for a Conditional Use located at 2800 Little McCall Road to allow for a telecommunications tower, zoned R-1 proposed zoning AR-1. Map#392 Parcel# 2A (Fourth District)

Vice Chair Deloach made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.
MINUTES OF THE April 5, 2022 BOC MEETING CONTINUED

WILLIAM HENRY WEBB – PUBLIC HEARING (16): The Planning Board recommends denying an application by on Site Truck Maintenance, LLC as agent for William Henry Webb requests a conditional use to allow for a diesel truck and semi-truck service business. Located at 1105 Stillwell Road, zoned B-2. Map# 409 Parcel# 49A (Fourth District)

This item was postponed to 05/03/2022 at agenda approval.

WILLIAM HENRY WEBB – SECOND READING (17): Consideration to approve the Second Reading of an application by on Site Truck Maintenance, LLC as agent for William Henry Webb requests a conditional use to allow for a diesel truck and semi-truck service business. Located at 1105 Stillwell Road, zoned B-2. Map# 409 Parcel# 49A (Fourth District)

This item was postponed to 05/03/2022 at agenda approval.

DR HORTON – PUBLIC HEARING (18): The Planning Board recommends approving an application by DR Horton for a Variance located at 136 Ramsey Way from Section 6.1, to eliminate the sidewalk requirement in a major subdivision, zoned R-1 Map# 445 C Parcel# 141 (Fourth District)

Planning and Zoning Manager Concannon explained Ramsey Landing is a subdivision that has maintained the roads as a private feature. The County does not maintain them. Most homes do have sidewalk in front of them. Now that DR Horton has bought the remaining lots and is currently building in the subdivision, the question of sidewalks has come up. Some of the lots were originally excluded in the HOA documents for the sidewalk requirements. There was no record in the County file that there was a variance approved.

The developer decided because of their graphical features, certain lots could be exempted from a sidewalk requirement. With this new batch of homes being built, because of our renewed determination, building inspectors have been very attentive. The inspectors have provided photos which determine there is a drop-off. The developers opted to put in a retaining wall. The buyer is aware that a sidewalk maybe required. Staff are recommending denial, the Planning Board recommended approval.

Speaking in objection, Mark Symond explained because of the lack of street lights in the community, not having a side walk is troubling.

Commissioner Kieffer made a motion to deny the request for a variance from the sidewalk requirement. Vice Chair Deloach seconded the motion. The motion carried unanimously.

DR HORTON – SECOND READING (19): Consideration to approve the Second Reading of an application by DR Horton for a Variance located at 136 Ramsey Way from Section 6.1, to eliminate the sidewalk requirement in a major subdivision, zoned R-1 Map# 445 C Parcel# 141 (Fourth District)

This item was automatically denied due to previous action.
DENNIS TROTTER as agent for KRISTA SECKINGER – PUBLIC HEARING (20): The Planning Board recommends approving an application by Dennis Trotter as agent for Krista Seckinger to rezone 2 of 23.32 acres located at 1369 Ebenezer Road from AR-1 to B-2, to allow for the future development of a Dollar General Store Map# 460 Parcel# 48 (Fifth District)

Planning and Zoning Manager Concannon explained the 23.32-acre parcel is currently zoned AR-1. The applicant is asking to rezone 2 of those acres to develop a Dollar General. This store would be located approximately at the corner of the roundabout. There was some opposition in regards to the historic home, traffic circle, and nearby school. A rezoning pre-application meeting was held in February. In the application, the applicant made reference to using different materials on the exterior. After which, they provided examples and offered to upgrade their exterior. If this property is rezoned, a sketch plan will be required.

Speaking in objection, Scott Rung explained he developed a petition and posted it on the HOA website with 360 people in objection of this Dollar General’s location.

Speaking in objection, Mark Symond explained he has three kids that attend the nearby school. Because of the school traffic, the roundabout is always backed up. Dollar General will only add to the traffic.

Speaking in objection, Roger Knorr explained semi-truck traffic is currently an issue and placing a Dollar General at this location will not make it any better.

Speaking in objection, Roger Kitchen explained there is no need to change the property from AR-1 to Commercial property.

Speaking in objection, Susie Thurmond stated we simply do not need another Dollar General.

Speaking in objection, Claire Kitchen explained that the home on the property is a part of history and there are enough of Dollar Generals in the area.

The Board engaged in a discussion regarding the statements residents made about the location of the Dollar General.

Commissioner Kieffer made a motion to deny the request to rezone 2 of 23.32 acres from AR-1 to B-2. Vice Chair Deloach seconded the motion. Commissioner Floyd opposed. Commissioner Burdette, Deloach and Kieffer voted in favor of the motion. The motion carried 3 to 1.

DENNIS TROTTER as agent for KRISTA SECKINGER – SECOND READING (21): Consideration to approve the Second Reading of an application by Dennis Trotter as agent for Krista Seckinger to rezone 2 of 23.32 acres located at 1369 Ebenezer Road from AR-1 to B-2, to allow for the future development of a Dollar General Store Map#
This item was automatically denied due to the previous action.

XVI- ADJOURNMENT
At 9:05 pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Wesley Corbitt, Chairman

Stephanie D. Johnson, County Clerk