The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach and Mr. Reginald Loper met in regular session at 5:00 pm on Tuesday, April 20, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329. Commissioner Kieffer 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 – County Planner, Mrs. Vicki Dunn – Human Resources Director, Mrs. Christy Carpenter – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Ms. Crystal Pugh – Risk Management Technician and Mrs. Sarah Mausolf – Human Resources

CITIZEN PARTICIPATION
Mr. Jack Garvin, Mr. Steve Todd, Ms. Lexye Shockley, Mr. Tony Chiariello, Mr. Jennifer Oetgen, Mr. Jon G. Burns, Mr. Jody Burns, Mr. Dan Forgarty, Mr. Thomas Calhoun, Ms. Liz Moore, Ms. Ann Armstrong, Ms. Ashley Morgan, Mrs. Norma J. Morgan, Mr. Matthew Crouch, Mr. Blake Kessler, Ms. Wanda Morgan, Ms. Betty Symonds and Levan Jr. & Beverly H. Scott, Mr. Toss Allen, Mr. Keith Turner, Mr. Shawn Lockhart, Ms. Michelle Denesco and Mr. Robert Ramosser

PARTICIPATION VIA TELECONFERENCE
None

I - CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:02 pm.

II – INVOCATION
Vice Chair Burdette gave the invocation.

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

IV - AGENDA APPROVAL
County Manager Callanan requested that New Business item# 9-14 be postponed to the May 18, 2021 Commission meeting.
Commissioner Deloach made a motion to approve the agenda with noted changes. Vice Chair Burdette seconded the motion. The motion carried unanimously.

Commissioner Deloach stated he did not wish to see the ordinance amendment related to allowing landfills in an Agricultural Residential District back on any future agenda and confirmed that Commissioner Kieffer (in his absence) shared the same sentiment.

Vice Chair Burdette echoed similar comments and expounded on the need for such a use and the necessity of making the public aware of such changes prior to board approval. Commissioners Floyd and Loper agreed with the comments of their counterparts.

V – MINUTES
Commissioner Loper made a motion to approve the March 16, 2021 regular Commission Meeting minutes. Commissioner Deloach seconded the motion. The motion carried unanimously.

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

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

Addition to the agenda
APPEARANCE – Phyllis Shearouse – 5:05 pm
Mrs. Phyllis Shearouse expressed safety concerns at the intersection of Stillwell and Mock Road. Mrs. Shearouse requested rumble strips be placed on Mock Road approaching the stop sign at the intersection of Stillwell Road due to fencing damage and death of livestock on her property and other accidents. Staff was instructed to assess the site for options to aid in safety at the location.

VIII CONSENT AGENDA
Commissioner Deloach made a motion to approve the following Consent Agenda items: (1) Consideration for ECBOC to ratify and affirm a submittal of an application to the GA Criminal Justice Coordinating Council (CJCC) Accountability Court Funding Program for Drug Court (2) Consideration for ECBOC to ratify and affirm a submittal of an application to the GA Criminal Justice Coordinating Council (CJCC) Accountability Court Funding Program for Mental Health Court (3) Consideration to accept a grant award from GEMA Local Emergency Management Performance Grants (EMPG) Program (4) Consideration to approve an MOU between the Sexual Response Assault Response Team and the Effingham County Correctional Institution for forensic examination services (5) Consideration to approve, publish and distribute Section 6.15 – Seat Belt Use of the Human Resources Standards of Practice (6) Consideration to approve a Resolution of Surplus (Resolution# 021-029) (7) Consideration to approve submission of Work Order# 2 to First Tryon Financial
Advisors related to TSPLOST (8) Consideration to approve to amend Section 2.16 – Email, Internet and Computer Use of the Effingham County Human Resources Standards of Practice (9) Consideration to approve to amend Section 6.07 – Workers Compensation of the Effingham County Human Resources Standards of Practice (10) Consideration to approve to accept a Grant Award from the Georgia Trauma Commission for EMS equipment Commissioner Loper seconded the motion. The motion carried unanimously.

IX – OLD BUSINESS
CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY FREDDIE H. MITCHELL TO REZONE 3.06 ACRES OUT OF 13.06 ACRES LOCATED 205 WHITE BRANCH DRIVE FROM AR-1 TO AR-2 FOR THE CREATION OF TWO ADDITIONAL HOME SITES MAP# 393 PARCEL# 8A IN THE FOURTH DISTRICT (01):
Commissioner Loper made a motion to approve the Second Reading. Commissioner Deloach seconded the motion. The motion carried unanimously.

X - NEW BUSINESS
CONSIDERATION TO APPROVE AN APPLICATION BY KERN & CO., LLC, AS AGENT FOR VARIOUS FOR A SKETCH PLAN FOR OLD AUGUST COMMERCE CENTER, A COMMERCIAL WAREHOUSE COMPLEX LOCATED AT OLD AUGUSTA AND CHIMNEY ROADS, ZONED I-1 (01):
Planning & Zoning Manager Concannon explained Staff and Planning Board recommends approval of the request.
Mr. Chad Zittrouer of Kern & Coleman representing G & G Land Holdings, LLC, Kildare Land Company, LLC, P-52 Properties LLC and Yellow Pine Properties LLC stated this property was rezoned October 2020 with stipulations.

Commissioner Deloach made a motion to approve the Sketch Plan for Old Augusta Commerce Center, a commercial warehouse complex at Old Augusta Road and Chimney Road. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE STRYKER QUOTE# 10315592 IN THE AMOUNT OF $199,549.55 FOR THE PURCHASE OF LIFE PAC MONITORS AND VARIOUS EMS RELATED ITEMS (02):
Purchasing Agent Bruton explained EMS services does currently have the budget to purchase the items. The quote submitted includes a $20,000 credit for the monitors previously surplussed.

Commissioner Deloach made a motion to approve Stryker Quote Number 10315592 in the amount of $199,549.55. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO SUPPORT A NOTICE OF ANNEXATION PETITION REQUESTING ANNEXATION OF APPROXIMATELY 31.31ACRES INTO
County Clerk Johnson explained Staff received a certified letter requesting annexation of the property as outlined. The information in your packet includes an aerial photo which indicates the property not being contiguous with other parcels within the municipal boundary. The Board expressed concern for the property not being connected.

Mr. Toss Allen confirmed he was not aware this parcel was not contiguous but is aware of other properties which have been annexed which are not contiguous. The intent is for the development of a subdivision and to utilize the municipal water/sewer services in the vicinity. Chairman Corbitt stated the denial of the request would not hinder the progress of the development.

Commissioner Deloach made a motion to deny the request. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT# 3 TO THE CONTRACT FOR ROADSIDE MOWING SERVICES WITH THE MCGRALEY COMPANY, LLC. (04):
Purchasing Agent Bruton explained this contract will be extended through the next 2 years and includes a ten percent increase.

Commissioner Loper made a motion to approve Amendment 3 to the Contract for roadside mowing services with McGrale Company, LLC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 1 WITH COPPER CONSTRUCTION AND A TIME EXTENSION OF EIGHTY (80) DAYS FOR THE NEW ADMINISTRATION COMPLEX (05):
Assistant County Manager Larson explained there are some necessary changes to include structural issues which requires the Change Order. The original contract amount is $887,671.00. The revised contract amount is $966,802.50. The Change Order makes the new completion date August 21, 2021.

Commissioner Floyd made a motion to approve Change Order# 1 in the amount of $79,131.50 and a time extension of 80 days. Vice Chair Burdette seconded the motion. The motion carried unanimously.

After the approval, a brief photo presentation of the progress in the building was displayed.

CONSIDERATION TO APPROVE TO AWARD INDEFINITE DELIVERY CONTRACTS FOR ENGINEERING AND ARCHITECTURAL SERVICES FOR FISCAL YEAR 2022 (06):
Assistant County Manager Larson explained the purpose of the contracts is to streamline the time and process to secure the services of professional design consultants for projects. The County prepared a Request for Qualifications to submit
qualifications and hourly fees for twelve (12) different service areas, twenty (20) submittals were received. The list of the vendors approved was read aloud.

The Board and Staff discussed and questioned the ability for other vendors being able to bid on a project outside of the companies selected under the Indefinite Delivery contracts.

Commissioner Deloach made a motion to approve the selection of the listed firms for Indefinite Delivery Contract Master Service Agreements for fiscal year 2022. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE COUNTY STAFF TO SUBMIT AN APPLICATION FOR FISCAL YEAR 2020 LOCAL MAINTENANCE IMPROVEMENT GRANT SAFETY ACTION PLAN (LMIG SAP) FUNDS (07):

Assistant County Manager Larson explained the Georgia Department of Transportation provided a list of roads that would qualify for this funding. These roads must be appropriated prior to June 30, 2021.

Vice Chair Burdette made a motion to approve County Staff to submit an application for fiscal year 2020 LMIG SAP funds in the amount of $200,000. Commissioner Floyd seconded the motion. The motion carried unanimously.

REVIEW AND DISCUSSION OF THE DRAFT SOLID WASTE MANAGEMENT PLAN (08):

Assistant County Manager Larson explained the last plan was approved 2007. The purpose and need for a management plan is to plan for the future needs for solid waste services and determining the locations and size of landfills within the County. Public hearings will be held at a later date for citizen participation prior to a request from Staff for approval.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C, ARTICLE II – DEFINITIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (09):

This item was postponed at agenda approval to the May 18, 2021 Commission meeting.


This item was postponed at agenda approval to the May 18, 2021 Commission meeting.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C, ARTICLE III, SECTION 3.17 – EXCAVATION, MINING, PONDS AND FILLS OF LAND AND/OR FEDERAL JURISDICTIONAL WATERS OR WETLANDS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (11):
This item was postponed at agenda approval to the May 18, 2021 Commission meeting.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C, ARTICLE V – USES PERMITTED IN DISTRICTS, SECTIONS 5.1.2 AND 5.2.1.2 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (12):
This item was postponed at agenda approval to the May 18, 2021 Commission meeting.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C, ARTICLE V – USES PERMITTED IN DISTRICTS, SECTION 5.12 – INDUSTRIAL DISTRICTS TO INCLUDE SECTION 5.12.1B – HI INDUSTRIAL TO THE EFFINGHAM COUNTY CODE OF ORDINANCES (13):
This item was postponed at agenda approval to the May 18, 2021 Commission meeting.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C, ARTICLE VII – PLANNING BOARD, SECTION 7.1.2, MEETINGS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (14):
This item was postponed at agenda approval to the May 18, 2021 Commission meeting.

CONSIDERATION TO APPROVE A LIST OF VEHICLES TO BE LEASED THROUGH THE ENTERPRISE FLEET PROGRAM (15):
County Manager Callanan explained the Board approved the contract for vehicle purchases at the March 16, 2021 meeting. Staff is now requesting approval for the purchase of the vehicle list. The purchase of 41 sheriff vehicles is at a cost of 350,163.00 and other vehicles at a cost of $121,384.24.

Commissioner Floyd made a motion to approve the list of vehicles to be leased through the Enterprise Fleet Program for an overall annual total of $473,547.84 for sheriff and non-sheriff vehicles. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RATIFICATION AND TO AFFIRM SUBMITTAL OF THE REQUIRED PARTICIPATION DOCUMENTATION TO DCH TO PARTICIPATE IN THE GA MEDICAID FFS GROUND AMBULANCE UPL SUPPLEMENTAL PAYMENT PROGRAM (16):
Finance Director Carpenter explained the approval is to ratify the submittal of the application. Staff is unsure at this point if the County will opt in to the program, however, the documentation had to be submitted to allow for the option to do so. The program is a federal match, the State has a 25% match and Federal a 75% match. The State does not currently have appropriations for the funds so the County would have to submit the State’s portion to the State to allow to draw the match. The funds would then be reimbursed to the County.
Vice Chair Burdette made a motion to approve to ratify and affirm submittal of the required participation documentation to DCH to participate in the GA Medicaid FPS Ground Ambulance UPL Supplemental Payment Program. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER FOR THE PURCHASE OF A PATCH TRUCK FROM REYNOLDS-WARREN EQUIPMENT COMPANY (17):
Purchasing Agent Burton explained in November 2020 a Request for Quote (RFQ) was posted for the purchase of a patch truck. Staff revised the scope to downgrade certain features and in an attempt to add clarity to the need and get a lower cost. In February 2021 a second RFQ was posted, Reynolds-Warren Equipment Company is the only vendor to provide a quote.

Commissioner Loper made a motion to approve a Purchase Order for the purchase of a new road patch truck with additional pricing options, totaling $220,078.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI– REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Clerk Johnson

- Final Legislative Update – an email was sent to all Commissioners including the final approved legislation for the 2021 session.

Vice Chair Burdette

- McCall Road – shoulder repair is needed near Blue Jay Road; also broached the subject of the realignment project at Blue Jay Road.
- McCall Park – status update, Staff confirmed bids are due mid-May for the project.
- Gun Ranges – status of drafting an ordinance, County Manager Callanan stated this will be a future broader conversation with the Board.
- Zoning Consultant – status related to overhauling the zoning ordinance; County Manager Callanan stated the intent is to look into this later in the year

XII- EXECUTIVE SESSION

At 7:16 pm, Commissioner Loper made a motion to enter executive session to discuss Personnel, Property and Pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 7:35 pm, Commissioner Floyd made a motion to reconvene regular session. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII– EXECUTIVE SESSION MINUTES

Vice Chair Burdette made a motion to approve the March 16, 2021 executive session minutes as read. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIV – PLANNING BOARD

BRITTANY HAGAN & DUSTIN GRAVELINE – PUBLIC HEARING (01): The Planning Board recommends approving an application by Brittany Hagan & Dustin Graveline to
rezone 2.532 acres out of 15.94 acres located at 1760 Sand Hill Road from AR-1 to AR-2 for the creation of a home site Map# 300 Parcel# 2 in the First District.

Planning and Zoning Manager Concannon explained the request is to allow to the subdivision of a parcel less than five acres. No one was present in favor or against the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:
1. The lots shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
Vice Chair Burdette seconded the motion. The motion carried unanimously.

BRITTANY HAGAN & DUSTIN GRAVELINE - SECOND READING (02):
Consideration to approve the Second Reading of an application by Brittany Hagan & Dustin Graveline to rezone 2.532 acres out of 15.94 acres located at 1760 Sand Hill Road from AR-1 to AR-2 for the creation of a home site Map# 300 Parcel# 2 in the First District

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

WHITNEY PIPPIN – PUBLIC HEARING (03): The Planning Board recommends approving an application by Whitney Pippin to rezone 1.44 acres located at 1425 Noel C. Conaway Road from AR-1 to AR-2 to allow for the combination of adjacent parcels Map# 375E Parcel# 19, 20 in the Second District

Planning & Zoning Manager Concannon explained these are two existing parcels zoned AR-1 nonconforming. The applicant wishes to combine the properties and in order to do so the parcels must be rezoned.

Vice Chair Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:
1. The combined lot shall meet the requirements of the AR-2 zoning district.
2. Combination 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.

WHITNEY PIPPIN – SECOND READING (04): Consideration to approve the Second Reading of an application by Whitney Pippin to rezone 1.44 acres located at 1425 Noel C. Conaway Road from AR-1 to AR-2 to allow for the combination of adjacent parcels Map# 375E Parcel# 19, 20 in the Second District

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

MATTHEW CROUCH – PUBLIC HEARING (05): The Planning Board recommends approving an application by Matthew Crouch for a Variance located at 171 South Effingham Plantation Drive to reduce the required side setback for an accessory structure from 10 feet to 5 feet, zoned R-1 Map# 375F Parcel# 36 in the Second District

Planning & Zoning Manager Concannon explained the existing driveway is located
approximately five feet from the property line. The applicant now wishes to erect an accessory structure in line with the driveway.

Mr. Matthew Crouch stated a letter has been provided from his adjoining neighbor confirming no objection. No one was present in opposition of the request.

Vice Chair Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:

1. A building permit for the accessory structure must be obtained from Development Services.

Commissioner Floyd seconded the motion. The motion carried unanimously.

MATTHEW CROUCH – SECOND READING (06): Consideration to approve the Second Reading of an application by Matthew Crouch for a Variance located at 171 South Effingham Plantation Drive to reduce the required side setback for an accessory structure from 10 feet to 5 feet, zoned R-1 Map# 375F Parcel# 36 in the Second District

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

KEITH TURNER – PUBLIC HEARING (07): The Planning Board recommends approving an application by Keith Turner to rezone 5.05 acres out of 17.90 acres located at 2339 Hodgeville Road from AR-1 to AR-2 to allow for a 3 lot subdivision Map# 436 Parcel# 2 in the Second District

Zoning & Planning Manager Concannon explained the proposal is to rezone the five acres to create two lots, one 4 acres and the other approximately 1 acre with an access easement for the rear portion of the parcel. Mr. Keith Turner approached in support of his request.

Vice Chair Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lots shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

KEITH TURNER – SECOND READING (08): Consideration to approve the Second Reading of approving an application by Keith Turner to rezone 5.05 acres out of 17.90 acres located at 2339 Hodgeville Road from AR-1 to AR-2 to allow for a 3 lot subdivision Map# 436 Parcel# 2 in the Second District

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

MITCHELL & SON TRUCKING, LLC. – PUBLIC HEARING (09): The Planning Board recommends denying an application by Mitchell & Son Trucking, LLC to rezone 19.27
acres located on Highway 21 North from AR-1 to B-3 to allow for a future trucking business Map# 289 Parcel# 6A in the Third District

Zoning & Planning Manager Concannon explained this business was displaced from parking in an area on McCall Road due to the construction of a Dollar General. The applicants have identified property on Highway 21 for this use. A metal building is also proposed along with a parking area. Compliance with buffer requirements must be met. The Planning Board recommended denial, while Staff recommended to approve the request.

A representative of Mitchell & Son Trucking LLC. stated there are 10 dump trucks and 3 trailer drops. The intent is for parking purposes only, no hauling. The proposal is to allow for a gas station and maintenance shop solely for the dump trucks.

Shawn Lockhart questioned about environmental concerns and traffic safety. Beverly Scott, Michelle TaDenesco, Robert Ramosser, Thomas Morrison and Blake Kessler all expressed opposition to the petition citing the area being residential and environmental and safety concerns. The Board commented on the requested use being outside of the comprehensive plan.

Commissioner Deloach made a motion to deny the request. Vice Chair Burdette seconded the motion. The motion carried unanimously.

MITCHELL & SON TRUCKING, LLC. – SECOND READING (10): Consideration to approve the Second Reading of an application by Mitchell & Son Trucking, LLC to rezone 19.27 acres located on Highway 21 North from AR-1 to B-3 to allow for a future trucking business Map# 289 Parcel# 6A in the Third District

As a result of the previous motion, this item was automatically denied.

ASHLEY A. MORGAN – PUBLIC HEARING (11): The Planning Board recommends approving an application by Ashley A. Morgan to rezone 1.49 acres out of 13.50 acres located at 1935 Clyo Kildare Road from AR-1 to AR-2 for the creation of a home site Map# 381 Parcel# 32 in the Third District

Planning & Zoning Manager explained the intent is to recombine a portion of the parcel with an adjoining property and subdivide a piece for a home site. Mr. Ashley Morgan approached in support of his request. No one was present in opposition of the petition. Commissioner Deloach made a motion to approve the request with the following Planning Board and Staff recommendations:

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

ASHLEY A. MORGAN – SECOND READING (12): Consideration to approve the Second Reading of an application by Ashley A. Morgan to rezone 1.49 acres out of 13.50 acres located at 1935 Clyo Kildare Road from AR-1 to AR-2 for the creation of a home site Map# 381 Parcel# 32 in the Third District
Commissioner Deloach made a motion to approve the Second Reading. Commissioner Loper seconded the motion. The motion carried unanimously.

**XV – ADJOURNMENT**

There being no further business, at 7:35 pm Commissioner Loper made a motion to adjourn the meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

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Wesley M. Corbitt, Chairman   Stephanie D. Johnson, County Clerk