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, May 03, 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, Mr. Eric Larson – Assistant County Manager, Mr. Chris Reed – IT Director, Ms. Maraya Durham – IT Specialist, Mrs. Teresa Concannon – County Planner, Mr. Mark Barnes – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Mrs. Sarah Mauolf – HR Director, Ms. Pamela Melser – GSI Coordinator, and Mr. Neal Groover – Chief Appraiser

CITIZEN PARTICIPATION
Mr. Ricky Truluck, Mr. Tony Chiariello, Ms. Rhonda Barlow, Ms. Meuba Deveaux, Mr. Paul Bruner, Mr. Dale Greenline, Mr. Donnie Flores, Mr. Chris Webb, Mr. Jason Webb, Ms. Tiffany Webb, Mr. Alec Metzger, and Mr. Steven Reid

PARTICIPATION VIA TELECONFERENCE
None announced.

I- CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:09 pm

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

III- INVOCATION
Commissioner Burdette offered the invocation.

IV- PLEDGE TO THE AMERICAN FLAG
The pledge was sounded in unison.
V – AGENDA APPROVAL

County Clerk Johnson stated Consent Agenda item #1 and Planning Board items #16-18 will be removed from the agenda.

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

VI – MINUTES

Commissioner Burdette made a motion to approve the April 19, 2022 work session and regular meeting minutes and the April 21, 2022 work session 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 to allow the Agreement with The City of Pooler for the use of an inmate work detail to renew for an additional 12 month period (2) Consideration to approve the renewal of an Intergovernmental Agreement for School Resource Officers between the Effingham County School District, Effingham County BOC and the Effingham County Sheriff’s Office for FY23 (3) Consideration to approve the renewal of the Intergovernmental Agreement with the Georgia Department of Public Safety for antenna/receiver space on the County tower located at the transfer site on Courthouse Road (4) Consideration to approve to allow the Contract for inmate commissary services at Effingham County Prison with McDaniel Supply Company to renew for a one-year term from July 1, 2022 to June 30, 2023 (5) Consideration to approve the renewal of Accountability Court Agreement (Mental Health/Drug Court) (6) Consideration to approve to accept a Grant Award from the CRC Senior Center Mini-Grant in the amount of $6000 (7) Consideration to approve acceptance of a Grant Award from Petco Love Animal Welfare Grant Program in the amount of $7500. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X – OLD BUSINESS

THE PLANNING BOARD RECOMMENDS DENYING AN APPLICATION BY ON SITE TRUCK MAINTENANCE, LLC AS AGENT FOR WILLIAM HENRY WEBB FOR A CONDITIONAL USE LOCATED AT 1105 STILLWELL ROAD TO ALLOW FOR A DIESEL TRUCK AND SEMI-TRUCK SERVICE BUSINESS, ZONED B-2 MAP# 409 PARCEL# 49A (FOURTH DISTRICT) (THIS ITEM WAS POSTPONED FROM THE 04/05/2022 MEETING) (1):
This item was addressed during Planning Board's public hearing. Commissioner Loper recused himself from this item.

Planning and Zoning Manager Concannon explained this parcel is currently zoned B-2. It was rezoned to B-2 in 2006 with a condition to allow tractor and equipment sales and service only. There is some truck traffic in this area. The applicant wants to move his business from Port Wentworth and use the existing metal building on the site for on-site maintenance. B-2 does not include anything for diesel repair in the County ordinance. Instead of up zoning to B-3, Planning Board decided to keep B-2 with a conditional use. Conditional uses include commercial parking areas and automobile service. Stillwell Road is not a designated truck route so it is not the best location for this decision. Planning Board recommended denial based on some neighborhood opposition.

Applicant Donny Flores explained this is an existing business from Port Wentworth so he knows how to handle problems and complaints about traffic. He wants to bring his business to this area so that he can continue with his work.

Speaking in opposition, Chris Webb explained he and his father owns Hydrogen Webb on Springfield which is on Stillwell. His concern is that there is already an existing trucking business that has 8-10 dump trucks. Mr. Webb asked, if approved, will this be two additional semi businesses in this area with twice the number of trucks.

Applicant Flores responded that he has been speaking with Mr. Bill about this issue. Therefore, there will be an additional business in this area. Mr. Flores is planning to get an asphalt access to the road.

Vice Chair Deloach made a motion to deny the request for a conditional use to allow for a semi-truck service business. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY ON SITE TRUCK MAINTENANCE, LLC AS AGENT FOR WILLIAM HENRY WEBB FPR A CONDITIONAL USE LOCATED AT 1105 STILLWELL ROAD TO ALLOW FOR A DIESEL TRUCK AND SEMI-TRUCK SERVICE BUSINESS, ZONED B-2 MAP# 409 PARCEL# 49A (FOURTH DISTRICT) (THIS ITEM WAS POSTPONED FROM THE 04/05/2022 MEETING) (2):

This item was automatically denied due to previous action. Commissioner Loper returned.

CONSIDERATION TO APPROVE THE CREATION OF A PAVEMENT MANAGEMENT PROGRAM AND CONTRACT WITH FIRST STEP PAVEMENT MANAGEMENT TO CONDUCT AN ASSESSMENT OF ALL COUNTY ROADS IN THE AMOUNT OF $57,000 (THIS ITEM WAS POSTPONED FROM THE 04/19/2022 MEETING) (3):
Asst. County Manager Larson explained there were six (6) references. Five (5) in Georgia and one (1) in Alabama. Out of those six (6), two (2) responded. The references were asked a series of question that were in favor of the County. Staff recommended that the County adopt this as a pavement program and hire the First Step Pavement Management team, which is made up of Arkansas Technology Transfer Program at the University of Arkansas. A letter of recommendation was not requested when proposals were sent in. This is just the assessment portion. The assessment will recommend different types of treatments.

XI- NEW BUSINESS

CONSIDERATION TO APPROVE AN ON-CALL SERVICES TASK PROPOSAL FROM SPATIAL ENGINEERING TO EXTRACT UTILITY FEATURES FROM SCANNED AS-BUILT RECORDS (1):

GIS Coordinator Melser explained this request is for the first phase of the data extraction. Effingham County began scanning records in 2021, through Spatial Engineering contract. As a result of first round record scanning, the County was able to identify 142 as-built records. Of those 142, 90 records have been identified for Utility Data Extraction. The Utility Data Extraction will involve creating a GIS data set for the following utilities: water, sewer, reuse stormwater, and easement. This project will increase the completeness of the County’s mapped utility infrastructure. It will be used in the creation of Effingham County Stormwater Master Plan and Water Sewer Master Plan.

Commissioner Loper made a motion to approve Extract Utility Data – Spatial Engineering – PID: 21010 OCS-03 to extract utility. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ON-CALL SERVICES TASK PROPOSAL FROM SPATIAL ENGINEERING TO SCAN AND CATALOG EFFINGHAM COUNTY’S HARD COPY DRAWING RECORDS LIBRARY (2):

GIS Coordinator Melser explained this request is for phase two of the scanning. That will be an additional 12,000 sheets that will run through the system and do the digital data extraction. The process is scheduled for seven (7) months. In the first round, 660 sets of drawings were scanned. That resulted in 12,068 sheets.

Commissioner Burdette made a motion to approve Scan Drawing Archive – Phase 2 - Spatial Engineering – PID: 21010 OCS-04 in the amount of $50,360.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO MERGE THE WASTEWATER TREATMENT PLANT FUND INTO THE WATER & SEWER OPERATING FUND (3):

Finance Director Barnes explained this request is to merge the wastewater treatment plant fund into the existing water and sewer operating fund beginning July 1, 2022.
Also, to transfer all wastewater treatment plant accounts and fund balances end of the fiscal year June 30th into the water sewer operating fund for the fiscal year that begins on July 1, 2022. There will be a single water and sewer operating fund with two (2) budgetary departments, the water sewer department and wastewater treatment plant department. Combining these two will create a better picture in our financial statements of how the water system is doing as a whole.

Commissioner Kieffer made a motion to approve to merge the WWTP fund into the Water & Sewer Operating fund effective July 1, 2022 and transfer all June 30, 2022 year-end account balances from the WWTP fund to the Water & Sewer Operating fund. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-023 TO AMEND THE FISCAL YEAR 2021-2022 BUDGET (4):

Finance Director Barnes explained this is a housekeeping amendment for the large GDOT payment made at the beginning of the fiscal year.

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

CONSIDERATION TO APPROVE PURCHASE ORDER #22-17-001 WITH SCDATACOM FOR THE NEW CAMERA SYSTEM FOR THE EFFINGTON COUNTY SHERIFF’S OFFICE AND JAIL (5):

Purchasing Agent Bruton explained Staff requested proposals to replace the camera system at the Sheriff’s Office in the jail. Sixteen (16) vendors attended the pre-proposal conference. Submittals were received from six (6) vendors and the breakdown was included in Staff Report. The Sheriff’s Office has recommended award to scDataCom. The funding for this camera system will come from the new SPLOST, effective after July 1.

Vice Chair Deloach made a motion to approve of PO #22-17-001 with scDataCom for the new Camera System for the ECSO and Jail in the amount of $214,415.51. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH RICOH FOR A NEW COPIER FOR THE TAX COMMISSIONERS OFFICE (6):

Purchasing Agent Bruton explained currently the Tax Commissioner’s office large copier is just prints black and white. During their budget meetings, they requested a color copier for their office. If this is approved, it would require a new lease for a new machine. To keep that in line with the other leases, it would increase their payment to $511.11 per month. This has been discussed with the Tax Commissioner’s office, Finance, and the County Manager.
CONSIDERATION TO APPROVE AN AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT FOR THE COLLECTION AND AUCTION OF THE COUNTY’S OLD FLEET VEHICLES (7):

Purchasing Agent Bruton explained previously the Board approved a consignment agreement. This is a new requirement by Enterprise for them to collect and auction the old fleet.

Vice Chair Deloach made a motion to approve of the Enterprise Agreement to Sell Customer Vehicles. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN UPDATED AGREEMENT WITH COSTAR FOR SOFTWARE USED BY THE TAX ASSESSOR’S OFFICE (8):

Purchasing Agent Bruton explained the Tax Assessor’s office currently uses CoStar to value buildings that have leases on, for an income approach appraising method. This additional feature will allow them to do searches outside of the Savannah Market, which is their current limit. They currently pay $720 a month. This additional feature will add $150, bringing the total to $870 per month.

Vice Chair Deloach made a motion to approve of the Updated Agreement with CoStar for Software used by the Tax Assessor’s Office. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-024 FOR SURPLUS OF ITEMS (9):

Purchasing Agent Bruton explained this is a list of vehicles that have received replacements through the Enterprise program.

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

CONSIDERATION TO APPROVE CHANGE ORDER# 4 WITH ATLAS TECHNICAL CONSULTANTS RELATED TO THE EFFINGHAM PARKWAY INTERSECTIONS (10):

Asst. County Manager Larson explained this particular change order is to prepare a design of a roundabout at the Goshen Road intersection. Also, to give Atlas the design contract to design a roundabout at the proposed Gateway Parkway with Savannah Gateway Project and Omnitrax Project. Atlas will design both of these, then DOT will take over. After, DOT will issue a change order to Balfour Beatty and these will get built during construction of the parkway. Omnitrax or the developer of Savannah Gateway
will pay for the design and construction of the additional cost to build this intersection. The County will pay for the design on Goshen Road and DOT has offered the construction costs for that intersection as part of the Effingham Project. The change order to Atlas for both of those is $398,270. A portion of that will be reimbursed by Omnitrax. That fee is not determined yet because Atlas has to give them the design scope for that intersection.

Commissioner Burdette made a motion to approve the supplemental funding request #4 with Atlas Technical Consultants in the amount of $398,270. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT RELATED TO THE REALIGNMENT OF COURTHOUSE ROAD AT MCCALL ROAD (11):

Asst. County Manager Larson explained this is a recommendation to hire a design consultant to do a realignment of Courthouse Road at its northern terminus with McCall road, near Highway 21 in Springfield. There is a hand drawn exhibit included in the packet given to the Board. The design fees that were quoted far exceeded the budget as presented in the SPLOST referendum for design and construction. Staff is recommending to move forward with this project and fund it for design. Additional funding will be needed because there are currently not enough funds for construction in the TSPLOST referendum.

The Board engaged in a discussion with Asst. County Manager Larson in regards to the designs presented and funding.

Vice Chair Deloach made a motion to approve design contract with Alliance Consulting Engineers in the amount of $405,000. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT AMENDMENT WITH HUSSEY, GAY & BELL FOR THE BLUE JAY WATER MAIN EXTENSION (LOOP B) (12)

Asst. County Manager Larson explained this change order was presented at the previous meeting. The amended change order shows the different line items, lined 1-5. Those numbers are correct, however there was a simple mathematical error on the total contract. The corrected number is $111,500 and that brings the total contract with Hussey, Gay, Bell after this amendment to $210,270. Tonight's request is to approve the amended change order and additional change order of $111,500.

Commissioner Loper made a motion to approve the updated contract change order #1 with Hussey Gay Bell in the amount of $111,500. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Discussion on the General Fund operating reserve and General Fund Balance policy (1)
County Manager Callanan explained that he wants to get feedback on combining balances and creating a minimum fund balance policy. This will make it easier to manage and for a better look on the balance sheet.

Finance Director Barnes explained there was a balance sheet from the audited financial statements that were presented at the last meeting. The Economic Stabilization is six million dollars' worth of fund balance. That was set aside as a rainy day fund by an official Board action. It has to be showed separately from the unassigned fund balance.

County Manager Callanan explained this is a three-step process. The first step is combining the balance, the second step is creating a minimum fund balance policy, and the third step is an automatic determination of what happens when the funds go above that. The request is to create that policy, present it to the Board, and get it approved.

*Commissioner Burdette*

**IDA Board Appointments**

- Need someone appointed from the Board of Commissioners

*Stephanie Johnson*

**July Meeting**

- Possible cancellation of July 5, 2022 meeting.

*McCall Park Ribbon Cutting*

- Date to be determined; possibly June 10th

**XIII− EXECUTIVE SESSION**

At 9:33pm, Commissioner Kieffer made a motion to go into executive session to discuss Personnel, Property, and Pending Litigation. Vice Chair Deloach seconded the motion. The motion carried unanimously.

At 10:27pm, Commissioner Burdette made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**XIV− EXECUTIVE SESSION MINUTES**

Commissioner Burdette made a motion to approve the April 19, 2022 executive session minutes. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**XV− PLANNING BOARD − 6:00 PM**

**DEE A. GRIFFIN − PUBLIC HEARING (01):** The Planning Board recommends approving an application by Dee A. Griffin to rezone 4.94 acres located at 384 Zipperer Road from AR-1 to AR-2, to allow for the separation of a home site Map# 396 Parcel# 56 in the Second District.

Planning and Zoning Manager Concannon explained this parcel is currently zoned AR-1. The applicant wants to split the property but before she can do so, it has to be rezoned to AR-2. A proposed survey was shown with an access easement included.

There was no opposition to the request.
Commissioner Burdette made a motion to approve the request to rezone 4.94 acres from AR-1 to AR-2, to allow for the creation of a home site, 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 Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion carried unanimously.

DEE A. GRIFFIN – SECOND READING (02): Consideration to approve the Second Reading of an application by Dee A. Griffin to rezone 4.94 acres located at 384 Zipperer Road from AR-1 to AR-2, to allow for the separation of a home site Map# 396 Parcel# 56 in the Second District.

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

STEVEN REID as agent for PAUL E. BRUNER – PUBLIC HEARING (03): The Planning Board recommends approving an application by Steven Reid as Agent for Paul E. Bruner to rezone 0.8 acres located at 205 Pitts Road from AR-1 to AR-2, to allow for combination with an adjacent parcel Map# 244 Parcel# 9, in the Third District.

Planning and Zoning Manager Concannon explained the request is to combine AR-1 and AR-2. In order to combine them, they must be in the same zoning district.

There was no opposition to the request.
Vice Chair Deloach made a motion approve the request to rezone 0.8 acres from AR-1 to AR-2, to allow for combination with an adjacent parcel, with the following conditions:
1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision/recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion carried unanimously.

STEVEN REID as agent for PAUL E. BRUNER – SECOND READING (04): Consideration to approve the Second Reading of an application by Steven Reid as Agent for Paul E. Bruner to rezone 0.8 acres located at 205 Pitts Road from AR-1 to AR-2, to allow for combination with an adjacent parcel. Map# 244 Parcel# 9, in the Third District.

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

HUBERT T. GRINER JR – PUBLIC HEARING (05): The Planning Board recommends approving an application by Hubert T. Griner Jr. to rezone 3.21 acres located at 1360 Highway 17 South from AR-2 to AR-1 to allow for combination with an adjacent parcel Map# 296 Parcel# 49, in the Third District.

Planning and Zoning Manager Concannon explained this request is similar to the previous item. The applicant wants to combine AR-2 with the larger AR-1 parcel for tax purposes. In order to combine them, they must be in the same zoning district.
Vice Chair Deloach made a motion to approve request to rezone 3.21 acres from AR-2 to AR-1 to allow for combination with an adjacent parcel, with the following conditions:
1. The combined lots shall meet the requirements of the AR-1 zoning district.
2. Recombination survey must be approved by Development Services, and be recorded, before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion carried unanimously.

**HUBERT T. GRINER JR – SECOND READING (06):** Consideration to approve the Second Reading of an application by Hubert T. Griner Jr. to rezone 3.21 acres located at 1360 Highway 17 South from AR-2 to AR-1 to allow for combination with an adjacent parcel Map# 296 Parcel# 49, in the Third District

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

**JAMES M. CARLSON – PUBLIC HEARING (07):** The Planning Board recommends approving an application by James M. Carlson to rezone 3.87 acres located at 2077 Highway 119 North from AR-1 to AR-2 to allow for a 5-lot subdivision Map# 387 Parcel# 1 in the Third District

Planning and Zoning Manager Concannon explained the request is to combine two (2) parcels to make them one and then split that one parcel into five (5) parcels. The applicant wants to add three (3) home sites at the rear of the property for family members. An access easement has been added and a private road statement.

Applicant James Carlson explained he currently lives on lot two. An easement access has been cut on the left-hand side. Lot two is a six-acre home site. Each parcel will be a home site of over an acre.

Speaking in opposition, Chris Webb explained there is already an existing mobile home at this parcel and the other three (3) lots are going to be mobile homes as well. His concern is this area becoming a trailer park.

Planning and Zoning Manager Concannon explained the easement on the plat can only serve the three (3) parcels presented which are at least one acre. In order to get permits for mobile homes, it has to be one buildable acre.

The Board engaged in a discussion regarding the future outcome, if rezoning is approved.

Vice Chair Deloach made a motion to approve the request to rezone 3.87 acres from AR-1 to AR-2 to allow for a 5-lot subdivision, with conditions:
1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
2. The major subdivision final plat must be approved by the Board of Commissioners, and be recorded, before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion carried unanimously.
JAMES M. CARLSON – SECOND READING (08): Consideration to approve the Second Reading of an application by James M. Carlson to rezone 3.87 acres located at 2077 Highway 119 North from AR-1 to AR-2 to allow for a 5-lot subdivision Map# 387 Parcel# 1 in the Third District.

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

REUBEN E. JENKINS III – PUBLIC HEARING (9): The Planning Board recommends approving an application by Reuben E. Jenkins III requests to rezone 1.05 acres located at 351 Webb Road from AR-1 to B-2 to allow for commercial use Map# 389 Parcel# 18, in the Fourth District.

Commissioner Loper recused himself from this item.

Planning and Zoning Manager Concannon explained this request is to rezone the neighboring parcel to B-2. The applicant wants both of the parcels that he owns in the same zoning district and to be able to park his trucks there.

Applicant Reuben Jenkins explain he is a log hauler and he has two (2) trailers. There will be two (2) trucks and two (2) trailers totaled at this property, if rezoned.

The Board stated that truck drivers are allowed to park on their property. Rezoning is not needed to park.

Commissioner Burdette made a motion to deny the request to rezone 1.05 acres from AR-1 to B-2. Commissioner Floyd seconded the motion. The motion carried unanimously.

REUBEN E. JENKINS III – SECOND READING (10): Consideration to approve the Second Reading of an application by Reuben E. Jenkins III requests to rezone 1.05 acres located at 351 Webb Road from AR-1 to B-2 to allow for commercial use Map# 389 Parcel# 18, in the Fourth District.

This item was automatically denied due to previous action.

GARY FERRELL – PUBLIC HEARING (11): The Planning Board recommends approving an application by Gary Ferrell for a variance from section 3.3 to reduce required accessory building setbacks, located at 1129 Ralph Rahn Road to allow for a replacement accessory structure, zoned R-1. Map# 391B Parcel# 2 in the Fourth District.

Planning and Zoning Manager Concannon explained the applicant purchased the home with an accessory building on the property. He has replaced the building with a larger metal building. Overtime, the neighbor complained to Code enforcement because he felt the building was too close to the property line. Code enforcement confirmed that the building was less than ten (10) feet from the property line, which is what is required for an accessory building. The applicant is seeking a building
permit from the building official. In order for him to get the full approval of that permit, he will need a variance to the side setback requirements.

Applicant Gary Ferrell explained the pre-existing building was a barn-like building that was placed on skids in the dirt. Because the old building had water damage, he replaced it with the metal building and moved it up on his property to avoid future water damage.

Speaking in opposition, Dale Greenline explained before you build anything, a permit is needed. If the applicant took the proper steps, the location of the building would have not been approved. Mr. Greenline expressed that the stormwater runoff from the applicant’s building, goes directly onto his property. He states that the applicant is not in compliance with the County’s ordinance and he should be held accountable.

Speaking in opposition, Dewayne Jaudin explained his concern is the outcome of the stormwater runoff on his property, if a drainage system is put in place at the applicant’s property.

Commissioner Loper made a motion postpone to 06/07/2022. Commissioner Burdette seconded the motion. The motion carried unanimously.

GARY FERRELL – SECOND READING (12): Consideration to approve the Second Reading of an application by Gary Ferrell for a variance from section 3.3 to reduce required accessory building setbacks, located at 1129 Ralph Rahn Road to allow for a replacement accessory structure, zoned R-1. Map# 391B Parcel# 2 in the Fourth District.

This item was postponed to 06/07/2022.

BRALY INVESTMENTS as agent for the ESTATE OF ROBERT NORTH – PUBLIC HEARING (13): The Planning Board recommends approving an application by Braly Investments as Agent for the Estate of Robert North to rezone 85 (+/-) acres located on Zittrover Road from R-1 to R-6 to allow for the future development of a residential subdivision Map# 352 Parcel# 79 in the First District.

Planning and Zoning Manager Concannon explained this parcel was rezoned to R-1 for residential subdivision in 2006. The applicants want to rezone to R-6, which would allow him to develop with smaller lots with a proposed amount of 97 units. R-6 requirement is that the parcel be served by public water and sewer. The water line would have to be extended approximately 1900 feet to the parcel. The parcel is already zoned for residential, R-6 would make it a denser residential subdivision. There was some opposition from Planning Board due to drainage issues because of the extensive wetlands.

Alec Metzger with EMC Engineering explained the density allowed in R-6 is 4.5 units per acre. Water and sewer will be extended from Highway 30. 15% common open space will be provided; this does not include wetlands. The average lot size is
Speaking in opposition, Jan Landing explained she is a new School Board member for District two. She expressed, there is more neighborhoods than seats in the schools. Developers are building more in the South end of Effingham and currently, South Middle school is at capacity. Traffic is an ongoing issue and this new development will make it worse.

The Board engaged in a conversation with Alec Metzger regarding drainage and road issues on Zittrouer Road.

Commissioner Floyd made a motion to approve the request to rezone 85(+-) acres from R-1 to R-6 to allow for the future development of a 97-lot residential subdivision, with the following conditions:
1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-6 zoning district.
2. Applicant/owner must obtain a Timber Permit prior to removal of trees.
3. Site development plans must 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 and a copy of the jurisdictional determination submitted to Development Services.
Commissioner Loper seconded the motion. The motion carried unanimously.

BRALY INVESTMENTS as agent for the ESTATE OF ROBERT NORTH – SECOND READING (14): Consideration to approve the Second Reading of an application by Braly Investments as Agent for the Estate of Robert North to rezone 85 (+/-) acres located on Zittrouer Road from R-1 to R-6 to allow for the future development of a residential subdivision Map# 352 Parcel# 79 in the First District

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

BRALY INVESTMENTS as agent for the ESTATE OF ROBERT – SKETCH PLAN (15): The Planning Board recommends approving an application by Braly Investments as Agent for the Estate of Robert North for a sketch plan for "North Tract Subdivision", a single-family residential development located on Zittrouer Road, zoned R-1, (proposed zoning R-6) Map# 352 Parcel# 79, in the First District

There was no additional discussion on this item.

Commissioner Floyd made a motion to approve request for a sketch plan for: "North Tract Subdivision". Commissioner Burdette seconded the motion. The motion carried unanimously.

CATALYST INVESTMENT PARTNERS, LLC as agent for ERNEST J. OETGEN – PUBLIC HEARING (16): The Planning Board recommends denying an application by
Catalyst Investment Partners, LLC as Agent for Ernest J. Oetgen requests a variance from section 3.4 Buffers to reduce required buffers for an industrial property, to accommodate a proposed industrial development located on Godley Road, zoned I-1. Map# 399 Parcel# 3R, in the First District

This item was removed at agenda approval.

CATALYST INVESTMENT PARTNERS, LLC as agent for ERNEST J. OETGEN - SECOND READING (17): Consideration to approve the Second Reading of an application by Catalyst Investment Partners, LLC as Agent for Ernest J. Oetgen requests a variance from section 3.4 Buffers to reduce required buffers for an industrial property, to accommodate a proposed industrial development located on Godley Road, zoned I-1. Map# 399 Parcel# 3R, in the First District

This item was removed at agenda approval.

CATALYST INVESTMENT PARTNERS, LLC as agent for ERNEST J. OETGEN - SKETCH PLAN (18): The Planning Board recommends denying an application by Catalyst Investment Partners, LLC as Agent for Ernest J. Oetgen for a sketch plan for “Stagecoach Industrial Site”. Located on Godley Road, zoned I-1 Map# 399 Parcel# 3R in the First District

This item was removed at agenda approval.

BRETT BENNETT as agent for GREENLAND DEVELOPERS, INC. - SKETCH PLAN (19): The Planning Board recommends approving an application by Brett Bennett as Agent for Greenland Developers, Inc. for a sketch plan for: “Goshen Ext. Apartments” located off of Goshen Commercial Park Drive, a 408-unit multifamily development on 34.6 acres, zoned B-2. Map# 465 Parcels# 2, 2A, 2B, 2C in the Fifth District.

Planning and Zoning Manager Concannon explained these parcels are currently zoned B-2. The applicant is proposing a multi-family development. This was design before the moratorium and ordinance revisions. B-2, under the new ordinance requires mixed use but the development is only multi-family residential.

Commissioner Kieffer made a motion to approve the request for a sketch plan as presented for: Goshen Ext. Apartments. Vice Chair Deloach seconded the motion. The motion carried unanimously.

K&M EFFINGHAM PROPERTIES, LLC - PUBLIC HEARING (20): The Planning Board recommends approving an application by K&M Effingham Properties, LLC for a variance from section 3.4 -buffers to reduce required vegetative buffers for an industrial property located at 1204 Mill Pond Road. Map# 446 Parcel# 7C, in the fifth district

Planning and Zoning Manager Concannon explained this parcel was rezoned to industrial in 2020. The issue for the applicant is that seven (7) acres is not large
enough to accommodate industrial buffers. Because this parcel has R-1 zoning on two sides, 300 foot buffers are required. Given that it is currently zoned industrial and that these buffers are set for a reason, Staff is recommending denial. The Planning Board recommended approval with the understanding that the buffer would remain at the rear of the property but could be reduced at the side of the property. Maintaining the buffer at the rear of the property would preserve the integrity of the parcels behind, which are still zoned R-1. The condition that was added was that the required vegetative buffer is reduced to 300 to 25 along the eastern property boundary only.

Speaker, Linda Sims with Coleman Company explained when the original property was subdivided, it created that flag lot and created a 60-foot access back to Ferguson. What is being requested is to reduce that buffer because nothing is being built on the 60 feet. The long-term plan of the adjacent property owner is to rezone to rezone commercial or industrial.

Speaker Eric Edwards explained he reached out to the homeowners to the left and shared what the intentions are. Mr. Edwards expressed that at a later date, he would like to have a paint booth behind his shop.

The Board engaged in a lengthy conversation regarding the type of zoning needed to accommodate the applicant and surrounding area.

This item was withdrawn by the applicant.

**K&M EFFINGHAM PROPERTIES, LLC – SECOND READING (21):** Consideration to approve the Second Reading of an application by K&M Effingham Properties, LLC for a variance from Section 3.4 - Buffers to reduce required vegetative buffers for an industrial property located at 1204 Mill Pond Road. Map# 446 Parcel# 7C, in the Fifth District.

This item was withdrawn by the applicant.

**LINDA SIMS as Agent for K&M EFFINGHAM PROPERTIES, LLC - SKETCH PLAN (22):** The Planning Board recommends approving an application by Linda Sims as Agent for K&M Effingham Properties, LLC for a sketch plan for: "ACTION OVERHEAD DOOR WAREHOUSES" located at 1204 Mill Pond Road, zoned I-1. Map# 446 Parcel# 7C in the Fifth District.

This item was withdrawn by the applicant.

**XVI– ADJOURNMENT**
At 10:28pm, 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 M. Corbitt, Chairman_  
_Stephanie D. Johnson, County Clerk_