EFFINGHAM CO. BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

WORK SESSION MEETING MINUTES
MAY 18, 2021

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 a work session at 4:00 pm on Tuesday, May 18, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329. Mr. Reginald Loper was not present for this meeting.

STAFF PRESENT
Mr. Lee Newberry – County Attorney, Mr. Tim Callanan – County Manager, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mrs. Christy Carpenter – Finance Director and Mrs. Teresa Concannon – Planning and Zoning Manager

CITIZEN PARTICIPATION
Mr. Tony Chiariello, Mr. Jack Garvin and Mr. D’Ve Wilkins

PARTICIPATION VIA TELECONFERENCE
None announced.

I - CALL TO ORDER
Chairman Corbitt called the work session to order at 4:09 pm.

II - ORDINANCE DISCUSSION
County Manager Callanan gave a presentation on the outline of our current code of ordinances and procedures as it pertains to notices for public hearing items. Potential changes to the ordinance, which would be consist to following state law requirements were offered.

Additional topics of discussion included an ordinance permitting gun ranges, surface mines in AR districts with conditions or a specified zoning classification, solar farms, conditional industrial zoning and devising a list of roads for which to allow dirt hauling.

Staff and the Board engaged in a substantive conversation based on the subject matter presented. Chief Tax Appraiser Groover offered comments related to industrial property being valued based on the use of the property.

III - ADJOURNMENT
The work session adjourned at 5:01 pm.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk
The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach and Phil Kieffer met in regular session at 5:00 pm on Tuesday, May 18, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329. 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 – County Planner, Mrs. Wanda McDuffie – EMS Director, Mrs. Vicki Dunn – Human Resources Director, Mrs. Christy Carpenter – Finance Director, Mrs. Alison Bruton – Purchasing Agent and Mrs. Sarah Mausolf – HR Office & Event Coordinator

CITIZEN PARTICIPATION
Mr. Robert Summers, Mr. David Wood, Ms. Kim Nettles, Mr. David Deason, Mr. Joe Rotureau, Mr. Jack Williford, Ms. Carol Clemmons, Mr. James Carlson, Mr. Hal Kraft, Brittany & Joshua Jameson, Ms. Catherine Garner, Ms. Connie Bazemore, Mr. Victor Vanderlugt, Mr. Ray Pittman, Mr. Preston Andrews, Keith & Roberta Walden, Ms. Katie Conley, Mr. Freddie Mitchell and Mr. Forbes Buck

PARTICIPATION VIA TELECONFERENCE
None announced.

I - CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:06 pm.

II – INVOCATION
Commissioner Deloach gave the invocation.

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

IV - AGENDA APPROVAL
County Clerk Johnson explained Staff has made a request to remove New Business Item# 4 – Consideration to approve the First Reading of the Budget and Budget Ordinance for Fiscal Year 2021-2022 from the agenda.
County Manager Callanan commented the request was made to allow for a budget work session on June 1, 2021 for open discussion from the public.

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

V - MINUTES
Commissioner Deloach made a motion to approve the May 4, 2021 work session and regular Commission Meeting minutes. Vice Chair Burdette 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.

VIII - PRESENTATION – Recognition of the Frazier Family and presentation to EMS Employees Shelley Fields and Chris Boyd - 5:05 pm
The Board recognized the Frazier family who experienced an emergency in 2019 related to the birth of their preterm twins. Paramedic Fields and EMT-1 Boyd were able to provide excellent emergency medical service resulting in saving the lives of the mother and twins.

The Commissioners presented a Recognition of Service Excellence certificate to both Fields and Boyd.

VIII - CONSENT AGENDA
Commissioner Deloach made a motion to approve the following Consent Agenda items: (1) Consideration to approve the Rental Agreement with Action Pact (formerly Concerted Services, Inc.) for space in the Effingham County Annex (2) Consideration to approve to renew the Pre-Event Contract with Thompson Consulting Services for Disaster Debris Monitoring and Financial Recovery Services for an additional one year period (3) Consideration to approve to renew the Pre-Event Contract with Ceres Environmental Services for Disaster Debris Removal for an additional one year period (4) Consideration to approve to renew the Pre-Event Contract with Crowder Gulf for Disaster Debris Removal for an additional one year period (5) Consideration to approve to amend the Contracts with Otis Elevators for service at the New Administrative Complex (6) Consideration to approve a Change Order with Hussey, Gay, Bell for design services related to the CEM Gym. Commissioner Kieffer seconded the motion. The motion carried unanimously.

IX - NEW BUSINESS
CONSIDERATION TO APPROVE A PROCLAMATION DECLARING MAY 16 – 22, 2021 AS EMERGENCY MEDICAL SERVICES WEEK (01):
County Clerk Johnson explained according to the American College of Emergency Physicians (ACEP) website, EMS week was established under President Gerald Ford
who declared November 3 -10, 1974 ad the first “National Emergency Medical Services Week.” This observance continued annually for four more years and was then restituted by ACEP in 1982 to be celebrated in September and was later moved to be the 3rd week in May. County Clerk Johnson read the proclamation aloud.

Vice Chair Burdette made a motion to approve the Proclamation declaring May 16 – 22, 2021 as EMS Week. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ACCEPT A DONATION TO EMS FROM THE WOODMEN OF THE WORLD “WOODMENLIFE” CHAPTER 1170 (02):
EMS Director McDuffie explained a representative contacted EMS about making a donation to first responders in the amount of $500.00.

Vice Chair Burdette made a motion to approve to accept the funds. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR AN INMATE WORK DETAIL (03):
Purchasing Agent Bruton explained the County currently has an agreement in place with Georgia Department of Transportation (GDOT) for an inmate work detail to perform work on public works projects. Effingham County provides a correctional supervisor to supervise the work crew. A new agreement has been received from GDOT for fiscal year 2022 with no changes to the agreement.

Commissioner Floyd made a motion to approve to renew the agreement with the Georgia Department of Transportation for the use of an inmate work detail to renew for FY22. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF THE BUDGET AND BUDGET ORDINANCE FOR FISCAL YEAR 2021-2022 (04):
This item was removed at the agenda approval.

CONSIDERATION TO APPROVE A CONTRACT WITH JUST APPRAISED FOR DEED AND PLAT PROCESSING FOR THE TAX ASSESSOR’S OFFICE (05):
Chief Tax Appraiser Groover explained this program processes deeds which are currently being entered manually. As a result of the real estate market increase there is a backlog. Approval of this software program would be save time and is more cost effective than hiring additional personnel. The $16,500 cost includes maintenance and support. This cost could adjust as it is determined by the number of deeds managed.

Commissioner Deloach made a motion to approve the Contract Agreement with Just Appraised to allow for quicker turnaround on deeds and plat processing. Commissioner Kieffer seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE RESOLUTION# 021-032 FOR SURPLUS OF A VOLVO TRACTOR TRAILER FROM THE FIRE DEPARTMENT (06):
Purchasing Agent Bruton explained the request to Surplus this item was received from the fire department. Staff recommends approval.

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

CONSIDERATION TO APPROVE CHANGE ORDER# 1 WITH PARKER ENGINEERING, LLC FOR ENGINEERING SERVICES FOR THE MCCALL AND BLUE JAY INTERSECTION IMPROVEMENTS (07):
Purchasing Agent Bruton explained Parker Engineering is the design engineer for the Blue Jay/McCall Intersection Improvements project. The contract was recently awarded in the amount of approximately $300,000 less than the allocated budget amount. Staff would like to utilize those funds to explore additional intersection improvements focusing on McCall and Blandford roads, east of the Norfolk Southern railroad tracks.

Vice Chair Burdette made a motion to approve Change Order#1 in the amount of $3,500.00, bringing the total contract price to $69,000.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE SUPPLEMENTAL AGREEMENT #3 FOR POST DESIGN SERVICES FOR EFFINGHAM PARKWAY UNDER EFF008 WORK ORDER# 6 FOR THE EFFINGHAM PARKWAY (08):
Purchasing Agent Bruton explained this supplemental agreement is to provide post design construction services for Effingham Parkway. These services are typically on an as-needed basis as compliance issues and construction issues come up during the construction of the project. Request for Information and contractor coordination are also included. GDOT has been requiring consultant attendance at the pre-construction conference as well as the transition meetings between preconstruction and construction offices.

Commissioner Kieffer made a motion to approve the Supplemental Agreement #3 for post design services for Effingham Parkway under EFF008 Work Order# 6 to Atlas Technical Consultants for $139,968.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE GEORGIA PROBATION CASE MANAGEMENT SYSTEM AGREEMENT BETWEEN EFFINGHAM COUNTY PROBATION AND THE JUDICIAL ALTERNATIVES OF GEORGIA, INC. FOR CASE MANAGEMENT SERVICES (09):
Purchasing Agent Bruton explained Judicial Alternatives of Georgia, Inc. (JAG) has created a system to assist with probation case management. The term of this agreement is for a period of two (2) years, unless sooner terminated as provided in the agreement. The need for the change is due to outdated software that will not be updated from the current provider, Probation Tracking Systems.
Commissioner Deloach made a motion to approve the Georgia Probation Case Management System Agreement between Effingham County Probation Department and the Judicial Alternatives of Georgia, Inc. (JAG) for a minimum monthly fee of $250/month and the text/automated phone call option for an additional $100/month. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CLINICAL SERVICES AGREEMENT BETWEEN EFFINGHAM HOSPITAL INC. AND EFFINGHAM COUNTY FOR MEDICAL AND HOSPITAL SERVICES TO INMATES IN CUSTODY AT THE EFFINGHAM COUNTY JAIL (10):

Purchasing Agent Bruton explained Effingham County Jail and Prison wishes to contract with the Hospital for the provision of clinical services to inmates and other individuals in the custody of its jail. In exchange for the Clinical Services provided under this Agreement, the County shall pay the Hospital the then-current Medicaid rate for each Clinical Service provided to an Inmate.

Vice Chair Burdette made a motion to approve the Clinical Services Agreement between Effingham County and the Effingham Hospital. Commissioner Floyd seconded the motion. The motion carried unanimously.

X- REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Manager Callanan
- SPLOST Meeting w/ the cities – meeting was held today (5/18) and went well with good input from city leadership.
- Budget Workshop – will be held Tuesday, June 1, 2021 at 6 pm.

County Clerk Johnson
- EOM Monthly Report– the report for the month of April has been provided.

Vice Chair Burdette
- McCall Park – status update, County Manager Callanan stated the bid award will be on the June 1st or June 15th agenda for consideration of approval
- Spring Clean Up – asked Staff to look into scheduling the countywide cleanup.

XI- EXECUTIVE SESSION
Executive session was not held at this meeting.

XII- EXECUTIVE SESSION MINUTES
Executive session was held at the at the May 4, 2021 commission meeting. No minutes to be approved.

XIII – PLANNING BOARD

VICTOR VANDERLUGT as agent for LENA FAYE T. GRINER – PUBLIC HEARING (01): The Planning Board recommends approving an application by Victor Vanderlugt, as agent for Lena Faye T. Griner to rezone 1.04 acres located at 1064 Old River Road from AR-1 to I-1 to allow for combination with an adjacent parcel and for development of a timber and grain export distribution facility Map# 304 Parcel# 4 in
Planning and Zoning Manager Concannon explained the intent is to rezone the parcel to combine with another industrially zoned property.

No one spoke in favor or opposition of the request.

Commissioner Floyd made a motion to approve the request to rezone 1.04 acres from AR-1 to I-1 with the following conditions:
1. The combined lots shall meet the requirements of the I-1 zoning district.
2. Recombination plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
3. A sketch plan for all proposed development shall be submitted for review.
4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
6. Applicant shall obtain a Timber Permit from Development Services prior to removal of trees.
7. Business operator shall meet the requirements of Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.

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

**VICTOR VANDERLUGT** as agent for **LENA FAYE T. GRINER – SECOND READING (02):** Consideration to approve the Second Reading of an application by Victor Vanderlught, as agent for Lena Faye T. Griner to rezone 1.04 acres located at 1064 Old River Road from AR-1 to I-1 to allow for combination with an adjacent parcel and for development of a timber and grain export distribution facility Map# 304 Parcel# 4 in the First District

Commissioner Floyd made a motion to approve the Second Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**VICTOR VANDERLUGT** as agent for **LENA FAYE T. GRINER – PUBLIC HEARING (03):** The Planning Board recommends denying an application by Victor Vanderlught, as agent for Lena Faye T. Griner for a Variance to reduce the required buffer on the southern border of a property located at 1064 Old River Road Map# 304 Parcel# 4 in the First District

Planning & Zoning Manager Concannon explained the request is to reduce the buffer from 150 feet to 75 feet on the southern boundary of the parcel. Additionally, related to the following item the request is to reduce the buffer on the northern boundary with a standardized vegetative buffer. There is an existing railway located in the area.

Mr. Victor Vanderlught, of Savannah Marine Terminal commented the property will be utilized as a log lay down yard to place into containers for export and unloading railcars (noise will be limited). There will be no additional construction beyond grading and open concrete pads. The existing home on the property will be converted into an office. The operation will employ approximately 32 individuals.

Mr. Ray Pittman of Pittman Engineering commented the parcel consists of
approximately 50 acres, with only 10 acres of buildable property. The rear of the parcel extends to the Ogeechee River with a drop off of more than 10 feet. The configuration for the operation is minimal.

Preston Andrews, sales agent for Odell Talley expressed that the owner has made attempts to contact the adjacent property owner to no avail.

No one spoke in opposition of the request.
Commissioner Floyd made a motion to approve the request with the following Staff recommendations:
1. The existing trees and underbrush shall be maintained as a vegetative buffer, and to act as a filtration zone for storm water.
2. The buffer shall include understory plantings at a rate of a three gallon plant every five linear feet if sufficient understory foliage does not exist.
3. Applicant shall obtain a Timber Permit from Development Services prior to the removal of any trees on the development site.
Commissioner Kieffer seconded the motion. The motion carried unanimously.

**VICTOR VANDERLUGT** as agent for **LENA FAYE T. GRINER** – **SECOND READING (04):** Consideration to approve the Second Reading of an application by Victor Vanderlugt, as agent for Lena Faye T. Griner for a Variance to reduce the required buffer on the southern border of a property located at 1064 Old River Road Map# 304 Parcel# 4 in the First District

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

**VICTOR VANDERLUGT**, as agent for **ODELL TALLEY** – **PUBLIC HEARING (05):** The Planning Board recommends approving an application by Victor Vanderlugt, as agent for Odell Talley for a Variance to reduce the required buffer to 75 feet located at 1054 Old River Road Map# 304 Parcel# 9 and 9A in the First District Planning & Mr. Victor Vanderlugt and Mr. Ray Pittman raised his hand in support of the request. No one was present in opposition of the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:
1. The existing underbrush shall be maintained as a vegetative buffer, and to act as a filtration zone for storm water.
2. The buffer shall include understory plantings at a rate of a three gallon plant every five linear feet if sufficient understory foliage does not exist.
3. Applicant shall obtain a Timber Permit from Development Services prior to the removal of any trees.
Vice Chair Burdette seconded the motion. The motion carried unanimously.

**VICTOR VANDERLUGT**, as agent for **ODELL TALLEY** – **SECOND READING (06):** Consideration to approve the Second Reading of an application by Victor Vanderlugt, as agent for Odell Talley for a Variance to reduce the required buffer to 75 feet located at 1054 Old River Road Map# 304 Parcel# 9 and 9A in the First 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.

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

**DRAYTON-PARKER COMPANIES, LLC – PUBLIC HEARING (07):** The Planning Board recommends approving an application by Drayton-Parker Companies, LLC, as agent for Robert & Lynette Waldhour to rezone 4.67 acres located at 4366 Highway 17 South from AR-1 to B-3 with conditions to allow for the development of a convenience store Map# 326 Parcel# 17C in the First District.

Zoning & Planning Manager Concannon explained the request is to erect a Parker’s Convenience Store on the southern portion of Highway 17. The development will be served by private well and septic system. There are live oaks present on the property and discussions have been had to preserve as many trees as possible.

Mr. Daniel Ben-Yisrael, Real Estate Development Manager for the Parker Companies approached in support of the request and commented the intent is to have the store open by the end of the year.

Ms. Carol Clemmons questioned what is Parker’s position on the live oaks on the property. Mr. Ben-Yisrael replied the company is pro-environment and pro –trees and will many all efforts to preserve as many trees as possible on the site. The current conceptual plan makes it difficult to reserve the trees, however, the configuration could change.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot shall meet the requirements of the B-3 zoning district.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts shall be approved and permitted by USACE and a copy submitted to Development Services.
4. A traffic impact study meeting the requirements of the county engineer shall be submitted during site development plan review.

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

**DRAYTON-PARKER COMPANIES, LLC – SECOND READING (08):** Consideration to approve the Second Reading of an application by Drayton-Parker Companies, LLC, as agent for Robert & Lynette Waldhour to rezone 4.67 acres located at 4366 Highway 17 South from AR-1 to B-3 with conditions to allow for the development of a convenience store Map# 326 Parcel# 17C in the First District.

Commissioner Floyd made a motion to approve the Second Reading. Vice Chair Burdette seconded the motion. The motion carried unanimously.
TIM WEREDYK, as agent for PHILLIP & KATHLEEN MORGAN – PUBLIC HEARING (09): The Planning Board recommends approving an application by Tim Weredyk, as agent for Phillip & Kathleen Morgan to rezone 54.75 acres located at 2302 Midland Road from AR-1 to I-1 to allow for a surface mine Map# 350 Parcel# 18A in the First District

Zoning & Planning Manager Concannon explained the entire parcel is being rezoned but the surface mine will consist of only 20 acres. In an effort to capture the activity on the property Staff included stipulations regarding timber permits, designated truck routes and traffic study.

Mr. Tim Weredyk commented his current site will be complete in approximately two months. No one approached in opposition of the request.

The Commissioners and Staff made comments about designed truck route roads and roads heavily damaged by trucks.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
2. A traffic impact study meeting the requirements of the county engineer shall be submitted to Development Services.
3. Applicant shall obtain a Timber Permit from Development Services prior to removal of any trees outside the buffer area.
4. The development shall meet the requirements of Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands and Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements.
5. The business operator shall meet the requirements of Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.
6. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
7. All wetland impacts shall be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services before mine operations begin.
8. The applicant shall notify the Development Services Department at the time of final reclamation of the borrow pit and close out of this mining operation and, upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner, the applicant shall rezone the property to AR-1.

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

TIM WEREDYK, as agent for PHILLIP & KATHLEEN MORGAN – SECOND READING (10): Consideration to approve the Second Reading of an application by Tim Weredyk, as agent for Phillip & Kathleen Morgan to rezone 54.75 acres located at 2302 Midland Road from AR-1 to I-1 to allow for a surface mine Map# 350 Parcel# 18A in the First District

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

ROBERT NOLAN CONLEY – PUBLIC HEARING (11): The Planning Board recommends approving an application by Robert Nolan Conley for a Variance located at 300 Zettler Loop to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence, property zoned AR-1 Map# 417B Parcel# 38 in the Second District

Planning & Zoning Manager explained a building permit has been applied for to construct a metal structure for residential purposes. There has been delays in the shipping of the structure. As a result, the applicant is requesting to live in a camper until the delays are overcome and construction is complete. The applicant states the permit drawings will be available by May 28, 2021 and the building will ship by August 20, 2021.

Katie Conley and Pastor Mitch Lynn approached in support of the request. 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 complete application for house construction must be submitted to Development Services no later than 30 days after approval.
2. The camper may be occupied for up to six (6) months during construction.
3. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.
Commissioner Kieffer seconded the motion. The motion carried unanimously.

ROBERT NOLAN CONLEY – SECOND READING (12): Consideration to approve the Second Reading of an application by Robert Nolan Conley for a Variance located at 300 Zettler Loop to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence, property zoned AR-1 Map# 417B Parcel# 38 in the Second District

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

KEITH D. & ROBERTA A. WALDEN – PUBLIC HEARING (13): The Planning Board recommends approving an application by Keith D. & Roberta A. Walden for a Variance located at 111 South Court, zoned R-1 to reduce the rear setback from 25 feet to 13 feet to shade an existing slab Map# 436A Parcel# 18 in the Second District

Planning & Zoning Manager Concannon explained the applicant the overhang to be placed over the existing slab will encroach into the setback.

Keith and Roberta Walden approached in support of their request. No one was present in opposition of the request.

Vice Chair Burdette made a motion to approve the request for a variance to reduce
the required rear setback from 25' to ~13' to shade an existing slab, with the following condition:

1. A building permit for the house addition must be obtained from Development Services.

2. Construction must pass all inspections.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

KEITH D. & ROBERTA A. WALDEN – SECOND READING (14): The Planning Board recommends approving an application by Keith D. & Roberta A. Walden for a Variance located at 111 South Court, zoned R-1 to reduce the rear setback from 25 feet to 13 feet to shade an existing slab Map# 436A Parcel# 18 in the Second District

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

HAYDON ROLLINS, as agent for CREEKSIDE SAVANNAH, LLC – SKETCH PLAN (15): The Planning Board recommends approving an application by Haydon Rollins, as agent for Creekside Savannah, LLC for a Sketch Plan located on Creekside Boulevard off of Noel C. Conaway Road for Creekside Subdivision, Phase 2 consisting of 76 lots Map# 436 Parcel# 46 in the Second District

Planning & Zoning Manager Concannon explained the project is served by county water and sewer with sidewalks. Staff has agreed to allow a reduction of road ROW in a section adjacent to wetlands, due to a property line infringement by neighboring development.

The subdivision design complies with the Creekside Planned Development document, which was originally approved in 2006, and amended in 2018 to change the townhome - single family ratio; increase dwelling sizes; and, reduce density, single family lot sizes, and setbacks. Staff will follow-up with a Notice to Proceed summarizing requirements and recommendations.

Vice Chair Burdette made a motion to approve the Sketch Plan for Creekside, Phase 2 which includes 76 lots on Noel C. Conaway Road. Commissioner Floyd seconded the motion. The motion carried unanimously.

MEREDITH SCACCIA – PUBLIC HEARING (16): The Planning Board recommends approving an application by Meredith Scaccia for a Rural Business Conditional Use located at 500 Keller Road for an equine boarding and lesson facility d/b/a James Stables LLC Map# 452A Parcel# 3 in the Second District

Planning & Zoning Manager Concannon explained the Rural Business Conditional use requirements include consideration of: Intent – the equine boarding and lesson facility is compatible with the rural setting. Structure – the business will operate out of existing structures, Public Road Frontage – the property has frontage on Keller Road and Acreage (3 minimum) – the property is 15.88 acres. The parcel is zoned AR-1.

No one approached in favor or in opposition of the request.
Vice Chair Burdette made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The business operations shall meet the requirements of Section 3.15B Rural Business.
2. The applicant must obtain an Occupational Tax Certificate.

Commissioner Deloach seconded the motion. The motion carried unanimously.

MEREDITH SCACCIA – SECOND READING (17): Consideration to approve the Second Reading of an application by Meredith Scaccia for a Rural Business Conditional Use located at 500 Keller Road for an equine boarding and lesson facility d/b/a James Stables LLC Map# 452A Parcel# 3 in the Second District

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

THOMAS F. & LUCIA WILLIAMS – PUBLIC HEARING (18): The Planning Board recommends approving an application by Thomas F. & Lucia Williams to rezone 5.43 acres located at 2110 Highway 17 North from AR-1 to AR-2 for the separation of a home site Map# 269 Parcel# 18 in the Third District

Planning & Zoning Manager Concannon explained the intent is to subdivide a one parcel from the parent parcel. No one was present in favor or in opposition of the request.

Commissioner Deloach 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.

THOMAS F. & LUCIA WILLIAMS – SECOND READING (19): Consideration to approve the Second Reading of an application by Thomas F. & Lucia Williams to rezone 5.43 acres located at 2110 Highway 17 North from AR-1 to AR-2 for the separation of a home site Map# 269 Parcel# 18 in the Third District

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

DAVID E. DEASON – PUBLIC HEARING (20): The Planning Board recommends approving an application by David E. Deason to rezone 16.50 acres located on Honey Ridge Road from AR-1 to AR-2 for the creation of a 5 lot subdivision Map# 273 Parcel# 10 in the Third District (20):

Planning & Zoning Manager Concannon explained the intent is to create a five lot subdivision. The property was purchased by the current owner to control the use of
the property. If approved, the final plat will be presented for consideration of approval at the June 1, 2021 commission meeting. No one approached in favor or in opposition of the request.

Commissioner Deloach 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. Major subdivision final plat must be approved by the Board of Commissioners, and be recorded before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

DAVID E. DEASON – SECOND READING (21): Consideration to approve the Second Reading of an application by David E. Deason to rezone 16.50 acres located on Honey Ridge Road from AR-1 to AR-2 for the creation of a 5 lot subdivision Map# 273 Parcel# 10 in the Third District

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.

JAMES M. CARLSON – PUBLIC HEARING (22): The Planning Board recommends approving an application by James M. Carlson for a Conditional Use located at 1979 Highway 119 South, zoned B-2 for the addition of a crematory to an existing funeral home Map# 345 Parcel# 1 in the Third District

Planning & Zoning Manager Concannon explained the crematorium is allowed in a B-2 zoning as a conditional use. Additionally, a state license is required. The use will be operated from an existing building on the site.

Mr. James Carlson commented the funeral home currently have three funeral directors already licensed to perform crematory services. The state license has already been received and a copy will be provided to the county.

Commissioner Deloach made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Crematory shall operate only after approval of state license, per O.C.G.A. 250-6 - Establishment/Crematory Licensure Regulations.
2. A copy of the state license shall be provided to Development Services.

Commissioner Floyd seconded the motion. The motion carried unanimously.

JAMES M. CARLSON – SECOND READING (23): Consideration to approve the Second Reading of an application by James M. Carlson for a Conditional Use located at 1979 Highway 119 South, zoned B-2 for the addition of a crematory to an existing funeral home Map# 345 Parcel# 1 in the Third District

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.
MINUTES OF THE MAY 18, 2021 BOC MEETING CONTINUED

JACK E. WILLIFORD – PUBLIC HEARING (24): The Planning Board recommends approving an application by Jack E. Williford to rezone 8.90 acres located at 1745 Highway 17 South from AR-1 to B-3 for the future development of a youth-centered church program and retail plaza Map# 297 Parcel# 59C in the Fourth District

Planning & Zoning Manager Concannon explained site development plans have been reviewed for the youth program to be located on the site. The B-3 zoning is being requested to allow for generating revenue for the program.

Mr. Jack Williford approached in support of his request. No one was present in opposition of the petition.

Commissioner Kieffer made a motion to approve the request with the following Planning Board and Staff recommendations:

1. The lot shall meet the requirements of the B-3 zoning district.
2. A sketch plan of the proposed retail development shall be submitted for review.
3. Stormwater generated on the B-3 parcel shall not be accommodated in an AR-1 parcel.
4. Site development plans shall be resubmitted after sketch plan approval.
5. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
6. All wetland impacts must be approved and permitted by USACE.

Commissioner Burdette seconded the motion. The motion carried unanimously.

JACK E. WILLIFORD – SECOND READING (25): Consideration to approve the Second Reading of an application by Jack E. Williford to rezone 8.90 acres located at 1745 Highway 17 South from AR-1 to B-3 for the future development of a youth-centered church program and retail plaza Map# 297 Parcel# 59C in the Fourth District

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

BEN H. BLACKSTON JR. – PUBLIC HEARING (26): The Planning Board recommends denying an application by Ben H. Blackston Jr. for a Variance located on Pound Road to reduce the road frontage requirement from 150 feet to 113 feet for an AR-1 zoned parcel Map# 321 Parcel# 7 in the Fourth District

Planning and Zoning Manager Concannon explained the request is to reduce the road frontage requirement to subdivide an 80-acre parcel. There was some discussion from the applicant about possibly selling the parcel to an adjacent property owner which would eliminate the need for the variance, however, this option has not been affirmed.

Carol Clemmons, Brittany Jameson and David Wood all commented in opposition of the request.
Commissioner Deloach made a motion to deny the request. Vice Chair Burdette seconded the motion. The motion carried unanimously.

**BEN H. BLACKSTON JR. – SECOND READING (27):** Consideration to approve the Second Reading of an application by Ben H. Blackston Jr. for a Variance located on Pound Road to reduce the road frontage requirement from 150 feet to 113 feet for an AR-1 zoned parcel Map# 321 Parcel# 7 in the Fourth District

This item was automatically denied as a result of the board action on Public Hearing Item# 26.

**LEON L. HOOD JR. – PUBLIC HEARING (28):** The Planning Board recommends approving an application by Leon L. Hood Jr. to rezone 5 out of 10 acres located at 259 Shirley Drive from AR-1 to AR-2 Map# 370C Parcel# 2 in the Fourth District

Planning & Zoning Manager Concannon explained the intent is to continue living on a portion of the property while making the remaining parcel available to a family member, creating a five-acre tract and two 2.5 acre lots.

No one approached in favor or against the petition.

Commissioner Deloach 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.

**LEON L. HOOD JR. – SECOND READING (29):** Consideration to approve the Second Reading of an application by Leon L. Hood Jr. to rezone 5 out of 10 acres located at 259 Shirley Drive from AR-1 to AR-2 Map# 370C Parcel# 2 in the Fourth District

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

**FREDDIE H. MITCHELL – PUBLIC HEARING (30):** The Planning Board recommends approving an application by Freddie H. Mitchell for a Variance located on White Branch Road to waive the restriction of no more than three lots being served by an unpaved, private road and allow for the creation of two additional home sites Map# 393 Parcel# 8A in the Fourth District

Planning & Zoning Manager Concannon explained this property was previously rezoned to AR-2. The applicant would like to subdivide the property creating two additional home site.

Mr. Freddie Mitchell commented in support of his request. Mr. Forbes Buck commented on allowing additional lots to be subdivided on an unpaved road.
Commissioner Deloach made a motion to approve the request for a Variance from Sections 6.2.12(1) based on the lots being subdivided for immediate family. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**FREDDIE H. MITCHELL - SECOND READING (31):** Consideration to approve the Second Reading of an application by Freddie H. Mitchell for a Variance located on White Branch Road to waive the restriction of no more than three lots being served by an unpaved, private road and allow for the creation of two additional home sites Map# 393 Parcel# 8A in the Fourth District

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**JEAN MARIE MCCANN & WILLIAM D. SHAW - PUBLIC HEARING (32):** The Planning Board recommends approving an application by Jean Marie McCann & William D. Shaw to rezone 1.01 acre located at 224 Chester Street from R-1 to AR-2 to allow for combination with an adjacent parcel Map# 460C Parcel# 23 in the Fourth District

Zoning & Planning Manager Concannon explained the property is being rezoned in order to combine with an adjacent parcel. No one spoke in favor or against the request.

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. Recombination 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.

**JEAN MARIE MCCANN & WILLIAM D. SHAW - SECOND READING (33):** Consideration to approve the Second Reading of an application by Jean Marie McCann & William D. Shaw to rezone 1.01 acre located at 224 Chester Street from R-1 to AR-2 to allow for combination with an adjacent parcel Map# 460C Parcel# 23 in the Fourth District

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CATHERINE GARNER - PUBLIC HEARING (34):** The Planning Board recommends approving an application by Catherine Garner for a Variance located at 381 Nellie Road, zoned AR-1 from the 150-foot road frontage requirement Map# 461 Parcel# 21 in the Fifth District

Planning & Zoning Manager Concannon explained the request is to subdivide family
property into four parcels. One parcel is proposed to have sixty feet of road frontage. As the parcel does not meet the 150-foot road frontage requirement of the ordinance, Staff recommended denial and the Planning Board recommended approval.

Catherine Garner and Connie Bazemore commented in favor of the request. No one approached in opposition of the request.

Commissioner Kieffer made a motion to approve the request for a variance from the 150-foot road frontage requirement for an AR-1 zoned parcel. Commissioner Deloach seconded the motion. The motion carried unanimously.

CATHERINE GARNER – SECOND READING (35): Consideration to approve the Second Reading of an application by Catherine Garner for a Variance located at 381 Nellie Road, zoned AR-1 from the 150-foot road frontage requirement Map# 461 Parcel# 21 in the Fifth District

Commissioner Kieffer made a motion to approve the Second Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – ADJOURNMENT
There being no further business, at 7:53 pm Vice Chair Burdette made a motion to adjourn the meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

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