The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Reginald Loper and Phil Kieffer met in regular session at 5:00 pm on Tuesday, June 15, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329. Mr. Wesley Corbitt 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
Ms. Lucy Powell, Mrs. Kristen Achtziger (EOM Operations), Ms. D’Ve Wilkins, Mr. Tony Chiariello, Mr. Robert Hunter, Ms. Pearl Boynes, Mr. David Exley (Coroner), Mr. Jack Garvin, Ms. Gale H. Waters, Mr. John Fisher, David & Valerie Nessmith, Ms. Katlyn Warren, Mr. Bryan Davis, Mr. Ernest Zipperer, Mr. Chris Moon, Mr. Travis Bazemore, Mr. Larry Billeiter and Mr. James Gerbasi

PARTICIPATION VIA TELECONFERENCE
None announced.

I - CALL TO ORDER
Vice Chair Burdette called the meeting to order at 5:05 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 advised at the request of the applicant, Planning Board Items# 16-19 is to be postponed to the July 20, 2021 commission meeting. Commissioner Deloach made a motion to approve the agenda with the noted changes. Commissioner Floyd seconded the motion. The motion carried
V - MINUTES
Commissioner Deloach made a motion to approve the June 1, 2021 work session and regular commission meeting minutes as read. Commissioner Kieffer seconded the motion. Commissioner Loper abstained from voting due to absence. Commissioners Deloach, Kieffer, Floyd and Burdette voted to approve the minutes. The motion carried.

VI - PUBLIC COMMENTS
Vice Chair Burdette stated comments shall pertain to agenda items only, you must speak clearly into the microphone and state your full name for the record

VII - CORRESPONDENCE
Vice Chair Burdette stated documents from this meeting are located in the Clerk’s office and on the Board of Commissioner’s website.

VIII - APPEARANCE - ROBERT HUNTER - 5:05 pm
Mr. Robert Hunter, representative of the Guyton Ferguson Cemetery Committee, a chartered committee registered with the State of Georgia, appeared before the board to discuss assistance with improving roadway entrance to the cemetery. The road is approximately 500 feet long and estimated at 8 feet wide.

Vice Chair Burdette directed staff to research the matter to determine what assistance the county can provide.

IX - CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda items: (1) Consideration to approve to accept 1st payment from the U.S. Department of the Treasury for American Rescue Plan (ARP) grant funds in the amount of $6,244,372.00. (2) Consideration to approve and execute a Capacity Agreement with the State of Georgia, Department of Corrections 3) Consideration to approve to renew the Agreement for Lodging Excise Tax Distribution with the Effingham County Chamber of Commerce (4) Consideration to approve a Contract to serve as fiscal agent for Family Connection for the 2021-2022 year (5) Consideration to approve to renew the Memorandum of Understanding with the Effingham County Board of Education for the use of seven(7) buses for the purpose of evacuation to automatically renew for the period July 1, 2021 to June 30, 2022 (6) Consideration to approve ratification of an Agreement renewal with Tarheel Medical Billing d/b/a Colleton Software, Inc. for EMS Billing Services (7) Consideration to approve to issue and amend at Contract with Effingham Animal Hospital for veterinary services for Effingham County Animal Shelter. (8) Consideration to approve revisions to 4.02 - Education and Training of the Human Resources Standards of Practice. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X - OLD BUSINESS
CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY CHAD ZIPPERER, AS AGENT FOR ERNEST ZIPPERER TO REZONE 4.50
MINUTES OF THE JUNE 15, 2021 BOC MEETING CONTINUED

ACRES OUT OF 107.64 ACRES LOCATED ON HODGEVILLE ROAD FROM AR-1 TO B-2 TO ALLOW FOR A STORM WATER BASIN TO SERVICE AN ADJACENT COMMERCIAL PROJECT MAP# 417 PARCEL# 1 IN THE SECOND DISTRICT (01)
Vice Chair Burdette made a motion to approve the Second Reading of the application. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF THE 2021-2022 FISCAL YEAR BUDGET AND BUDGET ORDINANCE (01)
Finance Director Carpenter gave an overview of the revisions to the proposed budget which included the following:

a. The General Fund Budget is balanced at $40,581,947.82.
b. General Fund is using fund balance of $1,080,745.41.
c. New fleet program has been included.
d. New position in Finance has been included.
e. Salary Study has been implemented, and place holder has been removed.
f. TSPLOST projects have been added.
g. County M&O Rollback rate has been updated to 7.337 mills.
h. SPLOST projects of $1,285,000, incomplete in FY21, are included.
i. GIS map scanning of $96,000 is included.

Commissioner Deloach made a motion to approve the proposed budget resolution and budget ordinance filed with the County Clerk. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PUBLICATION SECTION 6.13 – COUNTY CELL PHONE USE TO THE HUMAN RESOURCES STANDARDS OF PRACTICE (02)
Human Resources Director Dunn explained this policy establishes procedures for employees who have been issued county phones. This policy has been reviewed by the County Manager and approved as true to form by the County Attorney.

Commissioner Floyd made a motion to approve the policy and authorize publication and distribution. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PUBLICATION OF SECTION 6.16 – RETURN TO WORK TO THE HUMAN RESOURCES STANDARDS OF PRACTICE (3)
Human Resources Director Dunn explained this is a new policy recommended by ACCG. This policy establishes guidelines and procedures for employees who have been injured at work or in the field. This policy has been reviewed by the County Manager and approved as true to form by the County Attorney.

Commissioner Kieffer made a motion to approve the policy and authorize publication and distribution. Commissioner Deloach seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE PUBLICATION OF SECTION 2.15 – TRAVEL, EMPLOYMENT AND BOARD OF COMMISSIONERS EXPENSES TO THE HUMAN RESOURCES STANDARDS OF PRACTICE (4)
Human Resources Director Dunn explained this policy pertains to employee and commissioner travel. This policy has been reviewed and approved by the County Manager and as true to form by the County Attorney.

Commissioner Loper made a motion to approve the revision to Human Resources Standards of Practice 2.15 – Travel, Employment and Board of Commissioners Expenses. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A POLICY INSTITUTING EFFINGHAM COUNTY PARK AND RECREATION AREA HOURS FOR ALL COUNTY PUBLIC PROPERTIES AND FACILITIES (5)
County Clerk Johnson explained our Facilities department expressed posting hours of operation for all county facilities. It is the intent to at a later date to bring the details before the board in an ordinance form, however, staff believes the matter to be time sensitive and needs to be addressed immediately.

Commissioner Deloach made a motion to approve the policy as presented. Commissioner Loper seconded the motion. Commissioner Kieffer opposed the motion. Commissioners Deloach, Loper, Floyd and Burdette voted in favor of the motion. The motion carried.

CONSIDERATION TO APPROVE THE PURCHASE OF 1500 MASTER METERS FROM CONSOLIDATED PIPE IN ORDER TO COMPLETE REPLACEMENT UPGRADES OF THE SENSUS METERS (6)
Finance Director Carpenter explained there is a discounted rate of $175 each to complete the replacement of the Sensus meters. Due to the large order, we have been given a discount of $30.00 per meter (14.6%). Total cost will be $262,500. Funding is requested in the FY22 budget, but due to the anticipated high demand, staff is requesting to move forward with the purchase order at this time. Meters are not anticipated to be delivered until after 7/1/2021, so a budget amendment will not be needed for Fiscal Year 2021.

Commissioner Floyd made a motion to approve to proceed with the Purchase Order for Consolidated Pipe and Supply. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO A REVISED FINAL PLAT FOR HUNTERS WALK SUBDIVISION, RELATED TO LOTS 5 & 6 LOCATED OFF OF ZITTRUER ROAD MAP# 374F PARCEL# 5,6 IN THE FIRST DISTRICT (7)
Planning & Zoning Manager Concannon explained the original plat was approved years ago. The owner of the two parcels wishes to build a home in the middle of the property. Since this is a final plat which was approved by the Board of Commissioners the revision requires board approval.

Commissioner Floyd made a motion to approve the final plat revision for Hunter’s Walk, lots 5 & 6. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A RAILROAD EASEMENT AGREEMENT BETWEEN SAVANNAH INDUSTRIAL LOGISTICS, LLC AND EFFINGHAM COUNTY LOCATED NEAR MCCALL ROAD (8)**

Planning & Zoning Manager Concannon explained Savannah Industrial Logistics, LLC, seeks an easement for access to the railroad property shown and described in Exhibits A-C. The proposed easement area is a portion of the public road and right of way on McCall Road. The easement is for the purpose of railroad management and maintenance within the right of way.

The grantee (Savannah Industrial Logistics, LLC) is responsible for all costs and expenses incurred in connection with improvements constructed on the railroad property. The agreement runs with the land, and is binding on future owners. The county must provide 120-days written notice of any modifications to McCall Road on or near the easement area, and also provide reasonable notice of environmental issues, improvements, etc., that may impact the easement area. The County Attorney has reviewed and approved the agreement as to form.

Commissioner Deloach made a motion to approve the Railroad Easement agreement. Commissioner Loper seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO RENEW THE PROFESSIONAL SERVICES AGREEMENT WITH THE EFFINGHAM COUNTY CHAMBER OF COMMERCE (9)**

Purchasing Agent Bruton explained the Board of Commissioners has an annual agreement in place with the Effingham County Chamber of Commerce which requires that the Chamber of Commerce perform certain services and Effingham County provide compensation for those services. The agreement has previously been reviewed and approved as to form by the County Attorney.

Commissioner Floyd made a motion to approve to renew the professional services agreement with Effingham County Chamber of Commerce for fiscal year 2022. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A YEAR 2 PAYMENT FOR TECHNICAL SERVICE SUPPORT AGREEMENT WITH STRYKER FOR EMS EQUIPMENT (10)**

Purchasing Agent Bruton explained the original agreement was approved July 2020. Effingham County EMS has a Service agreement with Physio Control for LifePak devices (ending 9/30/2020), and a Service Agreement with Stryker for LUCAS and Power Cot devices (ending 6/30/2020). Stryker has purchased Physio Control and is now operating wholly under the Stryker Brand.
Commissioner Loper made a motion to approve the technical services support agreement. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE APPOINTMENT OF MEMBERS TO THE LIBRARY BOARD (LIVE OAK PUBLIC LIBRARIES) (11)
County Clerk Johnson explained Staff received correspondence from the Library Board Director consisting of three candidates for the board's consideration of appointment for two expiring terms of office and a vacated seat. Those individuals are Jan Jackson, Erica Biezenbos and Tracy Spain. Jan Jackson, will fulfill the term of office for Mr. Weddle and Erica and Tracy shall serve in the new positions.

Commissioner Deloach made a motion to approve to appoint Erica Biezenbos, Jan C. Jackson and Tracy Spain to the Library Board. Jan Jackson shall serve under the unexpired term – through June 30, 2022. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO REAPPOINT HERB JONES TO THE COASTAL REGIONAL COMMISSION COUNCIL FOR A ONE YEAR TERM (12)
County Clerk Johnson explained Herb Jones has been appointed as representative on the Coastal Regional Commission Council for a number of years. Mr. Jones’ term is set to expire June 30, 2021. Staff has received confirmation from the cities of Springfield and Rincon stating their council has approved reappointment of Mr. Jones.

Commissioner Loper made a motion to approve to reappoint Herb Jones as the Non-Public Representative for Effingham County to serve to the Coastal Regional Commission Council. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD A CONTRACT TASK ORDER FOR DESIGN AND PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR FULL RECLAMATION OF BOILER ASH ROADS ON THE 2021 TSPLOST PROJECT LIST (13)
County Manager Callanan explained this request is for the County’s full depth reclamation of ash based roads listed in the 2021 TSPLOST. Staff received three submittals: Atlas (Duluth, GA), Coleman Company (Savannah, GA) and Roberts Civil Engineering (Brunswick, GA). Staff recommends the mid bidder due to experience with this project.

A lengthy conversation occurred among the Board and Staff about information provided related to other bidders.

Commissioner made a motion to postpone the item to the next meeting. The motion died for lack of a second. Commissioner Deloach made a motion to approve the award of the Indefinite Delivery Contract (IDC) task order to Roberts Civil Engineering for $449,285. Commissioner Floyd seconded the motion.
Commissioner Loper opposed the motion. Commissioners Floyd, Deloach, Kieffer and Burdette voted in favor of the motion. The motion carried 4 to 1.

CONSIDERATION TO APPROVE TO AWARD A CONTRACT TASK ORDER TO POND FOR ARCHITECTURAL SERVICES TO DEVELOP A COUNTY BUILDING SPACE ALLOCATION AND ASSESSMENT STUDY (FACILITY MASTERPLAN) (14)

County Manager Callanan explained Effingham County requested proposals from qualified consultants selected under the 2021 IDC contract to provide Architectural Services to develop the County’s Facility Master Plan. The Master Plan will assess our space needs based on functions and anticipated growth. Staff received 4 submittals:

- Atlas (Duluth, GA) - $176,397 (21 weeks)
- Greenline Architecture (Savannah, GA) - $261,900 (21 weeks)
- LS3P (Kimley-Horn) (Savannah, GA) - $530,000 (13 weeks)
- POND (Savannah, GA) - $69,864.68 (8 weeks)

Staff recommends approval of the low bidder, POND.

Commissioner Floyd made a motion to approve the award of the Indefinite Delivery Contract (IDC) task order to POND for $69,864.68. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 21-30-002 TO RAIN-N-SHINE IRRIGATION, LLC FOR THE MCCALL PARK IMPROVEMENTS (15)

Purchasing Agent Bruton explained bidders were asked to provide totals for 12 items and 4 additional alternate options. The full bid tabulation has been included with this staff report and shows the breakdown for each item and alternate option. Staff is requesting to move forward with Items A through L and Alternates 1 through 3. The submitted bid totals for the requested items are as follows:

- Rain-N-Shine Irrigation, LLC: $419,600.00
- United Grounds Maintenance Services, Inc.: $476,859.20
- RL Construction Group: $683,786.00

After review of the submittals, staff recommends award to Rain-N-Shine Irrigation, LLC. for $419,600.00. The contract has been reviewed and approved to form by the County Attorney.

Commissioner Deloach made a motion to approve to award Contract 21-30-002 for McCall Park Improvements to Rain-N-Shine Irrigation, LLC for bid items A through L and alternates 1 through 3 for $419,600.00. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LICENSE AGREEMENT WITH PICTOMETRY INTERNATIONAL CORPORATION FOR AERIAL IMAGERY SERVICES (16)

Chief Tax Appraiser Groover explained this is an add-on feature to our current aerial photography to aid in identifying structural changes. This is a three-year agreement at a cost of $3,000.
Commissioner Loper made a motion to approve the License Agreement with Pictometry International Corporation for aerial imagery services to include Change Finder and Pool Finder. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A SERVICE STRATEGY AGREEMENT BETWEEN EFFINGHAM COUNTY AND THE CITIES OF RINCON, SPRINGFIELD AND GUYTON (17)
County Manager Callanan explained Staff is requesting approval of the stipulation agreement to comply with the Georgia Service Delivery Strategy Act. This update addresses some minor revisions to the water and sewer service section on McCall Road as requested by City of Rincon.

Commissioner Deloach made a motion to approve the Service Delivery Strategy Agreement. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY RELOCATION AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION RELATED TO THE EFFINGHAM PARKWAY (18)
County Manager Callanan explained under the terms of the agreement with Georgia Department of Transportation (GDOT), Effingham County is financial responsible for costs associated with utility relocation associated with the construction of Effingham Parkway.

Commissioner Loper made a motion to approve the Utility Relocation Agreement with the Georgia Department of Transportation for Effingham Parkway. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A REVISED FINAL PLAT FOR BARRISTER CROSSING LOCATED OFF OF COURTHOUSE ROAD TO ALLOW A RECREATIONAL LOT (LOT 74) TO BE UTILIZED AS A RESIDENTIAL LOT MAP# 374A PARCEL# 74 IN THE FOURTH DISTRICT (19)
Planning & Zoning Manager Concannon explained the lot identified as Lot 74, which is located next to the retention pond lot, was reserved as a recreation lot. The lot was never developed as a recreation lot. The applicant wishes to revise the final plat and making lot 74 a residential lot. He proposes to reduce the size of lot 74, and increase the size of the retention pond lot. The lot will be served by a community water system (Middle Georgia Water) and individual septic system.

Commissioner Loper made a motion to approve the final revision for Barrister Crossing, lot 74. Commissioner Deloach seconded the motion. The motion carried unanimously.

XII– REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS
County Manager Callanan discussed the following:
1. Transportation Master Plan – virtual open house – June 14th at 1:00 pm, in
County Clerk Johnson discussed the following:
1. **EOM Monthly Report** – for April 2021 has been provided.
2. **Rincon Festival** – to be held Saturday, June 26th beginning at 11:00 AM
3. **EHS Log Unveiling** – to be held Thursday, June 23rd at 5:30 pm.

Commissioner Deloach discussed the following:
1. **Ash Road Repair Status** – staff advised a contract will be placed on the next agenda for consideration of approval.

Commissioner Floyd discussed the following:
1. **Old River Road Signage** – directed Staff to assess the roadway and install appropriate signage for truck traffic.

**XIII – EXECUTIVE SESSION**
No executive session was held.

**XIV – EXECUTIVE SESSION MINUTES**
No minutes to be approved.

**XV – PLANNING BOARD**

**KATLYN WARREN – PUBLIC HEARING (01):** The Planning Board recommends approving an application by Katlyn Warren for a Variance located at 157 Sandhill Road to reduce the required AR-1 side setbacks from 25’ to 15’ to allow for the replacement of a mobile home Map# 304B Parcel# 12E in the First District.

Planning & Zoning Manager Concannon explained there is an existing mobile home on the property. The applicant wishes to replace the dwelling with a larger mobile home and reposition the new home on the site.

Katlyn Warren explained if the repositioning is not allowed the septic system will be impacted. No one was present in opposition of the request.

Commissioner Floyd made a motion to approve the request with the following Staff and Planning Board conditions:
1. Applicant shall obtain a building permit for the mobile home.
2. The mobile home shall meet the 50’ front setback requirement of the AR-1 zoning district.
Commissioner Kieffer seconded the motion. The motion carried unanimously.

**KATLYN WARREN – SECOND READING (02):** Consideration to approve the Second Reading of Katlyn Warren for a Variance located at 157 Sandhill Road to reduce the required AR-1 side setbacks from 25’ to 15’ to allow for the replacement of a mobile home Map# 304B Parcel# 12E in the First District.

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

**KENT ELMORE as agent for MILLEN TIMBER COMPANY – PUBLIC HEARING (03):**
The Planning Board recommends denying an application by Kent Elmore as agent.
for Millen Timber Company for a Variance located on Midland Road from the required 800’ block length for Meadows at Midland subdivision Map#: 324 Parcel# 115B in the First District

Planning & Zoning Manager Concannon explained the rezoning and sketch plan was previously approved. There are no physical circumstances that prevent the applicant from meeting the ordinance requirements.

No one was present in favor or against the request.

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

KENT ELMORE as agent for MILLEN TIMBER COMPANY – SECOND READING (04): Consideration to approve the Second Reading of an application by Kent Elmore as agent for Millen Timber Company for a Variance located on Midland Road from the required 800’ block length for Meadows at Midland subdivision Map#: 324 Parcel# 115B in the First District

This item was automatically denied as a result of the action taken on the previous item.

KENT ELMORE as agent for MILLEN TIMBER COMPANY – PUBLIC HEARING (05): The Planning Board recommends denying an application by Kent Elmore as agent for Millen Timber Company for a Variance located on Midland Road to eliminate the sidewalk requirement for Meadows at Midland subdivision Map#: 324 Parcel# 115B in the First District

Planning & Zoning Manager Concannon explained the proposed 22’ wide street will have two lanes, and no parking, pursuant to section 7.1.13 Street Right of Way Widths, Roadway Widths, Pavement Thickness. The street will serve 25 home sites. Sidewalks are necessary for the safety of pedestrians.

No one was present in favor or in opposition of the request.

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

KENT ELMORE as agent for MILLEN TIMBER COMPANY – SECOND READING (06): Consideration to approve the Second Reading of an application by Kent Elmore as agent for Millen Timber Company for a Variance located on Midland Road to eliminate the sidewalk requirement for Meadows at Midland subdivision Map#: 324 Parcel# 115B in the First District

This item was automatically denied as a result of the action taken on the previous item.

ED GARVIN as agent for MARTHA SLOAN & the estate of JAMES ALLEN – PUBLIC HEARING (07): The Planning Board recommends approving an application by Ed Garvin as agent for Martha Sloan & the estate of James Allen to
rezone 4.85 acres out of 112.42 acres located at 2361 US Hwy 80 from AR-1 to AR-2 to allow for division of the parcel Map# 354 Parcel# 21 in the First District

Planning & Zoning Manager Concannon explained the initial subdivision will be two lots. No one was present in favor or in opposition of the request.

Commissioner Floyd made a motion to approve the request with the following conditions:
1. The lot 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 Loper seconded the motion. The motion carried unanimously.

ED GARVIN as agent for MARTHA SLOAN & the estate of JAMES ALLEN – SECOND READING (08): Consideration to approve the Second Reading of an application by Ed Garvin as agent for Martha Sloan & the estate of James Allen to rezone 4.85 acres out of 112.42 acres located at 2361 US Hwy 80 from AR-1 to AR-2 to allow for division of the parcel Map# 354 Parcel# 21 in the First District

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

BRYAN K. DAVIS as agent for the estate of IDA R. HAGIN – PUBLIC HEARING (09): The Planning Board recommends approving an application by Bryan K. Davis as agent for the Estate of Ida R. Hagan to rezone 6.75 acres located at 3135 US Hwy 80 from AR-1 to R-1 & B-3 to allow for residential and commercial uses Map# 378 Parcel# 13 in the First District

Planning & Zoning Manger Concannon explained this parcel is adjacent to Thompson subdivision. The agent is requesting to rezone to allow for 6 residential structures at the rear of the property and utilize the front portion for potentially 3 commercial lots.

Mr. Bryan Davis approached in support of the request. There were no opposes of the petition.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff conditions:
1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-1 and B-3 zoning districts.
2. A subdivision plat separating the R-1 and B-3 acreage must be signed by the Zoning Administrator, and be recorded before the rezoning can take effect.
3. A Sketch Plan, for both the R-1 and the B-3 sections, that meets the requirements of the Subdivision Regulations, must be submitted for approval before site development plans are submitted.
4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local
Commissioner Loper seconded the motion. The motion carried unanimously.

BRYAN K. DAVIS as agent for the estate of IDA R. HAGIN – SECOND READING (10): Consideration to approve the Second Reading of an application by Bryan K. Davis as agent for the Estate of Ida R. Hagin to rezone 6.75 acres located at 3135 US Hwy 80 from AR-1 to R-1 & B-3 to allow for residential and commercial uses Map# 378 Parcel# 13 in the First District

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

CHRISTOPHER MOON – PUBLIC HEARING (11): The Planning Board recommends approving an application by Christopher Moon to rezone 2.22 acres located at 120 Nease Road from AR-1 to B-1 to allow for the development of a mini-storage and RV/boat parking facility Map# 396 Parcel# 19 in the First District

Planning & Zoning Manager Concannon explained the area surrounding this property is mostly residential. A B-2 commercial zoning is .60 miles northwest. A resident did express at the Planning Board meeting concern for stormwater runoff.

Mr. Christopher Moon stated it has been his experience of no flooding at the location. Most of the property is located within a Zone X, while the remaining lies within a Zone A. No one spoke in opposition of the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff conditions:
1. Future use of the above-referenced property being rezoned shall meet the requirements of the B-1 zoning district.
2. The mobile homes must be removed before rezoning can take effect.
3. Applicant must obtain an encroachment permit for commercial access to county roads.
4. A Sketch Plan meeting the requirements of the Subdivision Regulations must be submitted for approval before site development plans are submitted.
5. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

Commissioner Loper seconded the motion. The motion carried unanimously.

CHRISTOPHER MOON – SECOND READING (12): Consideration to approve the Second Reading of an application by Christopher Moon to rezone 2.22 acres located at 120 Nease Road from AR-1 to B-1 to allow for the development of a mini-storage and RV/boat parking facility Map# 396 Parcel# 19 in the First District

Commissioner Floyd made a motion to approve the Second Reading. Commissioner Loper seconded the motion. The motion carried unanimously.
VALERIE NESSMITH – PUBLIC HEARING (13): The Planning Board recommends approving an application by Valerie Nessmith to rezone 3.497 acres out of 7.04 acres located at 380 Griffin Lake Road from AR-1 to AR-2 to allow for the division and recombination of the parcel Map# 235 Parcel# 5 in the Third District.

Planning & Zoning Manager Concannon explained a portion of the property will be retained with the home site. The remaining property will be combined with an adjoining property.

David & Valerie Nessmith approached in support of their request. There was no opposition to the application.

Commissioner Deloach made a motion to approve the request with the following Planning Board and Staff conditions:
1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision and recombination 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.

VALERIE NESSMITH – SECOND READING (14): Consideration to approve the Second Reading of an application by Valerie Nessmith to rezone 3.497 acres out of 7.04 acres located at 380 Griffin Lake Road from AR-1 to AR-2 to allow for the division and recombination of the parcel Map# 235 Parcel# 5 in the Third District.

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


Planning & Zoning Manager Concannon explained the Sketch Plan is for Phase 1 of the development. The water and sewer services will be provided by the City of Springfield. At the pre-application meeting, staff made recommendations for location of mail kiosk, stormwater design, street stub-out into adjacent parcel to the south west, and proposed ROW to be shown as easements.

Neil McKenzie, with Mungo Homes stated the proposal is for 280 lots (60’x125’) on approximately 105 acres of uplands. The main access will be to Highway 119 with a plan for an emergency entrance.

Commissioner Deloach made a motion to approve the Sketch Plan for Webb Tract Subdivision. Commissioner Kieffer seconded the motion. The motion carried unanimously.
MINUTES OF THE JUNE 15, 2021 BOC MEETING CONTINUED

JOSEPH DYCHES as agent for PEFKOS LAND & TIMBER, LLC – PUBLIC HEARING (16): The Planning Board recommends approving an application by Joseph Dyches as agent for PEFKOS Land & Timber, LLC to rezone 0.90 acres located at 1445 Old Dixie Hwy from R-1 to AR-1 to be combined with an adjacent parcel Map# 364A Parcel# 36 in the Third District.

This item was postponed to the July 20, 2021 commission meeting at agenda approval.

JOSEPH DYCHES as agent for PEFKOS LAND & TIMBER, LLC – SECOND READING (17): Consideration to approve the Second Reading of an application by Joseph Dyches as agent for PEFKOS Land & Timber, LLC to rezone 0.90 acres located at 1445 Old Dixie Hwy from R-1 to AR-1 to be combined with an adjacent parcel Map# 364A Parcel# 36 in the Third District

This item was postponed to the July 20, 2021 commission meeting at agenda approval.

JOSEPH DYCHES as agent for PEFKOS LAND & TIMBER, LLC – PUBLIC HEARING (18): The Planning Board recommends approving an application by Joseph Dyches as agent for PEFKOS Land & Timber, LLC for a Variance located at 1445 Old Dixie Hwy to waive the 150’ lot frontage required for an AR-1 zoned parcel Map#364A Parcel# 36 and Map# 364 Parcel# 31 in the Third District

This item was postponed to the July 20, 2021 commission meeting at agenda approval.

JOSEPH DYCHES as agent for PEFKOS LAND & TIMBER, LLC – SECOND READING (19): Consideration to approve the Second Reading of an application by Joseph Dyches as agent for PEFKOS Land & Timber, LLC for a Variance located at 1445 Old Dixie Hwy to waive the 150’ lot frontage required for an AR-1 zoned parcel Map#364A Parcel# 36 and Map# 364 Parcel# 31 in the Third District

This item was postponed to the July 20, 2021 commission meeting at agenda approval.

JASON & NICOLE RAHN – PUBLIC HEARING (20): The Planning Board recommends approving an application by Jason & Nicole Rahn to rezone 39.65 acres out of 257.38 acres located on Indigo Road from AR-1 to I-1 for a surface mine Map# 425 Parcel# 26, 27, 27A in the Third District

Commissioner Deloach recused himself from voting on this item due to banking relations.

Planning & Zoning Manager explained this surface mine was approved in 2003. A condition was placed on the approval that the property revert back to AR-1 zoning after a five-year period. The applicants applied to the Environmental Protection Division to revise their permit. Staff was unable to provide zoning compliance to
continue the operation as a result of the zoning.

Travis Bazemore with EMC Engineering requested the Board consider removing conditions 2.5 and 6 since the surface mine has been in operation since 2003. There was no opposition to the request.

Commissioner Loper made a motion to approve the request with the following Planning Board and Staff conditions with the exception of the conditions noted under 2.5 and 6.

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.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

JASON & NICOLE RAHN - SECOND READING (21): Consideration to approve the Second Reading of an application by Jason & Nicole Rahn to rezone 39.65 acres out of 257.38 acres located on Indigo Road from AR-1 to I-1 for a surface mine Map# 425 Parcel# 26, 27, 27A in the Third District.

Commissioner Deloach recused himself from voting on this item due to banking relations.

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

LARRY BILLEITER - PUBLIC HEARING (22): The Planning Board recommends approving an application by Larry Billeiter for a Rural Business conditional use on 10 acres located at 1285 Ralph Rahn Road to operate The Patriot's Bunker, a firearms sales business Map# 391 Parcel# 12C in the Fourth District.
Planning & Zoning Manager Concannon explained and laws allow gun sales at the premises. The applicant was previously approved for a Residential Business for gun sales at a different address. He wishes to have the option to expand his business to a separate structure on the new property and, therefore, must apply for a Rural Business Conditional Use.

Mr. Larry Billeiter stated the business use will be for limited sales and transfer of firearms. No one spoke in opposition of the request.

Commissioner Loper 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.
3. Pursuant to Section 42.7, firearms may not be discharged within 300 yards of any occupied building.
4. A Federal Firearms License must be approved and issued by ATF.
5. No stock inventory or ammunition sales on premises.
6. Secure gun storage and/or safety devices required for all firearms on premises.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

LARRY BILLEITER – SECOND READING (23) Consideration to approve the Second Reading of an application by Larry Billeiter for a Rural Business conditional use on 10 acres located at 1285 Ralph Rahn Road to operate The Patriot’s Bunker, a firearms sales business Map# 391 Parcel# 12C in the Fourth District

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

JAMES R. GERBASI – PUBLIC HEARING (24): The Planning Board recommends approving an application by James R. Gerbasi for a Rural Business conditional use located at 700 Race Path Road to operate Gerbasi Signs & Apparel, a printing business Map# 412 Parcel# 5A02 in the Fourth District

Planning & Zoning Manager Concannon explained there is public road frontage on a 5.97-acre parcel for this use.
Mr. James Gerbasi approached in favor of his request. There was no opposition to the request.

Commissioner Loper made a motion to approve the request with the following Planning Board and Staff conditions:

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

Commissioner Kieffer seconded the motion. The motion carried unanimously.

JAMES R. GERBASI – SECOND READING (25): Consideration to approve the Second
Reading of an application by James R. Gerbasi for a Rural Business conditional use located at 700 Race Path Road to operate Gerbasi Signs & Apparel, a printing business Map# 412 Parcel# 5A02 in the Fourth District

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

**GALE H. WATERS, ET AL – PUBLIC HEARING (26):** The Planning Board recommends approving an application by Gale H. Waters, et al to rezone 4.90 acres located on Rincon Stillwell Road from AR-1 to AR-2 to bring the parcels into zoning compliance and allow for boundary adjustments Map# 462 Parcel# 44, 45, 46 in the Fifth District

Planning & Zoning Manager Concannon explained there are three lots currently zoned AR-1. The owners wish to adjust the property lines. As a result, the property must be rezoned to be in compliance with zoning.

Ms. Gale Waters approached in support of her request. There was no opposition to the petition.

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

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

Commissioner Deloach seconded the motion. The motion carried unanimously.

**GALE H. WATERS, ET AL – SECOND READING (27):** Consideration to approve the Second Reading of an application by Gale H. Waters, et al to rezone 4.90 acres located on Rincon Stillwell Road from AR-1 to AR-2 to bring the parcels into zoning compliance and allow for boundary adjustments Map# 462 Parcel# 44, 45, 46 in the Fifth District

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

**DOUGLAS EDWARDS as agent for DELAND PROPERTIES, LLC – PUBLIC HEARING (28):** The Planning Board recommends approving an application by Douglas Edwards as agent for Deland Properties, LLC to rezone 1.73 acres located at 169 & 183 Commercial Court from B-3 to I-1 to allow for increased use of existing commercial properties Map# 465D Parcel# 12, 13 in the Fifth District

Planning & Zoning Manager Concannon explained the applicant wishes to respond to market conditions and rent warehouse space to a wider range of tenants. A prospective tenant wishes to engage in assembly operations. Parts assembly is permitted in I-1 Light Industrial. The properties are located in a commerce park, and land to the north is zoned I-1 for warehouse and distribution. Buffer area is very
limited. An application for a Variance will be presented at a future meeting.

Mr. John Fisher appeared in support of the request. There was no opposition to the petition.

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

1. The lots shall meet the requirements of the I-1 zoning district.
Commissioner Loper seconded the motion. The motion carried unanimously.

DOUGLAS EDWARDS as agent for DELAND PROPERTIES, LLC – SECOND READING (29): Consideration to approve the Second Reading of an application by Douglas Edwards as agent for Deland Properties, LLC to rezone 1.73 acres located at 169 & 183 Commercial Court from B-3 to I-1 to allow for increased use of existing commercial properties Map# 465D Parcel# 12, 13 in the Fifth District

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

XVI – ADJOURNMENT
At 7:24 pm, there being no further business, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

Roger Burdette, Vice Chairman

Stephanie D. Johnson, County Clerk