The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, July 19, 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, Katie Dunnigan – Zoning Technician, Mr. Mark Barnes – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Mrs. Sarah Mausolf – HR Director, and Mr. Seth Zeigler – Parks and Landscape Manager

CITIZEN PARTICIPATION
Mr. & Mrs. Barton & Joyce Alderman, Ms. Linda Sasser, Mr. & Mrs. Steve & Peggy Sweeny, Ms. Tammy Sweeney, Mr. Toss Allen, Ms. Hannah Kessler, Mr. John Schwarzkopf, Ms. Joan Bell, Mr. Jason Webb, Ms. Erin Phillips, Mr. Tony Chiariello, Mr. Mike Alderman, Mr. Delmons White, Mr. C.J. Chance, Mr. Rodney Durrance, Mr. & Mrs. Tom & Linda Hodgson, Ms. Rebecca Watson, Mr. & Mrs. Jay & Britny Gnann, Mr. Anthony Zimlich, Mr. & Mrs. Mike & Vicki Fountain, Mr. Winston Hencely, Mr. William Wilson, Mr. John Woody McKay, Mr. Josh Yellin, Mr. Joe Maner, Mr. Brain Cohen, Ms., Adrian Webber, Mr. Neal McKenzie, Mr. Terry Nesmith, Mr. Mickey Kicklighter, Mr. Pratt Summers, and Mr. Andy Hutson

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

II- ROLL CALL
Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chair
Reginald Loper – Left meeting at 7:30 pm
Phil Kieffer

III – INVOCATION
Chairman Corbitt provided the invocation.
IV - PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V - AGENDA APPROVAL

County Clerk Johnson stated there will be two (2) additions to the agenda. Consent agenda item #10 and New Business item #28.

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 June 21, 2022 regular meeting 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 the SAVE Anticipated Collections Addendum from Non-Federal Sources with the Department of Homeland Security and US Citizenship and Immigration Services (USCIS) (2) Consideration to approve to renew the 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 Intergovernmental Agreement by and between the Georgia Department of Corrections and Effingham County Prison for paper based GED Testing (4) Consideration to approve an Agreement with GMASS, Inc. for the Maintenance of Rural Land Schedules and Methodology for 2023-2025 (5) Consideration to approve a rate increase to the Solid Waste Collection and Recycling Services Agreement with Atlantic Waste Services, Inc. (6) Consideration to approve award of Agreement 22-006 with United Maintenance, Inc./United Boiler LLC for the replacement of the Jail Boiler (7) Consideration to approve an Agreement with the Georgia Department of Agriculture and award of a dog and cat sterilization grant (8) Consideration to approve a Memorandum of Understanding between Savannah State University and Effingham County Prison to allow for an Internship Program (9) Consideration to approve a Memorandum of Understanding between the Board of Regents of the University system of Georgia on behalf of the University of Georgia Extension and Effingham County (10) Consideration to approve to renew a consulting services Agreement with Eavenson Consulting Group. Commissioner Kieffer seconded the motion. The motion carried unanimously.
BACKWATER EXPEDITIONS, LLC – PUBLIC HEARING: THE PLANNING BOARD RECOMMENDS DENYING AN APPLICATION BY BACKWATER EXPEDITIONS, LLC. AS AGENT FOR MARIE RAIMONDO, TO REZONE 69.103 ACRES LOCATED AT 545 WYLLY ROAD FROM AR-1 TO PD (RECREATION) TO ALLOW FOR THE DEVELOPMENT OF AN ECOTOURISM SITE MAP# 459 PARCEL# 84 IN THE FOURTH DISTRICT (THIS ITEM WAS POSTPONED FROM THE 06/07/2022 MEETING) (1):

Zoning Technician Dunnigan explained this is a request to rezone from AR-1 to PD recreation. Based on the proposed draft PD document, the proposed gross residential density is 1.4 units per acre. The residential units would include twelve (12) cabins, thirteen (13) primitive sites, sixty-three (63) RV pads, and six (6) staff resonances. Density is 2.13 units per acre, which is 94 units on 44.31 developed acres. A component of commercial development proposed with approximately five (5) acres and open space of approximately twenty (20) acres to include ponds. Wetlands, and recreation areas. If Springfield is unable to provide services, private water and septic would be required. Staff stated the requirement for well and septic approval to be included in the PD rezoning application. Environmental Health is unable to provide septic system approval due to the volume of waste water soil characteristics and the amount of usable soil is currently unknown. EPD is unable to provide pre-approval without a design review. In the absence of water and sewer availability and/or approval, Staff is unable to make a recommendation at this time.

Agent Josh Yellin explained this site is zoned AR-1, which is the agricultural residential district. In the AR-1 district, commercial uses are currently permitted. These uses include animal farms, poultry farms, commercial farming operations, bed and breakfast, and camp grounds. This request is to rezone to PD recreation which meets the requirements of the PD ordinance for submittal. This is a low-impact ecotourism facility.

Speaker Brian Cohen explained the proposal is for 69.10 acres minus the wetlands consisting of 6.3 acres. An Ebenezer buffer of 0.31 acres, perimeter buffer of 9.20 acres, and access easement of 4.42 acres. That leaves 49.14 acres for development. The wetland will be left natural except for where the access road exists. The Elementary Creek buffer will remain natural with some safety improvements. The plan is to remain natural and improved natural walkways and low voltage lighting in the memorial. The perimeter buffer proposed is an earth mountain buffer with trees that appears appealing for approved planting listing in the zoning code 3.4.1. Mr. Cohen stated that he and his family will reside on the premise to help maintain structure and security. Total occupied property would be 3.14 acres. He is proposing a boat storage and maintenance shop of 0.6 acres. The access easement is 4.42 acres, accounting for 5.91 acres total. There is a total undisturbed natural developed property of 36.83 acres and total undisturbed naturals is 32.27 acres.

Speaker Neal McKenzie explained some of the changes that have been made since
the Planning Board meeting. Spaces have been removed, leaving 192 spaces. The outdoor stage has been removed. Berms will be in place on the site. The proposed amount of time for occupying a space has been reduced from six (6) months to thirty (30) days.

Speaking for, Terry Nesmith, Adrian Webber, Woody McKay, Tony Zimlich, and Rebecca Watson explained this is an educational opportunity for the community. This will also bring revenue for Rincon and Springfield. Backwater will keep the property in its current natural state. Mr. Brian is very conscientious about the environment and this will be good for tourism. This site will provide a valuable benefit to disabled veterans.

Speaking in opposition, Mickey Kicklighter, Tom Hodgson, Pratt Summers, and Andy Hutson explained traffic and density on the creek will be impacted. This site is surrounded by residential. The proposed application submitted does not preserve Ebenezer Creek. The value of surrounding properties will decrease.

The Board engaged in a discussion.

Vice Chair Deloach made a motion to deny the request to rezone 69.103 acres from AR-1 to PD (Recreation). Commissioner Kieffer seconded the motion. The motion carried unanimously.

**BACKWATER EXPEDITIONS, LLC. – SECOND READING: CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY BACKWATER EXPEDITIONS, LLC AS AGENT FOR MARIE RAIMONDO, TO REZONE 69.103 ACRES LOCATED AT 545 WYLLY ROAD FROM AR-1 TO PD (RECREATION) TO ALLOW FOR THE DEVELOPMENT OF AN ECOTOURISM SITE KML# 459 PARCEL# 84 IN THE FOURTH DISTRICT (THIS ITEM WAS POSTPONED FROM THE 06/07/2022 MEETING) (2):**

This item was automatically denied due to previous action.

**XI- NEW BUSINESS**

**CONSIDERATION TO APPROVE A WARRANTY DEED, FINAL PLAT AND INFRASTRUCTURE AGREEMENT FOR RAINDANCE SUBDIVISION, PHASE 3, CONSISTING OF 72 LOTS LOCATED OFF OF EBENEZER ROAD MAP# 445 PARCEL# 26 IN THE FIFTH DISTRICT (1):**

Zoning Technician Dunnigan explained this request is for approval of the final plat for Raindance Phase 3 and acceptance of roads and stormwater infrastructure. Water and sewer is being provided by the City of Springfield. EOM has inspected the right-of-way and stormwater infrastructure, Development Services has review the final plat and checklist. The County Engineer has reviewed the bond recommendation and approve the bond for $43,313.90, which is ten (10) percent (%) of the total cost of reuse water, sewer, and storm drainage and paving in phase
Commissioner Kieffer made a motion to approve the final plat and infrastructure agreement for Rain Dance Phase 3, and accept the roads and stormwater infrastructure identified in the warranty deed. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE Warranty DEED AND FINAL PLAT FOR THE WOODLANDS SUBDIVISION, PHASE 2, CONSISTING OF 40 LOTS LOCATED OFF OF NOEL C. CONAWAY ROAD MAP# 397 PARCEL# 50, IN THE SECOND DISTRICT (2):

Zoning Technician Dunnigan explained this request is for final plat approval and acceptance of roads, water, sewer and stormwater infrastructure. Sidewalks are specifically excluded from the property conveyed in the deed. EOM has inspected the right-of-way and all public utilities located within the right-of-way of phase 2. Development Services has review the final plat and checklist. The County Engineer has reviewed the bond recommendation and approve the bond for $43,763.65, which is ten (10) percent (%) of the total cost of reuse water, sewer, and storm drainage and paving in phase 2.

Commissioner Burdette made a motion to approve the final plat for The Woodlands, Phase 2, and accept the roads, water, sewer, and stormwater infrastructure identified in the warranty deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE WARRANTY DEED, FINAL PLAT AND INFRASTRUCTURE AGREEMENT FOR MCCALL PLACE, CONSISTING OF 49 LOTS LOCATED OFF OF MCCALL ROAD MAP# 389 PARCEL# 17, IN THE FOURTH DISTRICT (3):

Zoning Technician Dunnigan explained water and sewer will be provided by the City of Springfield. EOM has inspected the right-of-way and stormwater infrastructure. Development Services has reviewed the final plat and checklist. The County Engineer has reviewed the bond recommendation and approved the bond for $54,983.20, Which is ten (10) percent (%) of total cost of drainage, concrete work and paving and 100 of the cost of proposed landscaping. The builder will plant a vegetative buffer before selling homes. The County attorney has approved the infrastructure agreement and utility easement agreements.

Commissioner Loper made a motion to approve the final plat and infrastructure agreement for McCall Place, and accept the roads and stormwater infrastructure identified in the warranty deed. Vice Chair Deloach seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE TO ACCEPT THE 2ND PAYMENT FROM THE U.S. DEPARTMENT OF THE TREASURY FOR AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS (4):

Finance Director Barnes explained this request is to accept the second tranche from the U.S. Department of Treasury for the American Rescue Plan Act (ARPA) grant funds in the amount of $6,244,372.00. The first tranche was received around this time last year. These funds have been electronically deposited at the end of June.

Commissioner Burdette made a motion to approve to accept ARPA grant funds 2nd payment in the amount of $6,244,372.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AWARD AGREEMENT 22-15-002 WITH MAULDIN & JENKINS CPAS & ADVISORS TO PERFORM THE ANNUAL FISCAL AUDIT FOR EFFINGHAM COUNTY (5):

Purchasing Agent Bruton explained the Board requested a follow-up on hiring another auditor for the fiscal audits. A Request for Proposal (RFP) was posted, which received two (2) submittals. One from Mauldin & Jenkins and the other from the current auditors Lanier, Deal & Proctor.

Commissioner Kieffer made a motion to approve Award Agreement 22-15-002 with Lanier, Deal & Proctor, CPAs to perform the annual fiscal audit for Effingham County for FY22 for $44,500 and FY23 for $44,500. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AGREEMENT 22-105-003 WITH SOUTHERN CIVIL, LLC FOR THE IMPROVEMENT OF THE HODGEVILLE LIFT STATION #4 (6):

Purchasing Agent Bruton explained an Invitation to Bid (ITB) was posted in May for this project. Thirteen (13) contractors attended the pre-bid meeting but only two submittals were received. Staff recommends award to Southern Civil, LLC.

Commissioner Burdette made a motion to approve Award of Agreement 22-105-003 with Southern Civil, LLC for the improvement of the Hodgeville Lift Station #4 in the amount of $3,520,533.00. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD TASK ORDER 22-105-006 TO HUSSY, GAY, BELL INC. FOR THE WASTEWATER TREATMENT PLANT DESIGN AND CONSTRUCTION MANAGEMENT (7):

Purchasing Agent Bruton explained Staff sent out a Request for Proposal (RFP) to seven (7) IDC consultants for this project to provide the design, permitting, and construction management for the wastewater treatment plant. This plant will be adjacent to the current plant. Two (2) submittals were received and Staff recommends
Commissioner Burdette made a motion to approve Award of Task Order 22-105-006 for the Wastewater Treatment Plant Design and Construction Management to Hussey, Gay, Bell & Deyoung, Inc. in the amount of $1,712,285.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 FOR THE CONTRACT WITH CERES ENVIRONMENTAL FOR DISASTER DEBRIS REMOVAL (8):

Purchasing Agent Bruton explained the Board previously approved to renew this agreement for another year. Ceres Environment has requested an increase in their fees, which is the same percentage the Board approved for Crowder Golf for the same disaster debris contract.

Commissioner Loper made a motion to approve Amendment 1 for the Contract with Ceres Environmental for Disaster Debris Removal. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION FOR RENEWAL OF LEASE AGREEMENT WITH CROWN CASTLE FOR THE CELL TOWER LOCATED AT 247 CHURCH ROAD (9):

Purchasing Agent Bruton explained the current lease will expire in September. Crown Castle has reached out stating that they would like to extend that agreement. They presented two (2) different proposals, one being a lease amendment and the other being a perpetual easement. Staff recommends their lease amendment option.

Commissioner Floyd made a motion to approve move forward with a Lease Amendment with Crown Castle with an expiration date of Sept. 10, 2042, a 4% annual rate increase, and a $30K lump sum payment. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO RATIFY APPROVAL OF EMERGENCY REPAIRS AT THE I-16 WELL (10):

Purchasing Agent Bruton explained there was motor failure at the I-16 well, which needed repair immediately. The County manager authorized approval up to $25,000 per the policy. Because this was an unexpected repair, it was not properly budgeted. Staff is requesting use of the Goshen well funds.

Commissioner Burdette made a motion to approve ratification of approval of emergency repairs at the I16 well utilizing the Goshen Well repair budgeted funds. Commissioner Floyd seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE CHANGE ORDER #1 WITH S & ME, INC. FOR A RENTAL COMMUNITY ANALYSIS (11):

Purchasing Agent Bruton explained S & ME is currently under contract as the planning consultant for Development Services code revisions. They have submitted a change order for an additional proposal for professional planning services for a rental community analysis, which will be a $4,400.00 increase to their current contract.

Commissioner Burdette made a motion to approve of Change Order #1 with S & ME, Inc. for a Rental Community Analysis in the amount of $4,400.00 for a new contract total of $176,840.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 WITH DPR ARCHITECTURE ASSOCIATED WITH THE PRISON MAINTENANCE BUILDING AND FIRE STATION 15 CONSTRUCTION SERVICES (12)

Asst. County Manager Larson explained this is a revision to the existing design contract with DPR Architects. A redesign was done for the maintenance building for the prison to accommodate some changes in proposed use and needed use since the project was originally designed. The Change Order is in the amount of $65,900.00.

Vice Chair Deloach made a motion to approve contract amendment #1 with DPR Architecture in the amount of $65,900. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH ADVANCE ENVIRONMENTAL MANAGEMENT, INC. IN THE AMOUNT OF $2,800 TO PREPARE AN APPLICATION TO THE GEORGIA DEPARTMENT OF NATURAL RESOURCES TO SEEK REIMBURSEMENT FOR EXPENSES RELATED TO MONITORING OF THE WATTS ROAD LANDFILL SITE (13)

Asst. County Manager Larson explained Georgia has a reimbursement trust fund for communities like ours for expenses of post-closure care for landfills. Advance Environmental Management has been on contract for several years for post-closure care. A $2,800.00 application fee is needed for those funds. The County could receive an estimated $70,000 from previous expenses.

Commissioner Burdette made a motion to approve the contract with Advanced Environmental Management, Inc. to prepare an application to the Georgia Department of Natural Resources to seek reimbursement for expenses related to monitoring of the Watts Road landfill site. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #2 OF THE CONTRACT WITH EMC ENGINEERING SERVICES INC. FOR DESIGN CHANGES ASSOCIATED WITH SAVANNAH GATEWAY INDUSTRIAL HUB (14)
Asst. County Manager Larson explained Omni Tracks developers have moved the location of the Gateway Parkway as part of their master planning. A portion of this force main project followed the right-of-way of Savanah Gateway, from Hodgeville, to Effingham Parkway. Because of this, a minor redesign is needed. The change order is in the amount of $28,000

Commissioner Burdette made a motion to approve contract amendment #2 with EMC Engineering Services, Inc. in the amount of $28,000. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PROPOSED LIST OF ROADWAYS FOR SPEED ORDINANCE AS SUBMITTED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION (POSTED SPEED LIMIT ON ALL ROADS IN THE COUNTY FOR USE BY LAW ENFORCEMENT FOR THE APPROVED USE OF SPEED DETECTION DEVICES) (15)

Asst. County Manager Larson explained this is an annual renewal of listings of the posted speed limits for all public roads within the County, including State roads.

Commissioner Kieffer made a motion to approve the GDOT Speed Limit listing for off-system County roads. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AMEND POLICY NO. 05-22 FRONTAGE LOTS ON COUNTY MAINTAINED ROADS PERTAINING TO PROPERTIES ABUTTING RIGHT-OF-WAYS TO INCLUDE NEW STANDARDS FOR ACCESS CONTROL AND TO ESTABLISH GUIDANCE FOR THE OLD AUGUSTA CORRIDOR (16)

Asst. County Manager Larson explained this policy was amended in February to include Effingham Parkway. The request is for another amendment to clarify corner properties and access to corner properties.

Speaker Brett Bennett stated for understanding, this will provide guidance for conditions of rezoning and it would not apply to previously rezoned properties.

Vice Chair Deloach made a motion to approve the Access Management and Encroachment Regulations for Effingham County Roads. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER TO THE CONTRACT WITH POND COMPANY FOR THE 2020 TRANSPORTATION MASTER PLAN TO ADD THE OLD AUGUSTA ROAD AREA TO THE TRAFFIC MODEL AND TO STUDY TRAFFIC IMPACTS (17)

There was no discussion on this item.
Commissioner Kieffer made a motion to approve the change order to Pond Co. in the amount of $70,000 to study the Old Augusta Road area traffic impact. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER TO THE CONTRACT WITH POND COMPANY FOR THE 2020 TRANSPORTATION MASTER PLAN TO ADD THE EATS WEST CONNECTOR AREA TO THE TRAFFIC MODEL AND STUDY TRAFFIC IMPACTS (18)

There was no discussion on this item.

Commissioner Burdette made a motion to approve the change order to Pond Co. in the amount of $75,000 to study the East West Connector area traffic impact. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO AN EXISTING EASEMENT AGREEMENT WITH 21 SOUTH PROPERTIES RELATED TO THE CLARENCE MORGAN PARK AND JOSH REDDICK WAY (19)

Commissioner Kieffer recused himself from this item due to family relations.

Asst. County Manager Larson explained 21 South Properties is developing the self-storage that is adjacent to Clarence Morgan Gym. That property will be access through the entrance of the Clarence Morgan Park. An existing easement is in place with them but it did not define the location of the access. Now that the development plan is approved by the City of Springfield, they want to graphically show the location of the driveway as part of the easement agreement.

Vice Chair Deloach made a motion to approve the amendment to the access easement recorded as DB 244 PG 572-579 dated October 10, 2017. Commissioner Burdette seconded the motion. The motion carried unanimously.

Commissioner Kieffer returned.

CONSIDERATION TO APPROVE TO AWARD A DESIGN-BUILD CONSTRUCTION CONTRACT TO RAIN-N-SHINE TO CONSTRUCT A RESTROOM FACILITY AT THE VETERAN’S PARK (20)

Asst. County Manager Larson explained the grant funds in the amount of $25,000.00, received by the Park Board from Planners are being used. The funds will be used to build a single stall family restroom in the parking lot at Veterans Memorial Park. There will be a match from the County of approximately $4,500.00 for water and sewer tap.

Commissioner Burdette made a motion to approve the contract to Rain-N-Shine in the amount of $25,200 for the design/build of the restroom. Further, authorize funding of $4,700 as grant match. Commissioner Floyd seconded the motion. The
CONSIDERATION TO APPROVE A COST SHARE AGREEMENT WITH GREENLAND DEVELOPERS TO RECONSTRUCT THE INTERSECTION OF NOEL C. CONAWAY AND KOLIC-HELMHEY ROADS TO FACILITATE THE ENTRANCE TO A PROPOSED DEVELOPMENT ON THE HELMY TRACT AND ESTABLISH ADEQUATE WATER, SEWER, AND REUSE CAPACITY FOR THE PROPOSED DEVELOPMENT (21)

Asst. County Manager Larson explained this agreement reconstructs that intersection with TSPLOST money to improve turn lanes. Through this agreement, Greenland will hire the engineer and the contractor with reimbursement from the County. That will be capped at two (2) million based on preliminary design estimates and construction cost estimates received from the developer’s engineer. The second part of this is to give the developers some assurance of capacity for water and sewer and reuse as they build out.

Speaker Brett Bennett explained the agreement states the hired engineer will design it and the County will be the applicant to GDOT with the approved plans that come back.

The Board engaged in a discussion regarding percentage of cost.

Commissioner Burdette made a motion to approve the development agreement with Greenland Developers for cost share to reconstruct the intersection of Noel C. Conaway Road (SR 30) and Kolic-Helmy Road and dedicate water, sewer and reuse water capacity. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CERTIFICATE OF DISTRIBUTION RELATED TO THE LOCAL OPTION SALES TAX DISBURSEMENT BETWEEN THE COUNTY AND ITS MUNICIPALITIES (22)

County Manager Callanan explained every ten (10) years after the decennial census, the state of Georgia requires a meeting with city partners to discuss the distribution of the local options sales tax. This process was started back in May. At the meeting a percentage was discussed that is loosely based on the population percentages, but taking into consideration some of the requests from the city partners. The original proposal had Effingham County at 74 percent (%), Guyton at 3.67 percent (%), Springfield at 4.76 (%), and Rincon at 17.57 percent (%). The request is to come to an agreement on the distribution of the remaining 27 percent (%) between the three (3) cities.

Vice Chair Deloach made a motion to approve a Certificate of Distribution related to the Local Option Sales Tax disbursement between the county and its municipalities. Commissioner Kieffer seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE AN ANNEXATION AGREEMENT AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES OWNED BY DELAND PROPERTIES, LLC LOCATED ALONG HIGHWAY 21 MAP# 429 PARCEL# 11-15 IN THE FOURTH DISTRICT (23)

County Clerk Johnson explained items #23 and #24 will be addressed together. This request was received from the City of Springfield with signatures from the property owner requesting this annexation. There are properties surrounding these parcels that are contiguous with other lands within the City and Staff recommends approval.

Erin Phillips with the City of Springfield explained they have received a request for seven (7) properties between the City of Springfield and Ebenezer Road. The properties have been broken up into two (2) groups. The property owner also has two (2) parcels on the other side of the railroad tracks. The first agreement is for the seven (7) properties and the second is for the two (2) properties. City of Springfield provides water and sewer for all properties in this area.

The Board engaged in a conversation regarding contiguous properties and consistency.

Commissioner Burdette made a motion to approve the Petition Requesting Annexation as presented by the City of Springfield. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ANNEXATION AGREEMENT AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES OWNED BY DELAND PROPERTIES, LLC LOCATED ALONG EBENEZER ROAD (HWY 275) MAP# 429A PARCEL# 14, 14A IN THE FOURTH DISTRICT (24)

Erin Phillips with the City of Springfield explained these two (2) parcels touch each other but they do not touch the properties listed in item #23.

Commissioner Burdette made a motion to deny the Petition Requesting Annexation approve the Petition Requesting Annexation as presented by the City of Springfield. Commissioner Loper seconded the motion. The motion carried 3 to 2.

CONSIDERATION TO APPROVE A PETITION REQUESTING ANNEXATION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY LOCATED ALONG OLD AUGUSTA ROAD, OWNED BY MILL CREEK PRESERVE, MAP# 475 PARCEL# 58 IN THE FIFTH DISTRICT (25)

County Clerk Johnson explained this property is contiguous with Grand View property.

Commissioner Kieffer made a motion to approve the Petition Requesting Annexation as presented by the City of Rincon. Commissioner Floyd seconded the motion. The motion carried unanimously.
CONSIDERATION TO REAPPOINT KAY JONES TO THE DEPARTMENT OF FAMILY AND CHILDREN SERVICES (DFACS) BOARD AS REPRESENTATIVE FOR THE SECOND DISTRICT (26)

There was no discussion on this item.

Commissioner Burdette made a motion to approve to reappoint Kay Jones to the Department of Family and Children Services (DFCS) Board as representative for the Second District. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE APPOINTMENT OF MEMBERS TO THE LIBRARY BOARD (LIVE OAK PUBLIC LIBRARIES) (27)

County Clerk Johnson explained the term of office for Brenda Helmly, Kelli Lariscy, and Jan Jackson all expired on June 30th. Brenda Helmly and Jan Jackson have opted out and no longer wants to be a member of the Board. The recommendations from the library director is for Brigid Nesmith and Hank Keller. Brigid Nesmith will replace Jan Jackson and Hank Heller will replace Brenda Helmly. Jackson represented the third district and Helmly represented the fifth district. Kelli Lariscy will be reappoint.

Commissioner Kieffer made a motion to approve to appoint Brigid Nesmith and Hank Heller to the Library Board and to reappoint Kelli Lariscy. Commissioner Floyd seconded the motion. The motion carried unanimously.

**ADDITION TO AGENDA**

CONSIDERATION TO APPROVE RIGHT OF WAY ENTRY LETTER WITH GEORGIA POWER RELATED TO A PROPERTY LOCATED ON STAGECOACH ROAD (28)

There was no discussion on this item.

Vice Chair Deloach made a motion to approve Right of Way Entry Letter to Georgia Power. Commissioner Floyd seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

*Commissioner Burdette*

**Scuffletown Timeline**

- Turn lanes will commence July 25, 2022

*Vice Chair Deloach*

**Buffers Workshop**

- Next Commissioners meeting at 4:00pm.

XIII- EXECUTIVE SESSION

At 5:15pm, Commissioner Kieffer made a motion to go into executive session to discuss Personnel, Property, and Pending Litigation. Commissioner Loper seconded the motion. The motion carried unanimously.
At 5:34pm, Commissioner Loper made a motion to reconvene. Commissioner Burdette seconded the motion. The motion carried unanimously.

At 9:13pm, Commissioner Kieffer made a motion to go into executive session to discuss Personnel, Property, and Pending Litigation. Commissioner Burdette seconded the motion. The motion carried unanimously.

At 9:45pm, Vice Chair Deloach made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES
The executive session minutes of the June 21, 2022 will be considered for approval at the August 2, 2022 meeting.

XV – PLANNING BOARD – 6:00PM

WILLIAM WILSON – PUBLIC HEARING (01): The Planning Board recommends approving an application by William Wilson request to rezone 1 out of 24.24 acres located at 342 Otis Seckinger Road from AR-1 to AR-2 to allow for the creation of a home site. Map# 415 Parcel# 32 in the Second District.

Zoning Technician Dunnigan explained the applicant wants to create a 1-acre home site for his son.

There were no public comments on this item.
Commissioner Burdette made a motion to approve the request to rezone 1 acre from AR-1 to AR-2, 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.
Vice Chair Deloach seconded the motion. The motion carried unanimously.

WILLIAM WILSON – SECOND READING (02): Consideration to approve the Second Reading of an application by William Wilson request to rezone 1 out of 24.24 acres located at 342 Otis Seckinger Road from AR-1 to AR-2 to allow for the creation of a home site. Map# 415 Parcel# 32 in the Second District

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

MAMIE H. JOHNSON – PUBLIC HEARING (03): The Planning Board recommends approving an application by Mamie H. Johnson to rezone 2.53 acres located at 540 Brogdon Road from AR-1 to AR-2 to allow for the creation of a home site Map# 319 Parcel# 13 in the Third District.

Zoning Technician Dunnigan explained the applicant wants to split the property.

There were no public comments on this item.
Vice Chair Deloach made a motion approve the request to rezone 2.53 acres from AR-1 to AR-2, 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 Burdette seconded the motion. The motion carried unanimously.

MAMIE H. JOHNSON – SECOND READING (04): Consideration to approve the Second Reading of an application by Mamie H. Johnson to rezone 2.53 acres located at 540 Brogdon Road from AR-1 to AR-2 to allow for the creation of a home site Map# 319 Parcel# 13 in the Third District.

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

LEO M. SULLIVAN – PUBLIC HEARING (05): The Planning Board recommends approving an application by Leo M. Sullivan to rezone 3 acres located at 486 Whitaker Road from AR-1 to AR-2 to allow for the division of a parcel Map# 441A Parcel# 14 in the Third District.

Zoning Technician Dunnigan explained this property is a part of a subdivision. The request is for the separation of the two (2) lots combined.

There were no public comments on this item.
Vice Chair Deloach made a motion to approve the request to rezone 3 acres from AR-1 to AR-2, with the following conditions:
1. The lots shall meet the requirements of the AR-2 zoning district.
2. Major subdivision revised plat must be approved by the Board of Commissioners and Environmental Health, and be recorded before the rezoning can take effect. Commissioner Burdette seconded the motion. The motion carried unanimously.

LEO M. SULLIVAN – SECOND READING (06): Consideration to approve the Second Reading of an application by Leo M. Sullivan to rezone 3 acres located at 486 Whitaker Road from AR-1 to AR-2 to allow for the division of a parcel Map# 441A Parcel# 14 in the Third District.

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

RODNEY A. DURRANCE & GLORIA M. DURRANCE – PUBLIC HEARING (07): The Planning Board recommends approving an application by Rodney A. Durrance & Gloria M. Durrance request to rezone 5 acres from AR-1 to AR-2 to allow for a 3-lot subdivision. Located at 290 Shirley Drive. Map# 370C Parcel# 3 in the Fourth District.

Zoning Technician Dunnigan explained the applicant wants to create this parcel in the rear and because of the property, it has to be rezoned to AR-2. Rezoning to AR-2 will require the applicant to separate the two (2) existing mobile homes.

There were no public comments on this item.
Vice Chair Deloach made a motion to approve the request to rezone 5 acres from AR-1 to AR-2, 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 Floyd seconded the motion. The motion carried unanimously.

**RODNEY A. DURRANCE & GLORIA M. DURRANCE – SECOND READING (08):**

Consideration to approve the Second Reading of an application by Rodney A. Durrance & Gloria M. Durrance request to rezone 5 acres from AR-1 to AR-2 to allow for a 3-lot subdivision. Located at 290 Shirley Drive. Map# 370C Parcel# 3 in the Fourth District.

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

**WINSTON HENCELY as Agent for VICKI HENCELY FOUNTAIN & MICHAEL FOUNTAIN – PUBLIC HEARING (9):** The Planning Board recommends approving an application by Winston Hencely as Agent for Vicki Hencely Fountain & Michael Fountain to rezone 12.66 acres located at 3033 Ebenezer Road & 550 Exley Road South from AR-1 & AR-2 to AR-1 & AR-2, to allow for a recombination of parcels Map# 471 Parcels# 22 & 49 in the Fourth District.

Zoning Technician Dunnigan explained AR-1 and AR-2 lots will be combined. 1.62 acres will be cut out to create a home site, which will be AR-2.

There were no public comments on this item.

Commissioner Kieffer made a motion to approve the request to rezone 12.66 acres from AR-1 & AR-2 to AR-1 & AR-2, with the following conditions:

1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
2. Recombination plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**WINSTON HENCELY as Agent for VICKI HENCELY FOUNTAIN & MICHAEL FOUNTAIN – SECOND READING (10):** Consideration to approve the Second Reading of an application by Winston Hencely as Agent for Vicki Hencely Fountain & Michael Fountain to rezone 12.66 acres located at 3033 Ebenezer Road & 550 Exley Road South from AR-1 & AR-2 to AR-1 & AR-2, to allow for a recombination of parcels Map# 471 Parcels# 22 & 49 in the Fourth District.

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

**BRALY INVESTMENTS as Agent for LAMAR ALLEN – PUBLIC HEARING (11):** The Planning Board recommends approving an application by Braly Investments as Agent for Lamar Allen to rezone 15.32 of 96.42 acres located on Courthouse Road from AR-
Zoning Technician Dunnigan explained this is a 30-lot development, water and sewer is provided by City of Springfield. This application was completed before the moratorium took effect.

There were no public comments on this item.
Vice Chair Deloach made a motion to approve the request requests to rezone 15.32 of 96.42 acre from AR-1 to R-6 to allow for a single family residential development, 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 Floyd seconded the motion. The motion carried unanimously.

**BRALY INVESTMENTS as Agent for LAMAR ALLEN – SECOND READING (12):**
Consideration to approve the Second Reading of an application by Braly Investments as Agent for Lamar Allen to rezone 15.32 of 96.42 acres located on Courthouse Road from AR-1 to R-6 to allow for a 30-lot single family residential development Map# 390 Parcel# 1 in the Fourth District

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

**BRALY INVESTMENTS as Agent for LAMAR ALLEN – SKETCH PLAN (13):**
The Planning Board recommends approving an application by Braly Investments as Agent for Lamar Allen for approval of a Sketch Plan located on Courthouse Road for Hosswood Subdivision, zoned AR-1, proposed zoning R-6. Map# 390 Parcel# 1 in the Fourth District.

Zoning Technician Dunnigan explained this is a 30-lot subdivision with 14.32 total acres. Density is proposed at 1.96, dwellings per gross acreage. 2.2 units per net acreage. There is some allowance for stub outs for future connectivity.

Travis Bazemore with EMC Engineering explained the requirement for common outdoor space is fifteen (15) percent (%) of the net usable area, which is 2.09. The useable area is 13.92. The green space required is ten (10) percent (%) of the net usable area, which is 1.39. Parking areas will be provided at the end of the cul-de-sac, recreation areas, and at the mail kiosk.

Vice Chair Deloach made a motion to approve the sketch plan for “Hosswood
LINDA SIMS as Agent for ERIC EDWARDS – PUBLIC HEARING (14): The Planning Board recommends approving an application by Linda Sims as Agent for Eric Edwards to rezone 7.01 acres located at 1204 Mill Pond Road from I-1 to B-3 to allow for commercial development Map# 446 Parcel# 7C in the Fifth District.

Zoning Technician Dunnigan explained this property was zoned to industrial due to the intended use. The buffer for I-1 proved to be punitive and disallowed use of the property. The applicant wants to rezone to B-3, accompanied by conditional use. To allow repair and painting of aviation parts in B-3.

There were no public comments on this item.
Commissioner Kieffer made a motion to approve the request to rezone 7.01 acres from I-1 to B-3 to allow for commercial development, with conditions:
1. The lot shall meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be submitted for approval.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
Commissioner Burdette seconded the motion. The motion carried unanimously.

LINDA SIMS as Agent for ERIC EDWARDS – SECOND READING (15): Consideration to approve the Second Reading of an application by Linda Sims as Agent for Eric Edwards to rezone 7.01 acres located at 1204 Mill Pond Road from I-1 to B-3 to allow for commercial development Map# 446 Parcel# 7C in the Fifth District.

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

LINDA SIMS as Agent for ERIC EDWARDS – PUBLIC HEARING (16): The Planning Board recommends approving an application by Linda Sims as Agent for Eric Edwards for a conditional use located at 1204 Mill Pond Road to allow for the repair and painting of aviation parts in B-3 zoning, zoned I-1, proposed zoning B-3. Map# 446 Parcel# 7C in the Fifth District.

Zoning Technician Dunnigan explained this parcel is currently I-1 but will be rezoned to B-3. Aviation parts are not described as a conditional use anywhere. Automotive paint and body shop was used instead since it is a conditional use in B-3.

There were no public comments on this item.
Commissioner Kieffer made a motion to approve the request for a conditional use to allow for the repair and painting of aviation parts in B-3. Commissioner Burdette seconded the motion. The motion carried unanimously.
LINDA SIMS as Agent for ERIC EDWARDS – SECOND READING (17): Consideration to approve the Second Reading of an application by Linda Sims as Agent for Eric Edwards for a conditional use located at 1204 Mill Pond Road to allow for the repair and painting of aviation parts in B-3 zoning, zoned I-1, proposed zoning B-3. Map# 446 Parcel# 7C in the Fifth District.

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

LINDA SIMS as Agent for ERIC EDWARDS – SKETCH PLAN (18): The Planning Board recommends approving an application for Linda Sims as Agent for Eric Edwards for a sketch plan located at 1204 Mill Pond Road for: “ACTION OVERHEAD DOOR WAREHOUSES zoned I-1, proposed zoning B-3. Map# 446 Parcel# 7C in the Fifth District.

Zoning Technician Dunnigan explained this parcel will be served by private well and septic. The site consists of two (2) buildings. There are future plans for a 3,200 square foot building. A 30-foot vegetative buffer will be included between the AR and B district and a 50-foot vegetative buffer between B and industrial. The site will access Ebenezer Road, not Mill Pond Road.

Commissioner Kieffer made a motion to approve the sketch plan for “Action Overhead Door Warehouses”. Commissioner Burdette seconded the motion. The motion carried unanimously.

XVI- ADJOURNMENT
At 9:45pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Wesley Corbitt, Chairman

Stephanie D. Johnson, County Clerk