The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Reginald Loper and Phil Kieffer met in regular session at 5:00 pm on Tuesday, July 20, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Jimmy McDuffie – Sheriff, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – IT Director, Mrs. Teresa Concannon – County Planner, Mrs. Teresa Concannon – Planning & Zoning Manager, Mrs. Vicki Dunn – Human Resources Director, Mrs. Christy Carpenter – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Mrs. Sarah Mausolf – HR Office & Event Coordinator and Ms. Pamela Meisler-GIS Analyst

CITIZEN PARTICIPATION
Mrs. Kristen Achtziger (EOM Operations), Ms. Lily Gray, Ms. Lakeidra Lee, Mr. Tony Chiariello, Mr. Jack Garvin, Ms. Erin Phillips, Mr. Barton Alderman, Mr. Fred Williams, Mr. Michael Hessey, Mr. Willie H. Wright, Dr. Franklin Goldwire, Mr. Bill Boyd, Ms. Jessica Merritt, Ms. Suzanne Proctor, Ms. Tonya Gunn, Mr. Scott Hendrix, Ms. Wendy Fears, Mr. Richard Flowes, Mr. Travis Bazemore, Mr. Drew Boyd and Mr. Matthew Kuyendall

PARTICIPATION VIA TELECONFERENCE
None announced.

I - CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:03 pm.

II – INVOCATION
Chairman Corbitt offered the invocation.

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

IV – AGENDA APPROVAL
County Clerk Johnson advised of receipt of a request from the applicant to withdraw Old Business Item# 1-4 and staff's request to postpone New Business Item#11 and 16 to the August 3, 2021 meeting.
Commissioner Deloach made a motion to approve the agenda with the noted changes. Commissioner Kieffer seconded the motion. The motion carried motion carried unanimously.

V- MINUTES
Commissioner Kieffer made a motion to approve June 15, 2021 regular Commission meeting minutes. Commissioner Burdette seconded the motion. The motion carried motion carried unanimously.
Commissioner Loper made a motion to approve June 28, 2021 Special Called meeting minutes. Commissioner Deloach seconded the motion. Vice Chair Burdette abstained from voting due to absence. The motion carried.

VI- 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

VII – CORRESPONDENCE
Chairman Corbitt stated documents from this meeting are located in the Clerk’s office and on the Board of Commissioner’s website.

VIII – 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 approve the Audit Calendar for fiscal year 2021-2022. (2) Consideration to approve a Location Agreement for Historic Effingham Society to host a Fall Festival October 16, 2021 at 204 Early Street (3) Consideration to approve a Memorandum of Understanding between Savannah Technical College and Effingham County EMS to allow students to ride on ambulances (4) Consideration to approve to ratify and affirm an acceptance of a Grant Award for the Georgia Secretary of State Secure The Vote Help America Vote Act (HAVA) grant. Vice Chairman Burdette seconded the motion. The motion carried unanimously.

IX – OLD BUSINESS

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY JOSEPH DYCIES 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 (01)
This item was removed at agenda approval.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY JOSEPH DYCIES 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 (02)
This item was removed at agenda approval.
THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY JOSEPH DYCieres 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 (3) 
This item was removed at agenda approval.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY JOSEPH DYCieres 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 (4) 
This item was removed at agenda approval.

X – NEW BUSINESS

CONSIDERATION TO APPROVE AN AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS DISBURSEMENT (01) 
Finance Director Carpenter explained the first disbursement has already been received, therefore a plan for the disbursement of funds has to be submitted to the Department of Treasury. As noted, over $13 million will be utilized over the term, mostly on water and sewer.

Commissioner Deloach made a motion to approve ARPA grant funds. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LETTER OF ENGAGEMENT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND LANIER, DEAL & PROCTOR FOR AUDIT SERVICES (02) 
Finance Director Carpenter explained we do anticipate a single audit, as a result of the CARES Act funding, exceed $52,900. This will be the seventh year with this audit provider.

The Board directed Staff to consider planning for an RFP for next year’s audit services.

Commissioner Deloach made a motion to approve the request for the audit firm of Lanier, Deal, and Proctor for audit services. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RENEWAL OF THE SOLID WASTE COLLECTION AND RECYCLING SERVICES CONTRACT WITH ATLANTIC WASTE SERVICES, INC. (03) 
Purchasing Agent Bruton explained the initial term of this agreement was February 20, 2018 through June 30, 2021. Staff was notified on July 16, 2021, effective August 1, 2021 of Atlantic Waste’s increase in the water sludge rate from $54 to $60 per ton.
This will be the fifth year with Atlantic Waste’s contract.

Commissioner Loper made a motion to approve renewal with Atlantic Waste Services, Inc. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A RESOLUTION OF SURPLUS (# 021-036) WHICH CONSISTS OF A COUNTY VEHICLE (4)
Purchasing Agent Bruton explained a new vehicle has been obtained through the contract with Enterprise to replace this vehicle and will be a part of the Administrative Pool vehicles. The car was originally with the Tax Assessor’s office.

Commissioner Deloach made a motion to approve Resolution of Surplus (#021-036). Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #2 FOR CONTRACT 19-25-001 WITH PARKER ENGINEERING, LLC FOR ENGINEERING SERVICES FOR THE MCCALL AND BLUE JAY INTERSECTION IMPROVEMENTS (5)
Purchasing Agent Bruton explained the awarded amount was approximately $300,000.00 less than the allocated budget amount for this project. Effingham County staff would like to utilize those funds to explore additional intersection improvements focusing on McCall Road and Blandford Road, east of the Norfolk Southern railroad tracks. Change Order #1 was approved in May of 2021 for $3,500.00 to cover the site visit and field survey, utility locate, conceptual design services, conceptual design summary and opinion of probably cost. The total requested amount in Change Order #2 is $10,000.00. This brings the contract total to $79,000.00.

Commissioner Loper made a motion to approve Change Order #2 of Contract 19-25-001. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND VERIFY A SPEED LIMIT LIST PROVIDED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR ALL OFF-SYSTEM ROADWAYS (6)
Asst. County Manager Larson explained the Georgia Department of Transportation (GDOT) has requested that the County Board of Commissioners approve a posted speed limit on all roads within the County and state roads. The Board of Education is installing detective devices for speeding in school zones, this approval will allow them to do so.

Vice Chair Burdette made a motion to approve GDOT Speed Limit listing for off-system County roads. Commissioner Kieffer seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE THE PURCHASE OF FURNISHINGS FROM OFFICE SERVICES FURNITURE & SUPPLIES FOR THE NEW ADMINISTRATIVE BUILDING (7)

Asst. County Manager Larson explained due to configuration of the office spaces, most existing furniture in use at the current Administrative building will not effectively work in the new spaces. To keep costs as low as possible, all existing furniture in storage was considered for reuse and those pieces suitable for the space were added. The proposal includes State contract rates for installation only. Prices are State contract rate or discounted due to being floor displays or overstock. Prices include delivery and installation. Total cost is $175,280.64.

Vice Chair Burdette made a motion to approve the furniture purchase from Office Services Furniture & Supplies in the amount of $175,280.64. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED TO ACCEPT DEDICATION OF 1.04 ACRES FROM ROGER COURSEY AS A PORTION OF THE RIGHT-OF-WAY FOR JOSIAH MORGAN ROAD (8)

Asst. County Manager, Larson explained Between 2001 to 2020, Mr. Coursey sold 186.36 acres, leaving a 1.04-acre remaining. As the land was sold, deeds and plats assumed a 30 ft. ROW on Josiah Morgan Road, which has led to the 1.04-acre remaining. The road is currently not a full Right-of-way but the County has historically maintained the road.

Commissioner Deloach made a motion to approve the quit claim deed and dedication of 1.04 acre of right-of-way on a portion of Josiah Morgan Road. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GUYTON AND EFFINGHAM COUNTY BOARD OF COMMISSIONERS TO ALLOW THE ELECTIONS/BOARD OF REGISTRARS TO RUN THE 2021 MUNICIPAL ELECTIONS (9)

County Manager Callanan explained Guyton has requested to have the County Elections and Registration Department conduct its Municipal Elections in 2021. Guyton is currently hiring both a new City Clerk and City Manager and thus does not currently have anyone certified on staff to conduct the election. Guyton will get their interim Clerk certified to handle Qualification and Ethics.

Effingham County intends to conduct a countywide election for the re-imposition of SPLOST on the same day. Guyton will reimburse Effingham County based on a formula of 25% of the cost to run the election per registered voter. 1,827 registered voters, multiplied by $6.15 cost to run countywide election per voter multiplied by 25% = $2,809.13. If there is a runoff, then Guyton will reimburse the county for actual costs since there will not be a countywide election on runoff election date.

Vice Chair Burdette made a motion to approve IGA between City of Guyton and Effingham County Board of Commissioners to have County Elections and Registrations run 2021 Municipal Elections. Commissioner Kieffer seconded the
CONSIDERATION TO APPROVE ANNEXATION AGREEMENTS AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES LOCATED AT HIGHWAY 21 SOUTH AND RAHN STATION ROAD, MAP# 429-6 & 6A (10)

County Clerk, Johnson explained the City Manager, Matt Morris was present to answer questions related to this request.

Matt Morris, Springfield City Manager stated the city plans to create a downtown district which will include these parcels and several others. The city is in discussions with three owners in the industrial park that are willing to move forward with their own petition of annexation.

Commissioner Deloach made a motion to approve Petition Requesting Annexation. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH GREENROCK SUSTAINABLE WASTE SOLUTIONS FOR SOIL REMEDIATION AT THE ATLAS SITE (11)

This item was postponed to the August 3, 2021 commission meeting at the agenda approval.

CONSIDERATION TO APPROVE A FINAL PLAT FOR FAIR STREET SUBDIVISION LOCATED OFF OF FAIR STREET MAP# 422 PARCEL# 42 IN THE THIRD DISTRICT (12)

Commissioner Loper recused himself from voting due to family relations.

Planning & Zoning Manager Concannon explained two parcels have already been subdivided from the parent parcel within the past 12 months. The applicant wishes to subdivide an additional parcel, and therefore must request final plat approval for a major subdivision. There will be no new infrastructure and the parcels will be served by well and septic.

Mr. Craig Johnson approached in supported of his request.

Commissioner Deloach made a motion to approve the Final Plat for Fair Street Subdivision. Vice Chair Burdette seconded the motion. The motion carried unanimously. Commissioner Loper returned to the dais after the completion of the vote.

CONSIDERATION TO APPROVE A RESOLUTION (#021-037) CALLING FOR A REFERENDUM TO ALLOW AN "ECOMMERCE" FREEPORT EXEMPTION (13)

County Manager Callanan explained Effingham County Industrial Development Authority and the Effingham County Chamber of Commerce have requested the following exemption be added to the November election Ballot:

For the purpose of attracting new jobs and investments, shall Effingham County add to its existing Freeport exemptions the grant of an "e-commerce" Freeport exemption to the ad valorem taxation of the following: stock in trade of a fulfillment center which, on January 1, are stored in a fulfillment center and which are made available to remote purchasers who may make such purchases by electronic, Internet, telephonic, or other
Mr. Andy Cripps, Director of the Chamber of Commerce commented that it was his understanding this fourth exemption was not included in the previous exemption approved by the Board of Commissioners.

Vice Chair Burdette made a motion to approve to allow an “e-commerce” Freeport exemption Referendum Resolution. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LETTER OF SUPPORT TO THE CHILDREN’S ADVOCACY CENTER OF GEORGIA RELATED TO THE EXPANSION OF THE TEAL HOUSE TO OPERATE AT THE COUNTY-OWNED BUILDING AT 204 EARLY STREET IN SPRINGFIELD (14)

County Manager Callanan explained the Effingham County Sheriff’s Office has worked with The Teal House representatives and has recommended support of their expansion to our county. The Teal House is in need of a location in which they may perform their services and we are proposing the building at 204 Early Street, in Springfield, for their use. The organization currently works out of offices in Bulloch County.

The organization provides advocacy for victims of sexual assault through direct services and liaison relationships including medical, legal, social services, and law enforcement. This service will be beneficial to residents in our community who are in need of this assistance.

Ms. Lakeidra Lee, a representative of the association confirmed there is an increase in sexual and physical abuse in Effingham County. Support has been received from the municipal police departments, Effingham County Sheriff’s office and the Department of Family and Children Services.

Sheriff McDuffie shared input and expressed support of the request. Commitments have been received from the municipalities to financially support the cause.

Commissioner Loper made a motion to approve the Letter of Support to The Teal House. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM ESRI INC. TO RENEW GIS SOFTWARE SUPPORT IN THE AMOUNT OF $50,000 (15)

Asst. County Manager Larson explained the county has maintained an Enterprise License Agreement (ELA) with ESRI for GIS software in 3-year intervals. The 3-year agreement was approved in FY 2021. This is an annual renewal for the second of 3 installment payments of $50,000. This renewal allows for an unlimited number of licenses and updates for each piece of GIS software available. Most employees in the county utilizes this software.

Vice Chair Burdette made a motion to approve the ESRI Enterprise License Agreement Annual Renewal Installment Payment. Commissioner Floyd seconded the
CONSIDERATION TO APPROVE THE LEVEL 2 COUNTYWIDE PROJECT LIST AND UNINCORPORATED PROJECT LIST ASSOCIATED WITH THE RE-IMPOSITION OF THE COUNTYWIDE SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) (18)
County Manager Callanan explained Effingham County intends to put the SPLOST renewal on the November ballot. The current 2017 SPLOST expires in June 2022 and lasted 5 years.
Effingham County is currently in negotiations with the cities to finalize an intergovernmental agreement relating to the upcoming SPLOST. Staff is proposing a 6 year SPLOST which is allowed without an intergovernmental agreement. The list assumes a 6 year SPLOST. The intent is to have the call for referendum and intergovernmental agreement before the Commission on August 3, 2021.

Effingham County has 2 projects lists, one for countywide projects and one for its pro rata share of funds for the incorporated area based on population. The Level 2 list is funded by 20% of total collections estimated to be $16 million. The unincorporated list is funded by its pro rata shares and estimated to be $47,622,400. A list has been received from the City of Springfield, staff is still awaiting a list from Rincon and Guyton.

Commissioner Deloach made a motion to approve the Level 2 Countywide and unincorporated project lists regarding the reimposition of the countywide SPLOST. Commissioner Loper seconded the motion. The motion carried unanimously.
ADDITION TO AGENDA

CONSIDERATION TO APPROVE CONTRACT 21-25-003-2 WITH PEEK PAVEMENT MARKINGS, LLC FOR LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) SAFETY ACTION PLAN (SAP) PROJECT (19)
Assistant County Manager Larson explained this is a special allocation of LMIG funds. The Georgia Department of Transportation has provided a list roads indicating a high-risk crash history. The roads noted are not scheduled for improvements within the next five years. The improvements include rumble strips, striping and additional signage. There were two rounds of bidding, one bid was received from Peek Pavement Markings, LLC in the amount of $217,198.38. This is above the $200,000 budgeted amount, however, Staff recommends approval.

Commissioner Floyd made a motion to approve Level 2 Countywide Project List. Vice Chair Burdette seconded the motion. The motion carried unanimously

XI– REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS
County Manager Callanan discussed the following:
- COVID Update – to be placed on our website.
- Emergency Purchase – a culvert collapsed Old Louisville Road and replacement of a generator on the North Tower

County Clerk Johnson discussed the following:
- ACCG 2021 County Reconnect Conference – to be held November 12-15, 2021 at the Savannah Convention Center. This is an opportunity to receive course credit.
- ACCG Fall Regional Meetings on LOST Negotiations & Redistricting – Bulloch County Wednesday, September 29, 2021.
- 35th Chamber Annual Meeting - to be held Thursday, August 19, 2021 at 6 pm at the Local on Laurel. The BOC receives a table of eight under our professional services agreement.
- ACCG Local Redistricting Webinar – to be held Wednesday, July 21st from 10:00 AM – 11:00 M
- EOM Monthly Report- June 2021 has been provided.
- McCall Road Groundbreaking – what days are best for the Board. Suggestion would be Friday, July 30th or Monday, August 2nd at 11:00 AM.
- Effingham Parkway Groundbreaking – what days are best for the Board? Friday, August 20th or a date in September?

Commissioner Deloach discussed the following:
- TSPLOST project list – information needs to be provided to the public noting the roads on the list for improvement

Commissioner Kieffer discussed the following:
- Effingham HEROS – to hold a fishing rodeo in August

Commissioner Floyd discussed the following:
- Roundabout @ Hwy. 17 & Blue Jay Road status- staff advised the projected is operated by the State, will gather information and advise.

XII – EXECUTIVE SESSION
No executive session was held at this meeting.
XIII- EXECUTIVE SESSION MINUTES
No minutes to be approved.

XIV – PLANNING BOARD

DANIEL BEN-YISRAEL as agent for ROBERT FLETCHER & LYNETTE D.

WALDHOUR - SKETCH PLAN (01): The Planning Board recommends approving an application by Daniel Ben-Yisrael, as agent for Robert Fletcher & Lynette D. Waldhour for a Sketch Plan for “Parker’s Kitchen” located at 2366 Hwy 17 South, zoned B-3 Map# 326 Parcel# 17C in the First District.

Planning & Zoning Manager Concannon explained the initial submission included preservation of the oak trees on the property. As a result of the area identified as best and highest use for the septic system, the trees will not be able to be preserved.

Mr. Daniel Ben-Yisrael, Real Estate Development Manager for Parker Companies confirmed as result of the redesign related to the septic system the trees will not remain, however a robust landscaping plan will be implemented to complement the architecture.

Commissioner Floyd made a motion to approve of the sketch plan for “Parker’s Kitchen–Blue Jay Road. Commissioner Loper seconded the motion. The motion carried unanimously.

COUNTRYSIDE BAPTIST CHURCH – PUBLIC HEARING (02): The Planning Board recommends approving an application by Countryside Baptist Church for a Variance located at 1201 Noel C. Conaway Road to exceed the maximum sign size in an AR-2 zoning district Map# 375 Parcel# 4 in the First District.

Planning & Zoning Manager Concannon explained there is an existing sign the applicant wishes to replace with an LED message center sign. There is approximately 535 feet of frontage. Pastor Rick Flowers, Countryside Baptist Church approached in support of the request. No one spoke in opposition of the petition.

Commissioner Floyd made a motion to approve request to waive the maximum size allowed for a sign on an AR-2 parcel, with the following conditions:

1. The sign shall not encroach into the street right-of-way, or be within 25 feet of an established street intersection, or obstruct driver visibility.

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

COUNTRYSIDE BAPTIST CHURCH – SECOND READING (03): Consideration to approve the Second Reading of an application by Countryside Baptist Church for a Variance located at 1201 Noel C. Conaway Road to exceed the maximum sign size in an AR-2 zoning district Map# 375 Parcel# 4 in the First District.

Commissioner Floyd made a motion to approve the Second Reading. Commissioner Loper seconded the motion. The motion carried unanimously.
MINUTES OF THE JULY 20, 2021 BOC MEETING CONTINUED

PINEHILL GROUP, LLC/MATTHEW BYRD as agent for SUZANNE B. SPIVEY – PUBLIC HEARING (04): The Planning Board recommends approving an application by Pinehill Group, LLC/Matthew Byrd as agent for Suzanne B. Spivey to rezone 16.95 acres located on Noel C. Conaway Road from AR-1 to R-3 for future development of a multi-family residential community Map# 376 Parcel# 16 in the First District.

Planning & Zoning Manager Concannon explained permitted uses in R-3 include single and multi-family housing and some commercial uses. The R-3 multi-family zoning district allows up to 12 units per acre, and up to 40% lot coverage. The sketch plan review process will involve a required pre-application meeting with Development Services, the Fire Chief, and Engineering, to clarify road design & ownership, parcel subdivision, parking needs, and housing types. County water and sewer is available within this location.

Mr. Fred Williams and Ms. Suzanne Proctor confirmed support of the request. Ms. Proctor stated she has approached the Board of Education about purchasing the property on two occasions. Mr. Fred Williams stated the housing will be sold for $170,000 - $200,000.

Sheriff Jimmy McDuffie expressed concern for the probability of crime in the area.

The Board participated in an at length discussion about if the use is conducive and consistent to the surrounding uses of the property.

Commissioner Floyd made a motion to postpone the request to the September 7, 2021 commission meeting. Commissioner Deloach seconded the motion. Commissioner Kieffer opposed the motion. Commissioners Floyd, Burdette, Deloach and Loper approved of the motion. The motion carried unanimously.

PINEHILL GROUP, LLC/MATTHEW BYRD as agent for SUZANNE B. SPIVEY – SECOND READING (05): Consideration to approve the Second Reading of an application by Pinehill Group, LLC/Matthew Byrd as agent for Suzanne B. Spivey to rezone 16.95 acres located on Noel C. Conaway Road from AR-1 to R-3 for future development of a multi-family residential community Map# 376 Parcel# 16 in the First District.

This item was automatically postponed to the September 7, 2021 commission meeting due to the action of the previous item.

SFG CH/CHESTERFIELD – PUBLIC HEARING (06): The Planning Board recommends approving an application by SFG CH/Chesterfield for a PD Text Amendment located at Hwy 21 and Old Augusta Road South to eliminate the right of way reservation at the GA International Trade Center Map# 466 Parcel# 8, 8A, 8B, 10, 11 in the Second District.

Planning & Zoning Manager Concannon explained the Exley Tract North & South PD-MU Development Text stipulates that the developer reserve right of way for the county to develop as a connector between Hwy 21 and the Effingham Parkway. Construction of the connector must start on or before June 1, 2023, or the right of way shall be released from the reservation (PD-MU Development Text, section A. General Description). The developer requests early release from the right of way.
MINUTES OF THE JULY 20, 2021 BOC MEETING CONTINUED

reservation. Changes such as street access or alignment, and public or common areas, are treated as minor amendments however, this request involves a proposed connection between Hwy 21 and the Effingham Parkway, staff have determined that the request for early release from the right of way reservation is a major amendment.

Mr. Matthew Kuyendall, with Chesterfield approached in support of the request. There was no opposition to the petition.

Vice Chair Burdette made a motion to approve the Planned Development Text Amendment. Commissioner Loper seconded the motion. The motion carried unanimously.

SFG CH/CHESTERFIELD – SECOND READING (07): Consideration to approve the Second Reading of an application by SFG CH/Chesterfield for a PD Text Amendment located at Hwy 21 and Old Augusta Road South to eliminate the right of way reservation at the GA International Trade Center Map# 466 Parcel# 8, 8A, 8B, 10, 11 in the Second District.

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

DREW IRA BOYD as agent for BETHANY CHERNICK – PUBLIC HEARING (08): The Planning Board recommends approving an application by Drew Ira Boyd as agent for Bethany Chernick to rezone 3.04 acres located at 744 & 796 Old Dixie Highway from AR-1 to AR-2 to allow for the division and recombination of parcels Map# 387 Parcel# 21 and Map# 365 Parcel# 34 in the Third District.

Planning & Zoning Manager Concannon explained the applicant wishes to change boundaries and recombine properties. Staff recommends approval.

Mr. Drew Boyd approached in support of his request, there was no opposition to the petition.

Commissioner Deloach made a motion to approve request to rezone 3.04 acres from AR-1 to AR-2, with the following conditions:

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

Commissioner Kieffer seconded the motion. The motion carried unanimously.

DREW IRA BOYD as agent for BETHANY CHERNICK – SECOND READING (09): Consideration to approve the Second Reading of an application by Drew Ira Boyd as agent for Bethany Chernick to rezone 3.04 acres located at 744 & 796 Old Dixie Highway from AR-1 to AR-2 to allow for the division and recombination of parcels Map# 387 Parcel# 21 and Map# 365 Parcel# 34 in the Third District.

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

SCOTT ANDREWS HENDRIX as agent for ROBERT & WENDY FEARS – PUBLIC HEARING (10): The Planning Board recommends approving an application by Scott Andrews Hendrix as agent for the Robert & Wendy Fears to rezone 2.86 acres located...
on Country Way & Country Court East from AR-1 to AR-2 to allow for the division and recombination of parcels Map# 344A Parcel# 23 & 25 in the Third District Planning & Zoning Manager Concannon explained in the property is identified as Country Acres. The applicant proposes to rezone to subdivide and recombine parcels. Since this development is a major subdivision a final plat will be presented at future meeting.

Mr. Scott Hendrix supported the request, there was no opposition to the petition. Commissioner Deloach made a motion to approve request to rezone 2.86 acres from AR-1 to AR-2, with the following conditions:

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

Commissioner Loper seconded the motion. The motion carried unanimously.

SCOTT ANDREWS HENDRIX as agent for the ROBERT & WENDY FEARS – SECOND READING (11): Consideration to approve the Second Reading of an application by Scott Andrews Hendrix as agent for the Robert & Wendy Fears to rezone 2.86 acres located on Country Way & Country Court East from AR-1 to AR-2 to allow for the division and recombination of parcels Map# 344A Parcel# 23 & 25 in the Third District

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

LYNNETTE H. TUCK – PUBLIC HEARING (12): The Planning Board recommends approving an application by Lynnette H. Tuck to rezone 2 acres out of 10 acres located at 5296 Highway 119 North from AR-1 to AR-2 to allow for the creation of a home site Map# 422 Parcel# 41 in the Third District Planning & Zoning Manager Concannon explained the request is to rezone 2 acres for a home site. Staff recommends approval.

Mr. Travis Bazemore state the applicant would like to deed a portion of the property family. There was no opposition to the petition.

Commissioner Deloach made a motion to approve request to rezone 2 of 10 acres from AR-1 to AR-2, with the following conditions:

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

Commissioner Loper seconded the motion. The motion carried unanimously.

LYNNETTE H. TUCK – SECOND READING (13): Consideration to approve the Second Reading of an application by Lynnette H. Tuck to rezone 2 acres out of 10 acres located at 5296 Highway 119 North from AR-1 to AR-2 to allow for the creation of a home site Map# 422 Parcel# 41 in the Third District

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

ANGIE D. WALLACE – PUBLIC HEARING (14): The Planning Board recommends approving an application by Angie D. Wallace for a Variance located at 2855 McCall Road to allow for the placement of an accessory structure in a front yard on R-1 zoned
MINUTES OF THE JULY 20, 2021 BOC MEETING CONTINUED

parcel Map# 413 Parcel# 6A in the Fourth District
Planning & Zoning Manager Concannon explained there is a concrete pad in the front yard of the property. The structure has been relocated. There is no hardship, as there is ample space in the side and rear of the primary structure for an accessory building. However, the concrete pad location is located more than 95’ from the front property boundary, exceeding front setback requirements for all zoning districts. The residence is located over 120’ from the front property boundary. While the accessory building will be located in front of the residence on the lot, both buildings exceed front setback requirements. The pad is screened from the road by trees.

There was no opposition to the petition. Commissioner Loper made a motion to approve request to allow an accessory structure in a front yard on an R-1 zoned parcel, with the following conditions:
1. A building permit for the accessory structure must be obtained from Development Services.
Commissioner Deloach seconded the motion. The motion carried unanimously.

ANGIE D. WALLACE – SECOND READING (15): Consideration to approve the Second Reading of an application by Angie D. Wallace for a Variance located at 2855 McCall Road to allow for the placement of an accessory structure in a front yard on R-1 zoned parcel Map# 413 Parcel# 6A in the Fourth District

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

CHRIS SHEA & ALICE HURST as agent for JOHN P. SHEA & REBECCA SHEA – PUBLIC HEARING (16): The Planning Board recommends approving an application by Chris Shea & Alice Hurst as agent for John P. Shea & Rebecca Shea for a Variance located at 315 Orville Road to allow for the sale of parcels from a minor subdivision Map# 344 Parcel# 26 in the Fourth District
Planning & Zoning Manager Concannon explained Orville Road is a private road which currently serves more than three parcels. The applicant intends to subdivide a lot for sale.
Mr. Chris Shea stated the parcel is 44.73 acres with the intent to create three 15 acre tracts with site built homes consisting of approximately 2000 square feet. A homeowner’s association will be created to establish an avenue for residents to contribute to the upkeep of the road.
County Attorney Newberry advised a statement can be noted on the plat that the road is private and is not maintained by the County.

Commissioner Loper made a motion to approve the request for a variance from Sections 6.2.12(1). Commissioner Deloach seconded the motion. The motion carried unanimously.

CHRIS SHEA & ALICE HURST as agent for JOHN P. SHEA & REBECCA SHEA – SECOND READING (17): Consideration to approve the Second Reading of an application by Chris Shea & Alice Hurst as agent for John P. Shea & Rebecca Shea for a
Variance located at 315 Orville Road to allow for the sale of parcels from a minor subdivision Map# 344 Parcel# 26 in the Fourth District

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

**TRAVIS BAZEMORE – PUBLIC HEARING (18):** The Planning Board recommends approving an application by Travis Bazemore to rezone 4 out of 11.70 acres located off of Nellie Road from AR-1 to AR-2 to allow for division of the parcel Map# 461 Parcel# 12 in the Fifth District.

Planning & Zoning Manager Concannon explained the request is to rezone 4 acres. The remaining acreage will be combined with an adjacent parcel. Staff recommends approval.

Mr. Travis Bazemore approached in support of his request. There was no opposition to the petition.

Commissioner Kieffer made a motion to approve the request to rezone 4 of 11.7 acres from **AR-1** to **AR-2**, with the following conditions:

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

Vice Chair Burdette seconded the motion. The motion carried unanimously

**TRAVIS BAZEMORE – SECOND READING (19):** Consideration to approve the Second Reading of an application by Travis Bazemore to rezone 4 out of 11.70 acres located off of Nellie Road from AR-1 to AR-2 to allow for division of the parcel Map# 461 Parcel# 12 in the Fifth District.

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

**DOUGLAS EDWARDS** as agent for **DELAND PROPERTIES, LLC – PUBLIC HEARING (20):** The Planning Board recommends approving an application by Douglas Edwards as agent for Deland Properties, LLC for a Variance located at 169 & 183 Commercial Court to waive the 50-foot buffer requirement between commercial and industrial zoned parcels Map#465D Parcel# 12 & 13 in the Fifth District.

Planning & Zoning Manager Concannon explained this is a developed business park and therefore implementing buffers are infeasible. This use will not create a negative impact on this location. Staff recommends approval.

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

Commissioner Kieffer made a motion to approve request for variance from the 50’ buffer requirement between B-3 and I-1. Vice Chair Burdette seconded the motion. The motion carried unanimously

**DOUGLAS EDWARDS** as agent for **DELAND PROPERTIES, LLC – SECOND READING (21):** Consideration to approve the Second Reading of an application by Douglas
Edwards as agent for Deland Properties, LLC for a Variance located at 169 & 183 Commercial Court to waive the 50 foot buffer requirement between commercial and industrial zoned parcels Map#465D Parcel# 12 & 13 in the Fifth District

Commissioner Kieffer made a motion to approve the request. Commissioner Loper seconded the motion. The motion carried unanimously

TONYA GUNN as agent for PATRICIA B. ANDERSON – PUBLIC HEARING (22): The Planning Board recommends approving an application by Tonya Gunn, as agent for Patricia B. Anderson to rezone 2.75 acres located at Holly Lane from AR-1 to AR-2 to allow for the division of the parcel Map# 476 Parcel# 13 in the Fifth District. Planning & Zoning Manager Concannon explained the request is to rezone for a home site.
Tonya Gunn approached in support of her request. There was no opposition to the petition.

Commissioner Kieffer made a motion to approve request to rezone 2.75 acres from AR-1 to AR-2, with the following conditions:
1. The lots shall meet the requirements of the AR-2 zoning district.
Vice Chair Burdette seconded the motion. The motion carried unanimously

TONYA GUNN as agent for PATRICIA B. ANDERSON – SECOND READING (23)
Consideration to approve the Second Reading of an application by Tonya Gunn, as agent for Patricia B. Anderson to rezone 2.75 acres located at Holly Lane from AR-1 to AR-2 to allow for the division of the parcel Map# 476 Parcel# 13 in the Fifth District

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

XV – ADJOURNMENT
At 8:13 pm, there being no further business, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

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