EFFINGHAM COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

July 21, 2020

The Board of Commissioners of Effingham County, Georgia, Mr. Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer were present for the regular Commission meeting at 5:00 pm on Tuesday, July 21, 2020 in the Commissioners Meeting Room at the Effingham County Administrative Complex. Mr. Wesley Corbitt was not present for the meeting. This meeting was also shared via teleconference.

STAFF ATTENDING THE MEETING
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry - County Attorney, Ms. Stephanie Johnson – County Clerk, Mrs. Vicki Dunn – HR Director, Mrs. Christy Carpenter – Finance Director, Mr. Charlie George – Development Services Director, Mrs. Teresa Concannon – County Planner and Mrs. Alison Burton – Purchasing Tech

PERSONS ATTENDING THE MEETING
Mr. Bobby Smith, Mr. Clifford Miller, Ms. Kay Smith, Bri & Wade Durrence, Ms. Betty Zipperer, Mr. Chad Zittrover, Mr. Warren Ratchford, Ms. Lexie Shockley, Ms. Tina Hall, Ms. Melissa Hall, Ms. Vera Braswell and Ms. Kimberly Lopez

PERSONS ATTENDING THE MEETING (announced via telephone)
Mrs. Kristen Achtziger

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

II - INVOCATION
Vice Chairman Deloach gave the invocation.

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

IV - AGENDA APPROVAL
County Clerk Johnson requested to have the following Planning Board Items postponed to the August 18, 2020 commission meeting: Item# #1 and 2 and Item# 7and 8.

Commissioner Loper made a motion to approve the agenda with the noted changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.
V - MINUTES
Commissioner Loper made a motion to approve the July 7, 2020 regular commission meeting minutes as read. Vice Chairman Deloach seconded the motion. The motion carried unanimously.

VI - PUBLIC COMMENTS
Vice Chairman Deloach stated public comment should be limited to agenda items only.

VII - CORRESPONDENCE
Vice Chairman Deloach explained all correspondence and documents from the meeting are located in the Clerk’s office and on the Board of Commissioner’s website.

VIII - APPEARANCE - 5:05 pm
Mrs. Annette Maddox was slated for an appearance but was not present.

IX - CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda items: (1) Consideration to approve to renew the Fire Protection Services Agreement with the City of Guyton. Commissioner Floyd seconded the motion. The motion carried unanimously.

X - NEW BUSINESS
CONSIDERATION TO APPROVE A PAYMENT TO THE CITY OF RINCON FOR ESTIMATED RESIDENTIAL UNITS (ERUs) (01):

Finance Director Carpenter explained staff is recommending a refund of ERU payments to the City of Rincon for payments made after the City of Savannah Contract was completed. Since the City of Savannah contract has been satisfied, the City of Rincon has submitted 169.34 ERUs to the county at the full rate of $1078. In accordance with the agreement, the $900 for each of the subsequent ERUs should be refunded to Rincon, a total of $152,406. City of Rincon has a remaining contractual balance of $59,391.48 that will be due to the county at a rate of $178/ERU as permits are issued by the city.
Commissioner Loper made a motion to approve the payment of $152,406 to the City of Rincon. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT FOR THE COASTAL REGIONAL COMMISSION AREA AGENCY ON AGING #2021-08 FOR FISCAL YEAR 2021 (02):

Finance Director Carpenter explained this contract from the CRC totals $224,834 which equals approximately 9,793 congregate meals and 12,414 home delivered meals. The county's required match is $14,791.

Commissioner Burdette made a motion to approve the Coastal Regional Commission Area Agency on Aging Contract as submitted. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR INMATE WORK DETAIL FOR FISCAL YEAR 2021 (03):

Purchasing Tech Bruton explained a new agreement has been received from GDOT for an inmate work detail. The Georgia Department of Transportation distributes 85% of the salary for the correctional supervisor provided by the County; the County pays the remaining 15 percent.

Commissioner Kieffer made a motion to approve the Agreement as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH STRYKER FOR TECHNICAL SERVICE SUPPORT FOR EMERGENCY MEDICAL SERVICES (EMS) EQUIPMENT (04):

Purchasing Tech Bruton explained Effingham County EMS has a Service agreement with Physio Control for LifePak devices and a Service Agreement with Stryker for LUCAS and Power Cot devices. Stryker has purchased Physio Control and is now operating under the Stryker Brand. Stryker has proposed a three year service agreement for all of the covered equipment and pro-rates pricing on products to create a end date for ease of renewal in the future.
Commissioner Loper made a motion to approve the technical services support agreement. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH VERTIV SERVICES FOR UPS BATTERY REPLACEMENT AT THE 911 CENTER (05):

Purchasing Tech Bruton explained Vertiv has submitted a proposal to replace UPS batteries at the Effingham Multi-Agency Call Center in the amount of $9,967.36. Vertiv Services is the sole source vendor for service on Liebert Npower UPS units. This proposal has been reviewed and approved to form by the County Attorney.

Commissioner Floyd made a motion to approve the contract with Vertiv Services for UPS Battery replacement services in the amount of $9,967.36. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AWARDING A CONTRACT TO MCCLENDON ENTERPRISE FOR THE LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG) ROAD WORK PROJECT (06):

County Engineer George explained bids were solicited for maintenance on five roads and restriping of two additional roads. Five bids were received. McClendon Enterprises was the low bidder in the amount of $931,476.27. Staff recommends approval of the contract.

Commissioner Floyd made a motion to approve the recommendation to award the contract to McClendon Enterprises based on their qualifications and bid submitted. Commissioner Burdette seconded the motion. The motion carried unanimously.

DISCUSSION ON PROPOSED CHANGES TO THE WATER AND SEWER RATES (07):

Finance Director Carpenter explained since 2012 the City of Savannah has increased the cost of water by (38%) thirty-eight percent. Rates were increased in 2014 for water, but the sewer rates have remained the same since 2011. Said changes will result in an increase of $4.66 per residential home and $60.06 to the average commercial customer.
There was a brief dialogue among the Board and Staff regarding the proposed changes. This item will be on the agenda for a vote at the August 4, 2020 commission meeting.

**X – REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS**

County Manager Callanan discussed the following:

1. **Special Called Meeting**
   - Meeting to approve the Call for Referendum on July 29th.

2. **City of Rincon Fire Agreement**
   - Finalizing details, slated for the August 4th agenda.

County Clerk Johnson discussed the following:

1. **EOM Monthly Report**
   - The June 2020 Financial Report was provided.

2. **Planting of tree for Elizabeth Hursey**
   - Scheduled for August 4, 2020 at 4:00 pm

Commissioner Burdette discussed the following:

1. **Video System & Teleconferencing**
   - Discussed finding a system which supports the need for the public to call in and view meetings.

Commissioner Floyd discussed the following:

2. **Courthouse/Midland Project**
   - Asked for a status update. County Manager Callanan stated the project should be moving forward in the immediate future.

**XI – EXECUTIVE SESSION**

No executive session was held.

**XII- EXECUTIVE SESSION MINUTES**

There were no meeting minutes to be approved.

**XIII – PLANNING BOARD**

**THE RATCHFORD FIRM, AS AGENT FOR TP2, LLC. – PUBLIC HEARING (01A):** The Planning Board recommends approving an application by The
Ratchford Firm, as agent for TP2, LLC to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to B-2 Map# 221 Parcel# 9 in the Third District

County Planner Concannon gave a synopsis of the request.

Mr. Warren Ratchford and Ms. Lexye Shockley addressed the Board in support of the request. Tina and Melissa Hall expressed opposition for the request citing concern around the road condition and safety issues.

Vice Chairman Deloach made a motion to deny the request. Commissioner Burdette seconded the motion. The motion carried unanimously.

**THE RATCHFORD FIRM, AS AGENT FOR TP2, LLC. – SECOND READING (01B):** Consideration to approve the Second Reading of an application by Travis Andrews for a Conditional Use-Rural Business located at 525 Elkins Cemetery Road to operate a golf cart repair business Map# 273A Parcel# 5 in the First District

Due to the previous action, this item was automatically denied.

**TERAMORE DEVELOPMENT – PUBLIC HEARING (01):** The Planning Board recommends approving an application by Teramore Development to rezone 0.78 acres out of 1.41 acres located at the corner of Midland Road and Highway 17 South from AR-2 to B-3 to combine with an existing parcel for a retail development Map# 297A Parcel# 3 in the First District

This item was postponed to the August 18, 2020 commission meeting at the agenda approval.

**TERAMORE DEVELOPMENT – SECOND READING (02):** The Planning Board recommends approving an application by Teramore Development to rezone 0.78 acres out of 1.41 acres located at the corner of Midland Road and Highway 17 South from AR-2 to B-3 to combine with an existing parcel for a retail development Map# 297A Parcel# 3 in the First District

This item was postponed to the August 18, 2020 commission meeting at the agenda approval.

**WADE DURRENCE – PUBLIC HEARING (03):** Consideration to approve an application by Wade Durrence for a Variance Use located at 124 N. Canoochee Ave to reduce the rear setbacks from 5 feet to 3 feet for an accessory building
and from 15 feet to 6.5 feet for the primary building at 235 Ogeechee Ave to allow an existing garage to be included on 124 N. Canoochee Ave property Map# 330A Parcel# 11D in the First District.

County Planner Concannon explained the parcel has been built up over time with various buildings. The applicant would like to move the property lines to accommodate the buildings on the property.

Mr. Wade Durrence approached in support of his request. There was no opposition to the item.

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

1. The rear setback for the primary building will be 6.5 feet.
2. The rear setback for the secondary building will be 3 feet.
3. The owner of parcel 330A-6D must agree in writing to the property line change.

Commissioner Loper seconded the motion. The motion carried unanimously.

**WADE DURRENCE – SECOND READING (04):** Consideration to approve an application by Wade Durrence for a Variance Use located at 124 N. Canoochee Ave to reduce the rear setbacks from 5 feet to 3 feet for an accessory building and from 15 feet to 6.5 feet for the primary building at 235 Ogeechee Ave to allow an existing garage to be included on 124 N. Canoochee Ave property Map# 330A Parcel# 11D in the First District

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

**CHAD ZITTROUER, AS AGENT FOR BROOKS WARNELL – PUBLIC HEARING (05):** Consideration to approve an application by Chad Zittouer, as agent for Brooks Warnell requests to rezone 111.5 acres out of 264.3 acres located on US Hwy 80 from AR-1 to I-1 for a surface mine Map# 354 Parcel# 45 in the First District

County Planner Concannon explained this is a request to expand on an existing pit. Staff recommends approval with stipulations related to industrial zoning.

Mr. Chad Zittouer stated this is an expansion of an existing pit and the entry/exit will continue from Highway 80.
Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
2. Applicant meets the requirements of Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.
3. Business operator meets the requirements of Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.
4. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. All wetland impacts are approved and permitted by USACE and a copy submitted to Development Services.
6. The subdivision plat must be approved by the zoning office and health department.
7. The applicant shall notify the Zoning Administrator 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, a minor recombination subdivision plat shall be submitted to the County and the zoning of the property shall revert to its original AR-1.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**CHAD ZITTROUER, AS AGENT FOR BROOKS WARNELL – SECOND READING (06):** Consideration to approve the Second Reading of an application by Chad Zittrouer, as agent for Brooks Warnell requests to rezone 111.5 acres out of 264.3 acres located on US Hwy 80 from AR-1 to I-1 for a surface mine Map# 354 Parcel# 45 in the First District

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

**DEBORAH OETGEN – PUBLIC HEARING (07):** The Planning Board recommends approving an application by Deborah Oetgen to rezone 27.68 acres out of 141.73 acres from AR-1 to I-1 and 20.58 acres from R-4 to I-1 located at 504 Godley Road Map# 399 Parcel# 3A/3S in the First District

This item was postponed to the August 1, 2020 commission meeting at the agenda approval.

**DEBORAH OETGEN – SECOND READING (08):** Consideration to approve the Second Reading of an application by Deborah Oetgen to rezone 27.68 acres out
of 141.73 acres from AR-1 to I-1 and 20.58 acres from R-4 to I-1 located at 504 Godley Road Map# 399 Parcel# 3A/3S First District

This item was postponed to the August 1, 2020 commission meeting at the agenda approval.

BEVERLY WEREDYK – PUBLIC HEARING (09): The Planning Board recommends approving an application by Beverly Weredyk to rezone 1 acre located at 1875 Goshen Road from AR-1 to AR-2 to combine with an adjacent parcel Map# 435G Parcel# 21 in the Second District

County Planner Concannon explained the request is to rezone to recombine the properties. Staff recommends approval.

No one spoke in favor or against the request.

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

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts are approved and permitted by USACE and a copy submitted to Development Services.
4. Recombination plat must be approved by the Zoning Administrator. Commissioner Loper seconded the motion. The motion carried unanimously.

BEVERLY WEREDYK – SECOND READING (10): Consideration to approve the Second Reading of an application by Beverly Weredyk to rezone 1 acre located at 1875 Goshen Road from AR-1 to AR-2 to combine with an adjacent parcel Map# 435G Parcel# 21 in the Second District

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

THE RATCHFORD FIRM, AS AGENT FOR TP2, LLC. - PUBLIC HEARING (11): The Planning Board recommends approving an application by The Ratchford Firm, as agent for TP2, LLC to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to B-2 Map# 221 Parcel# 9 in the Third District

Moved at the beginning of Planning Board presentments to Item#1A
THE RATCHFORD FIRM, AS AGENT FOR TP2, LLC. – SECOND READING (12):
The Planning Board recommends approving an application by The Ratchford Firm, as agent for TP2, LLC to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to B-2 Map# 221 Parcel# 9 in the Third District

Moved at the beginning of Planning Board presentments to Item# 1B

VERA BRASWELL – PUBLIC HEARING (13): The Planning Board recommends approving an application by Vera Braswell to rezone 2 acres out of 29.12 acres located at 207 Newton Road from AR-1 to AR-2 Map# 252 Parcel# 8 in the Third District

County Planner Concannon explained the applicant would like to rezone to subdivide. Staff recommends approval.

Ms. Vera Braswell stated her granddaughter currently lives on the property in a mobile home. The intent is to give the property to her granddaughter to build a home. No one spoke in opposition of the request.

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

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts are approved and permitted by USACE and a copy submitted to Development Services.
4. Subdivision plat is approved by the Health Department and the Zoning Administrator.

Commissioner Loper seconded the motion. The motion carried unanimously.

VERA BRASWELL – SECOND READING (14): Consideration to approve the Second Reading of an application by Vera Braswell to rezone 2 acres out of 29.12 acres located at 207 Newton Road from AR-1 to AR-2 Map# 252 Parcel# 8 in the Third District

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

CLIFFORD MILLER – PUBLIC HEARING (15): The Planning Board recommends approving an application by Clifford Miller to rezone 1.01 acre
located at 357 Wallace Drive from AR-1 to R-1 Map# 366C Parcel# 2 in the Third District

County Planner Concannon explained the applicant would like to rezone for more favorable setbacks and to possibly tie into the City of Springfield utilities which would allow the property to be subdivided.

Mr. Clifford Miller stated he would like to ultimately subdivide the property for his daughter to build a home. No one spoke against the request.

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

1. Lot must meet the requirements of the R-1 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

CLIFFORD MILLER – SECOND READING (16): Consideration to approve the Second Reading of an application by Clifford Miller to rezone 1.01 acre located at 357 Wallace Drive from AR-1 to R-1 Map# 366C Parcel# 2 in the Third District

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

KAY HANBERRY SMITH, AGENT FOR CHERYL HANBERRY DICKEY – PUBLIC HEARING (17): The Planning Board recommends approving an application by Kay Hanberry Smith, agent for Cheryl Hanberry Dickey and Roberta Partain to rezone 6.20 acres located on Kieffer Hill Road from AR-1 to AR-2 Map# 387 Parcel# 20 in the Third District

County Planner Concannon explained Staff and Planning Board recommend approval of the request to rezone.

Ms. Kay H. Smith stated she would like to rezone to allow her grandson to move on the property. No one spoke in opposition of the request.

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

1. The lots must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts are approved and permitted by USACE and a copy submitted to Development Services.
4. Subdivision plat must show an access easement to the parcels, and be approved by the Health Department and the Zoning Administrator.

Commissioner Burdette seconded the motion. The motion carried unanimously.

KAY HANBERRY SMITH, AGENT FOR CHERYL HANBERRY DICKEY – SECOND READING (18): Consideration to approve the Second Reading of an application by Kay Hanberry Smith, agent for Cheryl Hanberry Dickey and Roberta Partain to rezone 6.20 acres located on Kieffer Hill Road from AR-1 to AR-2 Map# 387 Parcel# 20 in the Third District

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

LUIS & KIMBERLY LOPEZ – PUBLIC HEARING (19): The Planning Board recommends approving an application by Luis & Kimberly Lopez to rezone 2.51 acres located at 392 Blandford Road from AR-1 to AR-2 Map# 432 Parcel# 27 in the Fourth District

County Planner Concannon explained Staff and Planning Board recommend approval of the request.

Ms. Kimberly Lopez approached in support of her request. 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 lots must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts are approved and permitted by USACE and a copy submitted to Development Services.
4. Subdivision plat must show an access easement to the parcels, and be approved by the Health Department and the Zoning Administrator.

Commissioner Kieffer seconded the motion. The motion carried unanimously.
LUIS & KIMBERLY LOPEZ – SECOND READING (20): Consideration to approve the Second Reading of an application by Luis & Kimberly Lopez to rezone 2.51 acres located at 392 Blandford Road from AR-1 to AR-2 Map# 432 Parcel# 27 in the Fourth District

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

XIV– ADJOURNMENT

There being no further business, at 6:50 pm, Commissioner Loper made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice - Chairman

Stephanie D. Johnson, County Clerk