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, August 2, 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, 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. Steve & Judy Perry, Mr. & Mrs. Nathan & Pat Bagley, Mr. Jack Gnann, Ms. Laura Walker, Mr. Ron Feldner, Mr. & Mrs. Joe & Brenda Kerner, Mr. John Wineman, Mr. Manuel Cabrera, Mr. & Mrs. Cynthia & James Smith, Mr. David Smith, Ms. Gloria Sheppard, Mr. James Carlson, Ms. Alyssa Schoonoven, Mr. Gaylon Smith, Mr. Frank Smith, Ms. Gail Smith, Mr. James Wilson, Ms. Lynn Grimes, and Ms. Beverly Sapp

I- CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:08 pm

II- ROLL CALL
Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chair
Reginald Loper
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 is a request to postpone New Business item #9 to the 08/16/2022 meeting and an addition to the agenda, New Business item #15.

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

VI – MINUTES

Vice Chair Deloach made a motion to approve the July 19, 2022 regular meeting minutes and July 21, 2022 work session minutes. Commissioner Burdette seconded the motion. Commissioner Loper abstained. The motion carried.

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 Kieffer made a motion to approve the following Consent Agenda items: (1) Consideration to approve the Updated Probation Services agreement with State Court (2) Consideration to approve submittal of a Grant Application to Petco Foundation Animal Welfare Grant Program (3) Consideration to approve an Underground Distribution Construction and a Underground Easement Agreement with Georgia Power via a property located at 295 Stagecoach Avenue to serve Sandhill Elementary School (4) Consideration to approve Sanitation Releases as submitted by Administrative Staff and approved by the Tax Assessor, Tax Commissioner and Fire Chief. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

SECOND PUBLIC HEARING AND APPROVAL OF RESOLUTION# 022-031 FOR PERMANENT ABANDONMENT OF MAINTENANCE OF THE SECTION OF WEBB ROAD PARALLEL TO AND ON THE RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD TRACKS (1):

Asst. County Manager Larson explained this is the second public hearing of the closure of a portion of Webb Road. The portion being proposed for abandonment of maintenance is the portion that is on the right-of-way of the Norfolk Southern tracks. The first public hearing was at the June 7, 2022 meeting. Fire, Sheriff, and EMS are in agreement with this closure. Dasher Pointe Development expressed some concerns with dumping and other activities on this road since it is open to the public.

Speaker Reuben Jenkins explained this road has been maintained by him for some time. He stated if this road is abandon by the County, he could become landlocked by
Commissioner Burdette made a motion to postpone the item to 09/06/2022 meeting. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XI– NEW BUSINESS

DISCUSSION AND DECISION WHETHER OR NOT TO RECOMMEND TO THE GEORGIA DEPARTMENT OF TRANSPORTATION TO PREPARE AND EXECUTE A CHANGE ORDER TO MODIFY THE INTERSECTION OF FOREST HAVEN DRIVE TO CREATE A DEAD END ON FOREST HAVEN DRIVE AND ELIMINATE THE CONNECTION TO THE EFFINGHAM PARKWAY (1):

County Manager Callanan explained the option being proposed based on the data thus far by Georgia Department of Transportation, recommends closing off the intersection of the Forest Haven Effingham Parkway side as it reaches the last property. The alternative option is to leave it open with an understanding that there will have to be some adjustments and investments in both Hodgeville and Forest Haven for the additional traffic.

Speaking against Christopher Kadynski, James Smith, and Woody Bagley expressed concerns with safety issues due to increased traffic and cost.

The Board engaged in a discussion regarding Effingham Parkway traffic, intersection, and Scuffletown Road.

Commissioner Burdette made a motion to take no action. Keep the intersection design as-is. Commissioner Floyd seconded the motion. Commissioners Loper and Kieffer opposed the motion. Commissioners Floyd, Burdette and Deloach voted in favor of the motion. The motion carried 3 to 2.

FIRST PUBLIC HEARING FOR THE CONSIDERATION OF ABANDONMENT OF A PORTION OF KESSLER LOOP (2):

County Manager Callanan explained residents of Kessler Loop recommended abandonment of the road and agreed to maintain it themselves. This is the first public hearing of two (2).

There were no public comments on this item.

CONSIDERATION TO APPROVE THE AGREEMENT WITH THE CITY OF PORT WENTWORTH FOR THE USE OF AN INMATE WORK DETAIL (3):

County Manager Callanan explained Port Wentworth rates are similar to Pooler rates. However, the rates have recently been adjusted to reflect the two (2) dollar increase that occurred with the new budget.

Vice Chair Deloach made a motion to approve the agreement with The City of Port Wentworth for the use of an inmate work detail. Commissioner Kieffer seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE A RESOLUTION (# 022-032) OF SURPLUS (4):
County Manager Callanan explained this surplus resolution is for vehicles going to Enterprise, to be sold for the County. Revenues will be sent back to the County. This surplus also includes a police scanner.

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

CONSIDERATION TO APPROVE QUOTE# 6572323 FROM ENTERPRISE FLEET MANAGEMENT FOR VEHICLE ORDERS (5):
County Manager Callanan explained two (2) Chevrolet Equinoxes arrived earlier than expected due to a cancellation of another jurisdiction. These vehicles are included in the budget and they will be used by the Recreation Department.

Commissioner Loper made a motion to approve of Vehicle Orders for the Recreation Department. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT# 2023-08 WITH THE COASTAL REGIONAL COMMISSION (CRC) AREA AGENCY ON AGING (AA) FOR FISCAL YEAR 2023 (6):
County Manager Callanan explained this is the annual contract with the Coastal Regional Commission (CRC) Area Agency on Aging (AA).

Vice Chair Deloach made a motion to approve the CRC AAA Contract #2023-08. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-032 TO AMEND THE SCHEDULE OF FEES RELATED TO WATER AND SEWER RATES AND SANITATION FEES (7):
County Manager Callanan explained new sanitation rates were previously approved, which included the contracted increase from Atlantic Waste. This is the third installment for water and sewer to catch up with Savannah’s rate increase.

Commissioner Loper made a motion to approve the proposed resolution to amend the Schedule of Fees. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER# 1 WITH MCWRIGHT, LLC IN THE AMOUNT OF $4,620.00 FOR THE GUYTON FIRE STATION PROJECT (8):
There was no discussion on this item.

Vice Chair Deloach made a motion to approve the change order #1 to McWright, LLC for the amount of $4,620.00 for the Guyton Fire Station project. Commissioner Loper
CONSIDERATION TO APPROVE A WATER & SEWER AGREEMENT AND LEASE AGREEMENT WITH EFFINGHAM COUNTY INDUSTRIAL AUTHORITY AND SAVANNAH INDUSTRIAL DEVELOPMENT, LLC (ON BEHALF OF OMNITRAX / BROE REAL ESTATE GROUP) FOR CONSTRUCTION AND OPERATION OF A WASTEWATER SPRAYFIELD AT THE SAVANNAH GATEWAY INDUSTRIAL HUB (SGIH) PARK AT MCCALL AND HODGEVILLE ROADS (9):

This item was postponed to the 08/16/2022 meeting at agenda approval.

CONSIDERATION TO APPROVE A PETITION REQUESTING ANNEXATION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY LOCATED OFF OF FREDERICK STREET MAP# 477 PARCEL# 1A (10):

County Clerk Johnson explained this property is contiguous with other properties. This property will be used as a well site for a subdivision.

Commissioner Kieffer made a motion to approve the Petition Requesting Annexation as presented by the City of Rincon. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FORM TO APPOINT A VOTING DELEGATE TO PARTICIPATE IN THE ACCG 2022 POLICY AGENDA ADOPTION (11):

County Clerk Johnson explained the Legislative Leadership conference is being held at Jekyll Island at the end of September. The Board is required to appoint a voting delegate for the policy business.

Commissioner Loper made a motion to approve to appoint Commissioner Jamie Deloach as the voting delegate. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL CONTRACT RELATED TO THE BRYAN COUNTY MEGA SITE (REVENUE SHARING AGREEMENT) (12)

County Manager Callanan explained this is a multi-party agreement with the JDA and three (3) other Counties regarding the distribution of pilot revenues. This agreement also includes the reimbursement to the County for funds approved in a previous resolution.

Vice Chair Deloach made a motion to approve of an Intergovernmental Agreement, re: Revenue Sharing Agreement, in regards to the “Bryan County Mega-Site”. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PAYMENT TO THE SAVANNAH HARBOR - INTERSTATE 16 JOINT DEVELOPMENT AUTHORITY FOR THE BRYAN COUNTY MEGA-SITE PROJECT (13)

County Manager Callanan explained this is an authorization to distribute the funds.
MINUTES OF THE August 2, 2022 BOC MEETING CONTINUED

Commissioner Loper made a motion to approve payment to the Joint Development Authority. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION APPROVE RESOLUTION# 022-033 TO EXTEND A MORATORIUM ON REZONING FOR R-3 MULTIFAMILY RESIDENTIAL DEVELOPMENT AND R-6 SINGLE FAMILY RESIDENTIAL DEVELOPMENT, FOR A PERIOD OF TWENTY-ONE (21) DAYS (14)

County Manager Callanan explained this request is for an extension of fifty (50) days (October 5, 2022) to align with the next Commissioners meeting.

Commissioner Loper made a motion to approve the resolution to extend a moratorium on rezoning land for R-3 multifamily and R-6 single family development for fifty (50) days, ending October 5, 2022. Commissioner Burdette seconded the motion. The motion carried unanimously.

***ADDITION TO AGENDA***

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 (15)

City of Springfield City Manager Matt Morris explained since the previous meeting, there are now annexation petitions from the neighboring properties.

The Board engaged in a discussion regarding contiguous property.

Vice Chair Deloach made a motion 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. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan
Savannah Water Resources
• Meeting tomorrow morning with the IDA and Savannah Water Resources

County Clerk Johnson
Reminder
• Business Summit with the Chamber of Commerce August 9, 2022. From 8:30AM to 1:00PM at the Career Academy.

XIII- EXECUTIVE SESSION

There was no discussion of Personnel, Property, and Pending Litigation.
Commissioner Floyd made a motion to approve the June 21, 2022 and July 19, 2022 executive session minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV - PLANNING BOARD – 6:00PM

GLORIA SHEPPARD – PUBLIC HEARING (01): The Planning Board recommends approving an application by Gloria Sheppard to rezone 2 out of 46.99 acres located at 2306 Sandhill Road from AR-1 to AR-2 to allow for the creation of a home site Map# 300 Parcel# 6 in the First District.

Planning and Zoning Manager Concannon explained the applicant wants to split the parcel into three (3) tracts. One of the tracts are 2 acres, which needs to be rezoned to AR-2 to conform with zoning regulations.

There were no public comments on this item.

Commissioner Floyd made a motion to approve the request to rezone 2 acres from AR-1 to AR-2, with the following conditions:
1. The lot 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.

GLORIA SHEPPARD – SECOND READING (02): Consideration to approve the Second Reading of an application by Gloria Sheppard to rezone 2 out of 46.99 acres located at 2306 Sandhill Road from AR-1 to AR-2 to allow for the creation of a home site Map# 300 Parcel# 6 in the First District

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

ETHERIDGE DASHER – PUBLIC HEARING (03): The Planning Board recommends approving an application by Etheridge Dasher to rezone 2 acres located at 4224 Highway 17 South from AR-1 to AR-2 to allow for future recombination with an adjacent parcel Map# 326 Parcel# 15 in the First District.

Planning and Zoning Manager Concannon explained the applicant is requesting to rezone 2 acres so that he can combine the parcels.

There were no public comments on this item.

Commissioner Floyd made a motion approve the request to rezone 2 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 Loper seconded the motion. The motion carried unanimously.

ETHERIDGE DASHER – SECOND READING (04): Consideration to approve the
Second Reading of an application by Etheridge Dasher to rezone 2 acres located at 4224 Highway 17 South from AR-1 to AR-2 to allow for future recombination with an adjacent parcel Map# 326 Parcel# 15 in the First District.

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

TPHC, INC. as Agent for NANCY GORDON – PUBLIC HEARING (05): The Planning Board recommends approving an application by TPHC, Inc. as Agent for Nancy Gordon requests to rezone 7.88 acres located at 295 North Magnolia Drive from AR-1 to AR-2 to allow for the creation of a home site Map# 328 Parcel# 2 in the First District.

Planning and Zoning Manager Concannon explained the applicant wants to rezone the entire parcel, which will allow for future subdivision.

There were no public comments on this item.

Commissioner Floyd made a motion to approve the request to rezone 7.88 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 Loper seconded the motion. The motion carried unanimously.

TPHC, INC. as Agent for NANCY GORDON – SECOND READING (06): Consideration to approve the Second Reading of an application by TPHC, Inc. as Agent for Nancy Gordon to rezone 7.88 acres located at 295 North Magnolia Drive from AR-1 to AR-2 to allow for the creation of a home site Map# 328 Parcel# 2 in the First District.

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

LYNN JEAN GRIMES – PUBLIC HEARING (07): The Planning Board recommends approving an application by Lynn Jean Grimes to rezone 2.33 out of 9.43 acres located at 1411 Goshen Road from AR-1 to AR-2 to allow for the separation of a home site Map# 451 Parcel# 24 in the Second District.

Planning and Zoning Manager Concannon explained this parcel is zoned AR-1. The applicant is requesting to rezone 2.3 acres, which has to be rezoned to AR-2.

There were no public comments on this item.

Commissioner Burdette made a motion to approve the request to rezone 2.33 of 9.43 acres from AR-1 to AR-2, with the following conditions:

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

**LYNN JEAN GRIMES – SECOND READING (08):** Consideration to approve the Second Reading of an application by Lynn Jean Grimes to rezone 2.33 out of 9.43 acres located at 1411 Goshen Road from AR-1 to AR-2 to allow for the separation of a home site Map# 451 Parcel# 24 in the Second District.

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

**BOBBY LEE DOTSON & AMBREA AUDRAYANA DOTSON as Agents for ROBBIE LEE & HELEN ROPER – PUBLIC HEARING (9):** The Planning Board recommends approving an application by Bobby Lee Dotson & Ambrea Audrayana Dotson as Agents for Robbie Lee & Helen Roper to rezone 1.83 out of 20.18 acres from AR-1 to AR-2, to allow for the creation of a home site. Located at 896 Egypt Ardmore Road. Map# 245 Parcel# 13 in the Third District.

Planning and Zoning Manager Concannon explained the applicant is requesting to separate 1.83 acres. The parcel is currently too small for the AR-1 district and needs to be rezoned to AR-2.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request to rezone 1.83 of 20.18 acres from AR-1 to AR-2, with the following conditions:

1. The lot shall meet the requirements of the AR-1 and AR-2 zoning districts.
2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.

 Commissioner Loper seconded the motion. The motion carried unanimously.

**BOBBY LEE DOTSON & AMBREA AUDRAYANA DOTSON as Agents for ROBBIE LEE & HELEN ROPER – SECOND READING (10):** Consideration to approve the Second Reading of an application by Bobby Lee Dotson & Ambrea Audrayana Dotson as Agents for Robbie Lee & Helen Roper to rezone 1.83 out of 20.18 acres located at 896 Egypt Ardmore Road from AR-1 to AR-2, to allow for the creation of a home site Map# 245 Parcel# 13 in the Third District.

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

**FRANKLIN & GAYLON SMITH – PUBLIC HEARING (11):** The Planning Board recommends approving an application by Franklin & Gaylon Smith to rezone 12.01 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for a 3-lot subdivision Map# 313 Parcel# 30 in the Third District.

Planning and Zoning Manager Concannon explained these 12 acres are proposed to
be split into a two (2) 3-acre parcels and a 6-acre. The applicant wants to rezone the entire parcel to AR-2.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request to rezone 12.01 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 Kieffer seconded the motion. The motion carried unanimously.

**FRANKLIN & GAYLON SMITH – SECOND READING (12):** Consideration to approve the Second Reading of an application by Franklin & Gaylon Smith to rezone 12.01 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for a 3-lot subdivision Map# 313 Parcel# 30 in the Third District.

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

**BEVERLY SAPP – PUBLIC HEARING (13):** The Planning Board recommends approving an application by Beverly Sapp to rezone 8.54 acres located at 121 Needlepointe Drive from AR-2 to AR-1 to allow for a second dwelling for an immediate family member Map# 369C Parcel# 115 in the Fourth District.

Planning and Zoning Manager Concannon explained this parcel is being rezoned from AR-2 to AR-1. Planning Board recommends rezoning to AR-1 since it is in an existing subdivision. This rezoning will allow the second home and would not lead to any concerns among the neighbors.

There were no public comments on this item.

Commissioner Loper made a motion to approve the request requests to rezone 8.54 acres from AR-2 to AR-1 to allow for a second dwelling for an immediate family member, with the following condition:

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

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**BEVERLY SAPP – SECOND READING (14):** Consideration to approve the Second Reading of an application by Beverly Sapp to rezone 8.54 acres located at 121 Needlepointe Drive from AR-2 to AR-1 to allow for a second dwelling for an immediate family member Map# 369C Parcel# 115 in the Fourth District

Commissioner Loper made a motion to approve the 2nd Reading. Vice Chair Deloach seconded the motion. The motion carried unanimously.
MINUTES OF THE August 2, 2022 BOC MEETING CONTINUED

DAVID D. SMITH as Agent for EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY – PUBLIC HEARING (15): The Planning Board recommends denying of an application by David D. Smith as Agent for Effingham County Industrial Development Authority to rezone 6.96 acres located on Old River Road from B-2 to B-3 to allow for the development of a truck stop with fueling station and convenience store Map# 330 Parcel# 46 in the First District.

Commissioner Floyd recused himself from this item.

Planning and Zoning Manager Concannon explained this parcel is currently zoned B-2. Planning Board recommended rezoning to B-3 because the site plan showed a possible fourth diesel pump, which creates a regional level that leads to a regional review. As an abundance of caution, rezoning to B-3 covers all zoning requirements needed for this slightly larger parcel. Planning Board is requiring a transportation and impact assessment.

Speaker David Smith explained the function of the site does not fit that of a truck stop. There will be no overnight parking and there are no showering facilities.

Speaking against, Richard Sapp expressed that the IDA did not follow the zoning requirements made when this facility was first built and he does not believe they will comply this time.

The Board engaged in a discussion regarding B-2 and B3 zoning for gas stations and overnight truck stops.

Development Manager for Parker Company, Daniel Ben Israel explained this is a hybrid convenience store that offers fuel for POVs and high flow diesel fuel for trucks. In any instance that they can accommodate short term truck parking, they will. This particular store is different than larger scale truck stops. Mr. Ben Israel stated he would like to change the language from having it identified as a truck stop. Hours of operation post COVID was twenty-four (24) hours. However, due to staffing issues hours of operation have been scaled back to 5:00AM to 10:00PM-11:00PM.

Chairman Corbitt made a decision to approve with a condition of that this will not be an overnight truck stop.

Commissioner Burdette made a motion to approve the request to rezone 6.96 acres from B-2 to B-3, with the following added conditions:

1. The location will not be an overnight truck stop.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

Commissioner Floyd returned.

DAVID D. SMITH as Agent for EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY – SECOND READING (16): Consideration to approve the Second
WD GLASSVASE IMPORT, INC. as Agent for TERRY GRINER – PUBLIC HEARING (17): The Planning Board recommends denying an application by WD Glassvase Import, Inc. as Agent for Terry Griner to rezone 7.38 acres located at the intersection of Hwy 17, Pound Road and Go Cart Road from B-3 to I-1 to allow for the development of an industrial warehouse & distribution center Map# 296 Parcel# 46F in the Third District.

Planning and Zoning Manager Concannon explained this parcel was originally rezoned to B-3 for the purpose of building mini storage, it is undeveloped at this time. The proposal at this time is to place a warehouse on this site with six (6) loading bays and 238 parking spaces around the perimeter. Planning Board had some concerns regarding potentially intensive use with truck access to Go-Cart Road.

Speaking against, Josh Jameson and Kendall Harville expressed concerns regarding logistics, safety for the school buses, and buffer requirements.

Vice Chair Deloach made a motion to deny the request to rezone 7.38 acres from B-3 to I-1. Commissioner Loper seconded the motion. The motion carried unanimously.

WD GLASSVASE IMPORT, INC. as Agent for TERRY GRINER – SECOND READING (18): Consideration to approve the Second Reading of an application by WD Glassvase Import, Inc. as Agent for Terry Griner to rezone 7.38 acres located at the intersection of Hwy 17, Pound Road and Go Cart Road from B-3 to I-1 to allow for the development of an industrial warehouse & distribution center Map# 296 Parcel# 46F in the Third District.

This item was automatically denied due to previous action.

JAMES CARLSON – PUBLIC HEARING (19): The Planning Board recommends approving an application by James Carlson to rezone 5 of 20 acres located on Highway 119 South from AR-1 to B-2 to allow for commercial development Map# 320 Parcel# 74 in the Third District.

Planning and Zoning Manager Concannon explained the applicant is requesting to split the front five (5) acres, the frontage of Highway 119 and rezone to B-2. The applicant wants to add a building for a pet crematory.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request to rezone 5 of 20 acres from
AR-1 to B-2 to allow for commercial development, with
the following conditions:

1. The lot must meet the requirements of the B-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 be approved and permitted by USACE and a copy submitted to Development Services.
4. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements. Commissioner Loper seconded the motion. The motion carried unanimously.

JAMES CARLSON – SECOND READING (20): Consideration to approve the Second Reading of an application by James Carlson requests to rezone 5 of 20 acres located on Highway 119 South from AR-1 to B-2 to allow for commercial development Map# 320 Parcel# 74 in the Third District.

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

JAMES CARLSON – PUBLIC HEARING (21): The Planning Board recommends approving an application by James Carlson requests a conditional use located on Highway 119 South to allow for a crematory in the B-2 zoning district, zoned AR-1, proposed zoning B-2. Map# 320 Parcel# 74 in the Third District.

Planning and Zoning Manager Concannon explained the County ordinances require crematories to be approved as a conditional use. Planning Board has reviewed all of the factors for consideration in the ordinance, given that the neighboring parcel is a funeral home and crematory.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request for a conditional use to allow for a crematory in the B-2 zoning district, with conditions:

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

JAMES CARLSON – SECOND READING (22): Consideration to approve the Second Reading of an application by James Carlson requests a conditional use located on Highway 119 South to allow for a crematory in the B-2 zoning district, zoned AR-1, proposed zoning B-2. Map# 320 Parcel# 74 in the Third District.

Vice Chair Deloach made a motion to approve the 2nd Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.
JOSEPH ALAN KERSEY - PUBLIC HEARING (23): The Planning Board recommends approving an application by Joseph Alan Kersey to rezone 3.32 acres located at 119, 131, 145, and 149 Commercial Court from B-3 to I-1, to allow for the increased use potential for existing commercial structures Map# 465D Parcels# 14,15,16,17 in the Fifth District.

Planning and Zoning Manager Concannon explained the two (2) nearby parcels were rezoned last year to accommodate a firearms assembly. The owner of these parcels proposed to expand the options for potential tenants to use in B-3. While it is expensive in many areas for smaller warehouses, it does limit the potential uses. The applicant is requesting to rezone these existing warehouses to industrial. Additional warehouses will not be built. There is an associated variance request because of the buffers.

There were no public comments on this item.

Commissioner Kieffer made a motion to approve the request to rezone 3.32 acres from B-3 to I-1, to allow for the increased use potential for existing commercial structures, with conditions:
1. The lots shall meet the requirements of the I-1 zoning district.
2. Obtain approval for a variance from buffer requirements for I-1. Commissioner Loper seconded the motion. The motion carried unanimously.

JOSEPH ALAN KERSEY – SECOND READING (24): Consideration to approve the Second Reading of an application by Joseph Alan Kersey to rezone 3.32 acres located at 119, 131, 145, and 149 Commercial Court from B-3 to I-1, to allow for the increased use potential for existing commercial structures Map# 465D Parcels# 14,15,16,17 in the Fifth District.

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

JOSEPH ALAN KERSEY - PUBLIC HEARING (25): The Planning Board recommends approving an application by Joseph Alan Kersey for a variance located at 119, 131, 145, 149 Commercial Court from the requirement for a 50’ buffer between commercial and industrial zoned parcels, zoned B-3, proposed zoning I-1. Map# 465D Parcels# 14,15,16,17 in the Fifth District.

Planning and Zoning Manager Concannon explained there is an extensive buffer existing between the two (2) separate ownerships.

There were no public comments on this item.

Commissioner Kieffer made a motion to approve request for a variance from the requirement for a 50’ buffer between commercial and industrial zoned parcels. Vice Chair Deloach seconded the motion. The motion carried unanimously.
JOSEPH ALAN KERSEY – SECOND READING (26): Consideration to approve Second Reading an application by Joseph Alan Kersey for a variance located at 119, 131, 145, 149 Commercial Court from the requirement for a 50’ buffer between commercial and industrial zoned parcels, zoned B-3, proposed zoning I-1. Map# 465D Parcels# 14,15,16,17 in the Fifth District.

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

OLEG MITNIK – PUBLIC HEARING (27): The Planning Board recommends approving an application by Oleg Mitnik to rezone 5.8 acres located off of Commerce Court from B-3 to I-1, to unify zoning within two parcels Map# 466C Parcels# 2&3 in the Fifth District.

Planning and Zoning Manager Concannon explained this is a clean-up of the County’s map and for the applicant to give themselves a more favorable buffer requirement for the adjacent properties.

There were no public comments on this item.

Commissioner Kieffer made a motion to approve the request to rezone 5.8 acres from B-3 to I-1, to unify zoning within two parcels, with the following conditions:
1. All conditions from the November 17, 2020 rezoning approval for 466C-2&3 will apply to the entirety of both parcels. Commissioner Loper seconded the motion. The motion carried unanimously.

OLEG MITNIK – SECOND READING (28): Consideration to approve the Second Reading of an application by Oleg Mitnik to rezone 5.8 acres located off of Commerce Court from B-3 to I-1, to unify zoning within two parcels Map# 466C Parcels# 2&3 in the Fifth District.

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

STATURE INVESTMENTS as Agent for JOYE POLK ET AL., - PUBLIC HEARING (29): The Planning Board recommends approving an application by Stature Investments as Agent for Joye Polk et al., to rezone 130.58 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 477 Parcels# 8&9; Map# 477A Parcels# 6,7,8,9,10 in the Fifth District.

Planning and Zoning Manager Concannon explained the Planning Board originally recommended denial due to the proposal request to use Abercorn Road as an access. With the new configuration, there is direct access to Old Augusta Road, which is a designated truck route. The original application proposed a site plan with two (2) buildings. The new site plan consists of more buildings but smaller size to use all of the land that is proposed for rezoning to industrial.
Speaking against, City of Savannah Water Resources Department Ron Feldner expressed Abercorn Creek at this location withdraws 40 million gallons a day of surface water that then is taken down to the treatment plant before it is treated for drinking water purposes and industrial uses, and redistributed throughout the three (3) County area. The importance of this location is relative to everyone’s well-being economically and environmentally.

Speaking against the petition, Rita Elliott expressed the development cannot meet the already limited environmental protections in place. The development has great potential to impact drinking water directly. The development will adversely impact Abercorn Creek, forest, and the neighboring wetlands.

Speaking against, Savannah River Keeper, Tonya Vondatamous expressed concerns of destruction of the wetlands themselves.

Speaking against, One Hundred Miles, Jennifer Hilburn expressed rather than just increasing the retention ponds in both location and size, pervious surfaces would be a better suggestion.

Chesterfield, LLC Chance Raehn explained they have placed the properties on Old Augusta Road under contract so that they could move the access from Abercorn Road to Old Augusta. They have changed the layout of the property from one (1) big building and a smaller building to four (4) smaller buildings. That change will reduce the overall square footage of the development and less wetlands will be impacted. This Master Plan allows them to create additional filtration methods, such as ditching. The buffers proposed allow space between the buildings and the buffer to create ditches instead of piping stormwater directly into the ponds. The topography of the site drains to the middle and does not drain onto the neighboring properties. The outfall for this development is downstream.

Speaking against, City of Savannah Laura Walker expressed there is no one to oversee the warehouse to know if there is a spill. Abercorn Creek is title so it does not matter if it goes upstream or downstream.

The Board engaged in a discussion regarding approval.

Vice Chair Deloach made a motion to approve the request to rezone 130.58 acres from AR-1 to I-1 to allow for the development of industrial warehouses, with the following conditions:

1. A Sketch Plan must be submitted for approval before site development plans are submitted.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.
3. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site
4. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.

5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**STATURE INVESTMENTS** as Agent for JOYE POLK ET AL., - SECOND READING (30): Consideration to approve the Second Reading an application by Stature Investments as Agent for Joye Polk et al., to rezone 130.58 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 477 Parcels# 8&9; Map# 477A Parcels# 6,7,8,9,10 in the Fifth District.

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

**STATURE INVESTMENTS** as Agent for JOYE POLK ET AL., - PUBLIC HEARING (31): The Planning Board recommends approving an application by Stature Investments as Agent for Joye Polk, et al., for a variance located on Old Augusta Road to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses, zoned AR-1, proposed zoning I-1. Map# 477 Parcels# 8&9; Map# 477A Parcels# 6&10 in the Fifth District.

Planning and Zoning Manager Concannon explained the variance request is to reduce the buffer requirements around the perimeter of portions of the property to 150 feet based on the adjacent land use. This will include a 20-foot-high earth and berm. The buffer in the back area of the site will be reduced to 25 feet.

The Board engaged in a discussion with Chance Raehn regarding the drainage design of the site. Chance Raehn agreed to have a 5-foot berm placed adjacent to the creek.

City of Savannah, Laura Walker expressed the need of buffers to protect water quality.

Commissioner Kieffer made a motion to approve request for a variance to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses with the addition of the berm offered by the petitioner. Commissioner Loper seconded the motion. The motion carried unanimously.

**STATURE INVESTMENTS** as Agent for JOYE POLK ET AL., - SECOND READING (32): Consideration to approve the Second Reading of an application by Stature Investments as Agent for Joye Polk, et al., for a variance located on Old Augusta Road to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses, zoned AR-1, proposed zoning I-1. Map# 477 Parcels# 8&9; Map# 477A Parcels# 6&10 in the Fifth District.
This item was postponed to the 08/16/2022 meeting due to the added stipulation.

XVI- ADJOURNMENT
At 8:52 pm, there being no further business, Commissioner Loper made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Wesley Corbitt, Chairman

Stephanie D. Johnson, County Clerk