The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach, and Mr. Phil Kieffer were present for the Special Called Commission meeting at 10:00 am on Tuesday, August 18, 2020 in the Commissioners Meeting Room at the Effingham County Administrative Complex. Mr. Roger Burdette and Mr. Reggie Loper were not present for the meeting.

PERSONS ATTENDING THE MEETING
Mr. Tim Callanan – County Manager, Mr. Edward Newberry - County Attorney, Ms. Stephanie Johnson – County Clerk, Mrs. Christy Carpenter - Finance Director, Ms. Katherine Jackson, Ms. Diane Kleveniski (attended via telephone), Mr. Chris Wooden, Ms. Ariel Beasley and Ms. Casey Ivy

I - CALL TO ORDER
Chairman Corbitt called the meeting to order at 10:30 am.

II - AGENDA APPROVAL
Vice Chairman Deloach made a motion to approve the agenda. Commissioner Kieffer seconded the motion. The motion carried unanimously.

III – PUBLIC COMMENTS
Chairman Corbitt stated public comment should be limited to agenda items only.

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

V - NEW BUSINESS

1st PUBLIC HEARING FOR THE ADOPTION OF THE 2020-2021 MILLAGE (01):

Chairman Corbitt opened the 1st Public Hearing for the adoption of the 2020-2021 Millage and spoke briefly about the current digest and explained the how it will affect residents. County Manager Callanan spoke regarding the configuration of the millage rate. Mrs. Katherine Jackson had questions
regarding the proposed advertised increase and how assessments are performed. Chairman Corbitt and County Manager Callanan explained how the millage totals are configured. Mrs. Diane Klevenski (via telephone) questioned her tax bill and if the road budget would be affected by the allocated amount. County Manager Callanan and Chairman Corbitt answered her questions.

Mr. Chris Wooden asked about the tax base and how the increase in homes might affect future tax bills. Chairman Corbitt spoke on digest calculations and how market fluctuations and growth have affected millage historically.

Commissioner Kieffer also spoke about the Service Delivery Strategy Act and why the cities have a different millage rate, because of Georgia State law. Ms. Casey Ivy and Ms. Ariel Beasley expressed concerns about tax and valuation increases. Chairman Corbitt addressed their concerns, after which there was no further discussion. The public hearing was closed at 11:24 am.

VI – ADJOURNMENT

There being no further business, at 11:25 am, Vice Chairman Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chairman

Stephanie D. Johnson, County Clerk
EFFINGHAM COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES
August 18, 2020

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 were present for the regular Commission meeting at 5:00 pm on Tuesday, August 18, 2020 in the Commissioners Meeting Room at the Effingham County Administrative Complex. 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, Mrs. Alison Burton – Purchasing Tech, Jennifer Keyes – Tax Assessor, Lonna Glisson – Tax Assessor, Mr. Seth Zeigler – Turf Maintenance

PERSONS ATTENDING THE MEETING Mr. Richard Truluck, Mrs. Kristen Achtziger – EOM Operations, Mr. Charlie Heino – EOM Operations, Mr. Brett Bennett, Mr. Chad Zittrouer, Mr. Martin Buck, Ms. Phyllis Graham, Ms. Beth Kight, Mr. Robert L. Cleland, Mr. Wilson Burns, Ms. Amy Kyall, Mr. Jody Burns, Dennis & Sharon Hales, Ms. Renee Bottorff, Mr. Dave Burns, Mr. Charles Lanier, Mr. William Qriver, Mr. Derek Hobbs, Claudia & Gary Kocher, Mr. John Callaway, Scott & Susan Lukavsby, Mr. Michael L. Wedincamp, Mr. Anthony Grasso, Ms. Diane Exley, Mr. Mariano Herrera, Mr. Ruben Chavez, Michael and Vicki Tibbs, Mr. Ray Tuten, Ms. Jincy Butt, Mr. Brandon Sellars, Ms. Kelly Hoffner, Ms. Valene Lewis, Ms. Helen Reynolds, Mr. Roger Simmons, Mr. Mark Spain, Ms. Genefer Graham, Ms. Betty Jo Griner, Richard and Donna Leach, Mr. Stoy Marlowe, Ms. Kathryn Roberts, Ms. Marie Graham, Mr. Maxwell T. Sellers, Ms. Aaron Jordan, Lewis & Melissa Miles, Michael & Cathy Lisi, Mr. Alex Thompson, Mr. Caleb Vandiver, Mr. Neftali Magallanes, R. Scott & Lynn Kaye, Ms. Gloria Haloda, Robert and Violet Milfelt, Mr. Jim Browning, Terri Eddy, Margaret Pomyala, Ms. Elizabeth Whitley, Mr. Darrel Hutcheson, Mr. Wade Britt, Ms. Carmella Grant, Ms. Laura Hahn, Ms. Rebecca Boston, Ms. Brittany Dasher, Ray & Angie Murphy, Mr. David W. Howes, Ms. Lila Powell, Mr. Dennis Williams, Mr. Daniel Beecher, Mr. Howard Lemon III, Mr. Ryan Matthews and Ms. Jennifer Ausley
I - CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:02 pm.

II – INVOCATION
Mrs. Pamela Corbitt gave the invocation.

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

IV - AGENDA APPROVAL
County Clerk Johnson advised that a correction was made to Item# 3 under the Consent Agenda. At the request of the applicant items# 5 & 6 under Planning Board presentations are to be postponed to the October 20th commission meeting.

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

V – MINUTES
Vice Chairman Deloach made a motion to approve the August 4, 2020 regular commission meeting minutes as read. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI – PUBLIC COMMENTS
Chairman Corbitt stated public comment should be limited to agenda items only.

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

VIII – PUBLIC HEARING – 7:00 pm (2nd public hearing)
County Manager Callanan spoke and gave a brief summation about the overall millage process and gave details regarding the 2020 totals, with 2019 numbers as well for comparison. Although the distribution configurations varied, the totals remained the same as in 2019. Chairman Corbitt detailed the process with municipalities and the rollback process. He also spoke about the historical digest and how millage rates been the same since 2008 because of the expeditious practices of the county, combined with the growth in Effingham.
County Manager Callanan also spoke of the special tax that will end next year for Rincon residents for the Fort Howard Road roundabout.

There were no further comments or public discussion. The public hearing for the millage was closed at 7:25 pm.

IX - CONSENT AGENDA

Commissioner Kieffer made a motion to approve the following Consent Agenda items: (1) Consideration to approve to renew the Memorandum of Understanding between Effingham County Board of Commissioners and the Board of Education for ambulatory services during various Board of Education events. (2) Consideration to approve to accept a Grant Award from the Georgia Department of Agriculture (GDA) Dog and Cat Sterilization Grant Program. (3) Consideration to approve to rescind a Contract with TCM General Contracting for flooring services for the Central Gym located on Wallace Drive, and to approve a revised contract (20-21-006 (2)) with TCM General Contracting. Vice Chairman Deloach seconded the motion. The motion carried unanimously.

X - OLD BUSINESS

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 (01):

Zoning Administrator Proudfoot explained the request is to rezone to combine with an existing parcel to allow for more area for the retail development.

Mr. Phillip McCorkle, representing Teramore Development shared the rezoning is to allow for a Dollar General. Additional property is need for the construction of a detention pond. No one was present in opposition of the request.

Commissioner Floyd made a motion to approve the request to rezone .78-acres of 1.41-acres from AR-2 to B-3 (Highway Commercial) and combine it with 297-58 to allow for a retail development on Midland Rd and S Hwy 17, with the following Planning Board and Staff stipulations:

1. The lot must meet the requirements of the B-3 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 is approved and permitted by USACE and a copy submitted to Development Services.


5. A recombination plat for the remaining .63 acres of 297A-3 and an adjacent AR-2 zoned parcel must be submitted to Development Services.

Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF 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 (02):

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

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 (03):

County Engineer George stated this item was tabled at a previous meeting to allow time to address questions and concerns. If approved, Mr. George read aloud stipulations drafted by Staff to be placed on the rezoning request.

Mr. Stoye Marlowe represented Deborah Oetgen. Mr. Marlowe approved and confirmed understanding of the conditions.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff stipulations:
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 must be 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 AR-1.
8. Entrance drive/road into surface mine property is to be paved from edge of existing road (paved or unpaved) to County right of way or to radius point. Pavement is to be at minimum 8" thick graded aggregate base course with 3" thick asphalt surface course.
9. Pavement section is to be 24 ft. minimum width at County right of way, with a 30 ft. radius on each side.

a. Figure 1 of this section illustrates the surface mine entrance road requirements.

![Figure 1 Surface Mine Entrance Road Requirements](image)

10. A driveway culvert is to be installed if the right of way contains a roadside ditch or drainage swale, to allow for the continuation of drainage control along the right of way.
11. A sign is to be installed facing the County road containing the following:
   a. Surface mine company name
   b. Surface mine company phone number
   c. Surface mine’s EPD permit number
12. “Trucks Entering Road” signs are also to be installed at locations to be determined by the County Engineer. A “Stop” sign is to be placed in the right of way to control trucks entering a County road from the surface mine operation.
13. Surface mine operator to maintain and keep clean the paved section within the County right of way, and the immediate area of the County road at the surface mine entrance.

14. Access into the surface mine property is to be secured with a locked gate prohibiting access during non-business hours.

Commissioner Loper seconded the motion. The motion carried unanimously.

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 IN THE FIRST DISTRICT (04):

The Second Reading was automatically postponed to the September 1, 2020 meeting as per policy due to added stipulations.

XI - NEW BUSINESS

CONSIDERATION TO APPROVE AN AGREEMENT FOR FIRE SERVICES BETWEEN EFFINGHAM COUNTY AND THE CITY OF RINCON (01):

Fire Chief Hodges explained the current agreement is scheduled to end September 2020. The proposed agreement will continue with the city providing those services for certain areas until June 30, 2023. The agreement has two phases: the city will serve the existing service areas until March 31, 2021. At which time a fire station will come online in the Hodgeville Road area to serve the unincorporated areas currently being served by the City of Rincon.

Beginning April 1, 2021 and continuing through the agreement termination date, the district boundaries will change to reflect the service area changes. The funding is $625,000 per year.

Commissioner Loper made a motion to approve the Fire Services Agreement between Effingham County and the City of Rincon. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PAYMENT TO THE OGEECHEE JUDICIAL CIRCUIT FOR MENTAL HEALTH/DRUG COURT (02):

Purchasing Tech Bruton explained the Board has an intergovernmental agreement in place with the Ogeechee Judicial Circuit for Mental Health/Drug Court. The cash match total for the Drug Court is $6,142.00. The cash match for
the Mental Health Court is $3,954.00 which is not budgeted at this time and will require a budget amendment.

Commissioner Floyd made a motion to approve the requested payments of $6,142.00 and $3,954.00 for the Ogeechee Judicial Circuit for Mental Health/Drug Court. Vice Chairman Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER# 1 OF THE DESIGN BUILD SCADA SYSTEM PROJECT WITH C2I CONTROL INSTRUMENTS, INC. (03):

Kristen Achtziger and Charlie Heino of EOM Operations explained the current budget is approximately $150,000. Earlier this year an RFQ was issued, the top three (3) firms were interviewed and proposals were requested for equipment and software portion only. C2i was awarded the contract in the amount of $33,361.00. In an effort to keep the cost down, EOM Operations split the project into task orders. The first task order would involve onsite evaluation of the existing networking and devices to determine what can be reused or replaced now and in the future.

C2i will perform Task Order 1 at the hourly rates included in the contract with a not to exceed value of $11,700. Task Order 1 is required to continue with the SCADA system upgrades. A second task order will be submitted once the evaluation of the existing networking and devices is completed. Components deemed unrepairable will we replaced under the second task order.

Commissioner Loper made a motion to approve Task Order# 1 of the design build SCADA System project with C2i Control Instruments, Inc. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER WITH REEVES CONSTRUCTION FOR THE BUNYAN KESSLER, COURTHOUSE ROAD, AND ELECTIONS OFFICE PARKING LOT ADDITION PROJECT (04):

County Engineer George explained in the base contract for this project an attempt was made to reuse existing material, the material was unsuitable. To remove and dispose of the material off-site will cost $3,402.00.
Commissioner Burdette made a motion to approve the Change Order request for $3,402.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW A CONTRACT WITH SPATIAL ENGINEERING, INC. FOR GEOGRAPHICAL INFORMATION SERVICES (05):

County Manager Callanan explained in November 2019 the board approved a contract with Spatial Engineering for GIS services. This contract was associated with the backlog of GIS layers. The total contract amount was not used and was approved as carryover to the 2020-2021 budget. However, the contract expired. Staff is now requesting to renew the contract for the budgeted amount.

County Manager Callanan gave a brief update on the status of completing the backlog. Vice Chairman Deloach expressed the importance of completing this project with the assistance of Spatial Engineering.

Vice Chairman Deloach made a motion to approve the renewal Contract with Spatial Engineering. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ACCEPT A CARES ACT CORONAVIRUS RELIEF FUND AWARD FROM THE UNITED STATES TREASURY DEPARTMENT (06):

Finance Director Carpenter explained Staff is requesting approval to accept a CARES Act Coronavirus Relief Fund award for Phase 1. The total grant award is $2,493,059. The county has been given thirty percent (30%) of the award, which equals $747,917.57. Approval is also request to submit a reimbursement request for the remaining seventy percent (70%).

Commissioner Loper made a motion to approve to accept a CARES Act Coronavirus Relief Fund (CRF) award for Phase I for 30% in the amount of $747,917.57 and approval to submit a reimbursement request for the remaining 70% in the amount of $1,745,141.43. Vice Chairman Deloach seconded the motion. The motion carried unanimously.

XII – REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Manager Callanan discussed the following:
1. Recreation Fall Sports
   - Has reached an 88% participation rate, approximately 715 participants

2. Coca Cola Company
   - Thanks to the company for donating the scoreboards for the new gym.

County Clerk Johnson discussed the following:

1. Census 2020
   - Provided a census map noting participation for Effingham County at 70%; extended a reminder to those present to complete the census.

2. Proposed Ordinance Amendments
   - Development Services has provided two (2) ordinance amendments; these ordinances will be on the next agenda for consideration of approval

3. EOM July 2020 Report
   - Report has been provided.

Commissioner Loper discussed the following:

1. Benjamin Gnann Rd
   - A citizen received a request from a cable company to rent two (2) acres of property for staging during fiber optic cable installation.

Commissioner Kieffer discussed the following:

1. Bunyan Kessler Update
   - County Engineer stated the project is scheduled to begin within the next 60 days.

Commissioner Burdette discussed the following:

1. Planning Board Items
   - Questioned if an item which may take an excessive amount of time be moved up to the top of the agenda on future agendas. County Clerk confirmed it is within the board's discretion to do so at the meeting.

Vice Chairman Deloach discussed the following:

1. Coca Cola Company
   - Expressed appreciation to Coca Cola for donating the scoreboards.
XIII – EXECUTIVE SESSION

No executive session was held.

XIV- EXECUTIVE SESSION MINUTES

There were no meeting minutes to be approved.

XV – PLANNING BOARD

GARLAND CALEB VANDIVER – PUBLIC HEARING (01): The Planning Board recommends approving an application by Garland Caleb Vandiver to rezone 1 acre out of 44.91 acres located at 2995 Highway 17 South from AR-1 to AR-2 Map# 324 Parcel# 60A in the First District County Planner

Zoning Administrator Proudfoot explained that the applicant intends to give this acre parcel to his son. Staff recommends approval of alternative #1 with stipulations as recommended by staff and planning board.

No one spoke in favor or against the request.

Commissioner Floyd 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 is approved and permitted by USACE and a copy submitted to Development Services.
4. Subdivision plat must show an access easement to the parcel, and be approved by the Health Department and the Zoning Administrator.

Commissioner Loper seconded the motion. The motion carried unanimously.

GARLAND CALEB VANDIVER – SECOND READING (02): Consideration to approve the Second Reading of an application by Garland Caleb Vandiver to rezone 1 acre out of 44.91 acres located at 2995 Highway 17 South from AR-1 to AR-2 Map# 324 Parcel# 60A in the First District

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

MICHAEL WEDINCAMP – PUBLIC HEARING (03): The Planning Board recommends approving an application by Michael Wedincamp to rezone 5
acres located at 2301 US Hwy 80 from AR-1 to B-3 for a commercial parking and storage business Map# 354 Parcel# 22 in the First District

Zoning Administrator Proudfoot stated that all uses except single family attached buildings would be permitted in B-3. Staff recommends approval of with stipulations listed in the staff report as recommended by staff and planning board.

A question was asked by a resident about whether this would be a trucking company. Mr. Michael Wedincamp answered that it is for commercial parking and is not a trucking company but more for storage of agricultural equipment.

Cathy Sheffield, who lives across the street from the property, spoke and was not opposed to the rezoning but asked for reassurance that the property would not turn into a sales lot and asked what the approval would allow for in the future. County Manager Callanan stated the rezoning would allow the applicant to operate any of the permitted uses at that location under B-3 status. He read the permitted usage conditions to clarify. Mrs. Sheffield expressed concern that this rezoning would allow this property to operate as a sales lot and would not like to see that happen.

There was discussion based on what GA Dept. of Transportation (GDOT) would require for expansion of business since the property is on a state road.

Dennis Hales, who lives on George Road, spoke about his concern regarding the current truck traffic and safety issues and traffic congestion.

Chairman Corbitt asked what the applicant would need to do to develop the business with regards to GDOT requirements. Zoning Administrator Proudfoot answered that he would need to have the driveway approved by GDOT.

Commissioner Floyd asked Mr. Wedincamp if he plans to make changes to what is currently happening at the site. Mr. Wedincamp replied they are not planning to expand, only intends to move forward with current operations.

Sharon Hales expressed concerns about the number of trailers and boats currently on his property and feels that they will add many more. She stated that the current congestion and traffic creates a safety and entrance/exit issue, any additions will make it worse. Ms. Hales requested a berm or buffer to hide the vehicles.
Chairman Corbitt stated when Jimmy Deloach Parkway opens up it will take a lot of the congestion off of that area and onto Interstate 16 which will make it a lot safer.

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

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

Vice Chairman Deloach seconded the motion. The motion carried unanimously.

**MICHAEL WEDINCAMP – SECOND READING (04):** Consideration to approve the Second Reading of an application by Michael Wedincamp to rezone 5 acres located at 2301 US Hwy 80 from AR-1 to B-3 for a commercial parking and storage business Map# 354 Parcel# 22 in the First District

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

**VERIZON WIRELESS/KARYN ACEVEDO AS AGENT FOR MARY RANDOLPH – PUBLIC HEARING (05):** The Planning Board recommends approving an application by Verizon Wireless/Karyn Acevedo as agent for Mary Randolph to rezone .23 acres out of 119 acres located on Shearwood Road from AR-1 to I-1 for a cell tower Map# 221 Parcel# 4 in the Third District

This item was tabled to the October 20, 2020 Commission meeting at the agenda approval.

**VERIZON WIRELESS/KARYN ACEVEDO AS AGENT FOR MARY RANDOLPH – SECOND READING (06):** Consideration to approve the Second Reading of an application by Verizon Wireless/Karyn Acevedo as agent for Mary Randolph to rezone .23 acres out of 119 acres located on Shearwood Road from AR-1 to I-1 for a cell tower Map# 221 Parcel# 4 in the Third District

This item was tabled to the October 20, 2020 Commission meeting at the agenda approval.
DIANE EXLEY – PUBLIC HEARING (07): The Planning Board recommends approving an application by Diane Exley to rezone 1.0 acre out of 5 acres located at 4121 Highway 119 North from AR-1 to AR-2 (the remaining 4 acres will be split and combined with adjoining parcels) Map# 406 Parcel# 38 in the Third District

Zoning Administrator Proudfoot stated Mrs. Exley is splitting her property to give parcels to her children. Staff recommends approval with stipulations listed in the staff report as recommended by staff and planning board.

Mrs. Exley confirmed the back 2 acres will be given to their children. No other comments were made in favor or against the request.

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

1. The 1-acre 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 is approved and permitted by USACE and a copy submitted to Development Services.
4. The plat showing the recombination of the two 2-acre lots with parcels 405-28 and 406-39 must be approved by the Zoning Administrator.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

DIANE EXLEY – SECOND READING (08): Consideration to approve the Second Reading of an application by Diane Exley to rezone 1.0 acre out of 5 acres located at 4121 Highway 119 North from AR-1 to AR-2 (the remaining 4 acres will be split and combined with adjoining parcels) Map# 406 Parcel# 38 in the Third District

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

KATHRYN ROBERTS – PUBLIC HEARING (09): The Planning Board recommends approving an application by Kathryn Roberts to rezone 3.38 acres out of 9.22 acres located at 105 Union Springs Road from AR-1 to AR-2 Map# 424 Parcel# 66 in the Third District
Zoning Administrator Proudfoot stated that a road divides the property and that the property will be split and sold. Staff recommends approval with stipulations as recommended by staff and planning board.

Kathryn Roberts stated her daughter would like to build on the property. No other comments were made in favor or against 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 is approved and permitted by USACE and a copy submitted to Development Services.
4. Subdivision plat must be approved by the Health Department and the Zoning Administrator.

Commissioner Burdette seconded the motion. The motion carried unanimously.

KATHRYN ROBERTS – SECOND READING (10): Consideration to approve the Second Reading of an application by Kathryn Roberts to rezone 3.38 acres out of 9.22 acres located at 105 Union Springs Road from AR-1 to AR-2 Map# 424 Parcel# 66 in the Third District

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

KATHERINE YOUNG BARNES – PUBLIC HEARING (11): The Planning Board recommends approving an application by Katherine Young Barnes to rezone 3.2 acres located on Whitaker Road from AR-1 to AR-2 to allow for a realignment of the property lines Map#441 Parcel# 44, 45 in the Third District

Zoning Administrator Proudfoot stated the property is owned by a brother and sister. The rezoning will correct the setback requirements. Staff recommends approval with stipulations as recommended by staff and planning board.

No one else spoke in favor or against 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 is approved and permitted by USACE and a copy submitted to Development Services.
4. Combination plat must be approved by the Zoning Administrator.

Commissioner Floyd seconded the motion. The motion carried unanimously.

KATHERINE YOUNG BARNES – SECOND READING (12): Consideration to approve the Second Reading of an application by Katherine Young Barnes to rezone 3.2 acres located on Whitaker Road from AR-1 to AR-2 to allow for a realignment of the property lines Map# 441 Parcel# 44, 45 in the Third District

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

AARON JORDAN - PUBLIC HEARING (13): The Planning Board recommends approving an application by Aaron Jordan to rezone 2 acres out of 22.50 acres located on McCall Road from AR-1 to AR-2 to create two home sites Map# 390 Parcel# 12 in the Fourth District

Zoning Administrator Proudfoot stated Mr. Jordan would like to rezone to split the parcels for his children. Staff recommends approval with stipulations as recommended by staff and planning board.

No one else spoke in favor or against 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 is approved and permitted by USACE and a copy submitted to Development Services.
4. Subdivision plat must be approved by the Health Department and the Zoning Administrator.

Vice Chairman Deloach seconded the motion. The motion carried unanimously.

AARON JORDAN – SECOND READING (14): Consideration to approve the Second Reading of an application by Aaron Jordan to rezone 2 acres out of
22.50 acres located on McCall Road from AR-1 to AR-2 to create two home sites Map# 390 Parcel# 12 in the Fourth District

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

KERN & CO., LLC AS AGENT FOR OLD PINES, LLC. – PUBLIC HEARING (15):
The Planning Board recommends denying an application by Kern & Co., LLC as agent for Old Pines, LLC to rezone 741.60 total acres located off of Old Augusta Road from AR-1/R-1 to I-1 (Heavy Industrial) Map #465 Parcel #6 and Map #477 Parcel #15 in the Fifth District

County Planner Concannon spoke about the parcel sizes and their current zoning and the plan to place a warehouse on the site. The parcel went before a regional review board, no substantive comments were made. The regional commission was in favor of the development. Staff did recommend and approve the rezoning, while the Planning Board recommended denial.

Chad Zittrouer with Kern & Co, representing Old Pines, LLC, spoke about the project and provided a packet. Mr. Zittrouer requested to modify items 8 and 10 from the staff report for access to Goshen Road Extension to be granted for just automobiles access. (No truck traffic.) There would also be zero truck traffic on Chimney Road. He also spoke about buffers, noise, and lighting. The ordinance requires 300 foot buffer. The proposal is for 250 feet to be preserved, with the additional 50 feet having a 12 foot tall berm with plantings.

The noise emitted and the decibel reduction with this plan is the best option for reducing noise and light. Mr. Zittrouer also spoke about noise readings and light observations taken for distance and plantings. The Joint Comprehensive Plan was spoken about, referring to industrial development and job creation being necessary for growth. Traffic and comparisons with industrial versus the traffic and traffic patterns created by residential units, showing the industrial would be better for traffic flow and congestion.

Mr. Zittrouer stated that Old Augusta Road was always intended to be an industrial corridor and was created to be a designated truck route. Lastly, he proposed the developer’s willingness to strike every use under Heavy Industrial except for warehousing.
Wilson Burns spoke about meeting with residents to address their concerns. He noted that there will be 148 acreages of buffers on the property. He additionally spoke about the 5 million dollars for property taxes, and 1,000 jobs brought to the county because of this proposed development. He also read letters of support from several residents.

Mr. Perry Mincey, Silverwood Plantation resident, spoke in favor of the development. He stated that traffic from a residential development would create traffic, crime, and cost more money in public safety.

Mr. Buddy Hobbs, who lives off of Goshen Rd Extension, has property on both sides of development, spoke in favor of the development. He is concerned that a residential neighborhood would increase traffic, fire services, and police protection. Subdivisions and the driveways coming out on the other side of Chimney Road would produce more traffic. Mr. Hobbs commended Commissioners on setting up Old Augusta Road for truck traffic.

Ms. Marie Graham, lifetime county resident, who also owns property on Chimney Road, spoke in favor of the development. She stated the benefits of the industrial versus residential.

Mr. David Atkins, Silverwood resident and Mr. Derrick Hobbs spoke in favor of the development for himself and his friend Mr. McCormick.

Mr. Bill Morgan, resident of Old Augusta Road, spoke in favor of the development.

Chairman Corbitt asked for anyone to speak who is in opposition to the rezoning.

Mr. Richard Leach, Mill Creek Plantation resident, spoke in opposition against the rezoning. He spoke of his concerns of the truck traffic in a residential area. He spoke of the development at Old Augusta Road and Hwy 21.

Mr. Wade Britt, Silverwood resident, spoke in opposition against the rezoning. He would like to separate out the industrial areas from the residential areas. He talked of the development on McCall Road and is concerned that it will be similar. He is concerned about the noise beyond Monday through Friday.

Ms. Claudia Coher, Goshen Hills resident, was in opposition of the rezoning. She would prefer shops or a church or school.
Mr. Ruben Chavez spoke was opposed to the rezoning. He believes that industry there will be too close to residential.

Mr. Rick Kyle, Old Augusta Road resident, opposed the rezoning. He is concerned about the potential flooding with portions of the property being in a flood zone. Chairman Corbitt explained to Mr. Kyle that the permitting process disallows building without mitigating flooding.

Mr. Michael Riddick, county resident who formerly lived in Silverwood, spoke in opposition against the zoning. He cited traffic concerns as part of his issue.

Mr. Marino Herrera and Mr. Michael Lisi, both Chimney Road residents, spoke in opposition against the zoning, citing speed, truck traffic and traffic concerns as part of the issue.

Mr. Pat McCorkle, Silverwood resident, was opposed to the rezoning. References to the comprehensive plan were made and stated there is a disconnect with what has been suggested. Believes more people should get involved and more discussion be held. Mr. McCorkle would like to have more input including building height, light direction, hours of operation. Commissioner Kieffer asks for suggestions on how to have more discussions. Mr. McCorkle stated maybe have a committee made up of neighborhoods to advise.

Mr. Neftali Jones, Chimney Road resident, spoke in opposition against the rezoning. He cited traffic concerns as part of his issue, as well as, pollution, noise, lights, and safety.

Chairman Corbitt called for a short recess.

The meeting was called back to order. Chairman Corbitt asked for a synopsis from the applicant so that some of the residents who didn’t hear earlier could be brought up to speed. Mr. Chad Zittrouer spoke and summarized his earlier statements.

Mrs. Anisa Grantham, Chimney Road resident and business owner, spoke in opposition against the zoning. Her concern is a decrease in property values. She doesn’t want a warehouse across from her home.

Chairman Corbitt runs down the list of complaints to ensure all had been received: property values, truck traffic on Chimney Road, truck traffic other
areas, safety, increase of trucks and cars, safety issues for children, noise pollution, visual/line of sight, unsightly, crime, stormwater/flooding, litter on roads, doesn't align with comprehensive plan, pollution from truck exhaust, will decision be legally binding if there is a sale of facility, if the business really benefits the county.

Mr. Danny Freeman, Mill Creek resident, opposed the request. His main concern is truck pollution and wildlife in the area.

Mr. Mitch Berger, Silverwood resident, spoke in opposition against the zoning. Air pollution from diesel trucks and idling engines can cause both sound and air pollution which can cause health issues. Chairman Corbitt asks for a copy of the study cited. Mr. Berger provided the study to be named "Health and Community Impacts of Goods, Movement, Warehousing, and Logistics."

Mrs. Renee Botorff, Goshen Road resident, spoke in opposition against the zoning. She expressed concern about the development and if the county really does benefit from the business due to tax breaks, increased traffic and low paying jobs.

Mrs. Helen Reynolds, Ridgecrest resident, spoke in opposition against the zoning. She is shared concern for renters and property values.

Mr. Scott Kay, Chimney Road resident, spoke in opposition against the zoning. He submitted a document about zoning which speaks about industrial parcels. His concern is zoning enforcement issues and how legally binding a designation would be.

Mr. Roger Simmons, Ridgecrest resident, opposed the rezoning due to concerns about enforcing loitering trucks.

Mrs. Betty Knowlton, Chimney Road resident, opposed the request due to concern for wetlands and how her pond will be affected.

Chairman Corbitt spoke about a study from Georgia State regarding development and property values and proceeded to close the public hearing.

A discussion developed about staff preparation prior to the item coming back to on the September 15th meeting agenda.
Vice Chairman Deloach made a motion to postpone this item to the September 15, 2020 Commission meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**KERN & CO., LLC AS AGENT FOR OLD PINES, LLC. – SECOND READING (16):**

Consideration to approve the Second Reading of an application by Kern & Co., LLC as agent for Old Pines, LLC to rezone 741.60 total acres located off of Old Augusta Road from AR-1/R-1 to I-1 (Heavy Industrial) Map# 465 Parcel# 6 and Map# 477 Parcel# 15 in the Fifth District

As a result of the action on the previous item, this item was postponed to the September 15, 2020 Commission meeting.

**XV- ADJOURNMENT**

There being no further business, at 9:45 pm, Commissioner Kieffer made a motion to adjourn the meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chairman

Stephanie D. Johnson, County Clerk