EFFINGHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES

October 20, 2020

The Board of Commissioners of Effingham County, Georgia, 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, October 20, 2020 in the Commissioners Meeting Room at the Effingham County Administrative Complex. Mr. Wesley Corbitt was not present for the meeting.

STAFF ATTENDING THE MEETING
Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney,
Ms. Stephanie Johnson – County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Charlie George – County Engineer, Mrs. Christy Carpenter – Finance Director, Mrs. Teresa Concannon – County Planner, Mrs. Vicki Dunn – Human Resources Director

PERSONS ATTENDING THE MEETING
Mr. Richard McCormick, Mr. Donald Massiak, Mr. RC Barenchik, Mr. Rhett Mouchet, Mr. Travis Bazemore, Mr. Barney Davis, Mr. Peter Schoenauer, Mr. Michael Chenelte, Mr. Walt Waters, Mr. Gregg Howze

I - CALL TO ORDER
Vice Chairman Deloach called the meeting to order at 5:01 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 presented the changes to the agenda for consideration which included removing Old Business Item #4, and withdrawing Old Business #1 and #2. Commissioner Floyd made a motion to approve the agenda with noted changes. Commissioner Loper seconded the motion. The motion carried unanimously.
V - MINUTES
Commissioner Burdette made a motion to approve the October 6, 2020 Regular Commission Meeting minutes as read. Commissioner Kieffer 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 Commissioners’ website.

VIII - APPEARANCE - RICHARD MCCORMICK
Mr. Richard McCormick, resident of 181 Hutcheson Lane, spoke to the commission regarding the condition of the road. He requested that the road be repaired. Vice Chairman Deloach let Mr. McCormick know that they would get someone to come out to look to see what could be done. It is an ash road so LMIG funds would not be able to be used for this repair.

IX - CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda items: (1) Consideration to approve a Lease Agreement between Effingham County and the Effingham County Board of Education for housing of the Extension Office (2) Consideration to approve the 2021 Holiday Calendar (3) Consideration to approve to submit a Grant Application to the Rachel Ray Save Them All Grant Fund. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X - OLD BUSINESS
VERIZON WIRELESS/KARYN ACEVEDO AS AGENT FOR MARY RANDOLPH (01):
This item was removed from the agenda at agenda approval.

VERIZON WIRELESS/KARYN ACEVEDO AS AGENT FOR MARY RANDOLPH - SECOND READING (02):
This item was removed from the agenda at agenda approval.

CONSIDERATION TO APPROVE THE FIRST READING OF AN AMENDMENT TO PART II, CHAPTER 14, ARTICLE V - TELECOMMUNICATIONS REGULATIONS OF THE CODE OF ORDINANCES OF EFFINGHAM COUNTY (03):

Zoning & Planning Manager Concannon spoke explained the amendment would change the way cellular towers are zoned, as Conditional Use instead of Industrial District (I-1).

Commissioner Loper made a motion to approve the First Reading of an amendment to Part II, Chapter 14, Article V - Telecommunications Regulations. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF THE AMENDMENT TO PART II, APPENDIX C, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.0 AND 5.10 OF THE CODE OF ORDINANCES OF EFFINGHAM COUNTY (04):

This item was removed from the agenda.

CONSIDERATION TO APPROVE THE FIRST READING OF AMENDMENTS TO PART II, APPENDIX C, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.1 OF THE CODE OF ORDINANCES OF EFFINGHAM COUNTY (05):

Planning & Zoning Manager Concannon explained this amendment will allow for telecommunications towers in the agricultural residential zoning districts as a conditional use.

Commissioner Floyd made a motion to approve the First Reading of amendments to Part II, Appendix C, Article V - Users Permitted in Districts, Section 5.1 and Section 5.2. Commissioner Burdette seconded the motion. The motion carried unanimously.

XI - NEW BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING OF A SPEED ZONE ORDINANCE TO REDUCE THE EXISTING VEHICULAR SPEED LIMIT ON RAHN STATION ROAD AS IT APPROACHES HWY 21 FROM 55 MPH TO 45 MPH (01):
County Engineer George explained this ordinance is being requested because of the pending new Love’s Truck Stop. A traffic study required by the applicant found this speed limit should be reduced at this area for ingress/egress safety reasons. The Sheriff’s Office agrees with this reduction.

Commissioner Loper made a motion to approve the speed limit reduction. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR HALLOWEEN TRICK OR TREATING AT ROYAL OAKS SUBDIVISION ON OCTOBER 31, BEGINNING AT 5:30 PM (02):
Planning & Zoning Manager Concannon explained Royal Oaks requests a permit for safety purposes to reduce automobile traffic. Trick-or-treaters will be asked to wear face masks.
Commissioner Floyd made a motion to approve request for an Assemblage Permit for Halloween Trick or Treating at Royal Oaks Subdivision on October 31, beginning at 5:30pm. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A RESOLUTION TO AMEND THE FY2019-2020 BUDGET (03):
Finance Director Carpenter explained this amendment is to reallocate existing general fund budget to cover repairs to fuel tank at EMS building and to reallocate special fund budget to cover several additional contracts. No new funding is requested.
Commissioner Burdette made a motion to approve the budget amendment for 2019-2020. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ACCEPT A GRANT AWARD FROM THE GEORGIA GOVERNOR’S OFFICE OF HIGHWAY SAFETY (GOHS) LAW ENFORCEMENT GRANT PROGRAM (04):
Finance Director Carpenter explained this grant is to promote road safety and reduce crashes. There is no cost share required, it is a reimbursable grant. Commissioner Burdette made a motion to approve the acceptance of a GOHS Law
Enforcement Grant Award. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE SUBMITTED BY SIRIUS AMERICAN INSURANCE COMPANY FOR CATASTROPHIC INMATE MEDICAL COVERAGE FOR THE EFFINGHAM COUNTY JAIL (05):
County Manager Callanan explained this insurance was rebid and this company was the lowest premium response. Staff recommends approval of the quote.

Commissioner Loper made a motion to approve the Quote submitted by Sirius American Insurance Company with a $21,381.12 premium and $30,000.00 deductible. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN EFFINGHAM COUNTY AND THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA (06):
County Manager Callanan explained this is an extension of an existing MOU. This compensation method is under review, since costs are shared between ECBOC and UGA. Staff recommends approval.

Commissioner Loper made a motion to approve the Memorandum of Understanding between The Board of Regents of the University System of Georgia on behalf of the University of Georgia Extension and Effingham County. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH DIVERSIFIED CORRECTIONAL SERVICES, LLC RELATED TO THE PRISON RAPE ELIMINATION ACT (PREA) (07):
County Manager Callanan explained this contract is for auditing services for PREA compliance which was sent out for bids.
Commissioner Burdette made a motion to approve the contract with Diversified Correctional Services, LLC for the PREA Audit in the amount of $3,650.00. Commissioner Loper seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE A FINAL PLAT WARRANTY DEED, INFRASTRUCTURE AGREEMENT AND MAINTENANCE AGREEMENT FOR RAIN DANCE SUBDIVISION LOCATED OFF OF EBENEZER ROAD, CONSISTING OF 41 LOTS MAP# 445 PARCEL# 26 (08):
Planning & Zoning Manager Concannon explained we have received a notification for final plat approval. The City of Springfield will provide water and sewer services to this subdivision. EOM has approved acceptance of the infrastructure to be deeded to the county. The County Engineer reviewed the bond recommendation, and approved the bond for $57,354.90, which is 10% of the total cost of drainage and paving in phase 1. The provided infrastructure agreement reflects the county will not accept the water and sewer infrastructure.

County Attorney Newberry confirmed the deed within the packets do not reflect the changes he made which notes acceptance of the roads and drainage only.

Commissioner Loper made a motion to approve the final plat for Rain Dance phase 1, and accept the roads and stormwater infrastructure identified in the warranty deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FUNDS FOR ENCROACHMENT PERMIT FOR INSTALLATION OF THE NEW WATER LINE UNDER THE RAIL LINE AT THE INTERSECTION OF BLUE JAY AND MCCALL ROADS (09):
County Engineer George explained as part of the Blue Jay Road Water Line Ext A project the new water line is to be installed beneath the existing Norfolk Southern Rail. A permit application for the encroachment was submitted by the County and the application was approved on October 6, 2020. The permit fee for this encroachment is $20,300.00 along with a $1,900.00 Risk Management Fee required.
Commissioner Kieffer made a motion to approve the fees associated with the railroad encroachment permit. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE SUPPLEMENTAL FUNDING REQUEST #2 FOR WORK UNDER EFF008 WORK ORDER #06 RELATED TO THE EFFINGHAM PARKWAY (10):
County Manager Callanan explained this is the second supplemental funding request. This request includes work associated with the environmental that was not completed on the Chatham County side. This is a preliminary engineering request which is reimbursable under the existing GDOT agreement. The additional project management is due to the shift in the let date from January 2021 to July 2021. The amount is not to exceed $92,518.

Vice Chairman Deloach stated he spoke with the Chairman regarding this item and he does agree with this request and recommends that we approve to keep us on track with moving forward with the parkway.

Commissioner Loper made a motion to approve the Supplemental Funding Request #2 for Atlas Technical Consultants for EFF008 Work Order #6 in regards to Effingham Parkway in the amount of $92,518. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN EFFINGHAM COUNTY AND GEORGIA PACIFIC CONSUMER PRODUCTS LP FOR THE DONATION OF DISPENSERS AND RELATED PRODUCTS FOR THE MORGAN COMPLEX (11):
County Manager Callanan explained this Memorandum of Understanding is for the recreation complex bathrooms. The donation includes tissue dispensers and material for the complex. Staff recommends approval.

Commissioner Burdette made a motion to approve the Memorandum of Understanding between Effingham County Board of Commissioners and Georgia-Pacific Consumer Products LP. Commissioner Floyd seconded the motion. The motion carried unanimously.

XII- REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS
County Manager Callanan discussed the following:

1. Gym Grand Opening
   • Nov.1st at 3pm
2. Media Day
   • October 29th has been set for the media to tour.
3. Census 2020
   • Effingham 22nd in GA for self-response
4. Insurance Renewal
   • Info presented for review
County Clerk Johnson discussed the following:

1. **Financial Reports**
   - Month of August 2020 was distributed

Fire Chief and EMA Director Hodges discussed the following:

1. **Springfield Fire Department**
   - Springfield Fire Station officially went into service this past month.

Commissioner Kieffer discussed the following:

1. **Public Dumping**
   - Ideas requested for monitoring and minimizing public dumping.

Commissioner Burdette discussed the following:

1. **Voting Process**
   - Commissioner Burdette commented about how impressed he was with the new voting machines, and said the process was very good.

Commissioner Floyd discussed the following:

1. **Library Restrooms**
   - Received a complaint about the restrooms at library being closed because of COVID-19.

Commissioner Deloach discussed the following:

2. **Gym**
   - Very impressed with the results of the new gym after the tour.

**XIII – EXECUTIVE SESSION**

No Executive Session was held.

**XIV – EXECUTIVE SESSION MINUTES**

There were no minutes to be approved.

**XV – PLANNING BOARD**

**ANSGARHAY – PUBLIC HEARING (01):** The Planning Board recommends approving an application by Ansgarhay LLC to rezone 8 acres out of a 72.15-acre parcel located on Godley Road from AR-1 to I-1 for a surface mine Map# 419 Parcel# 1A in the First/Second District.

Planning & Zoning Manger Concannon explained the applicant plans to operate a surface mine on land that is located in both Chatham and Effingham counties. Portions of the 72.15 acre parcel are situated in both District 1 and District 2. The
8-acre portion to be rezoned in Effingham County is located in District 2, and will access Godley Road in District 1.

Mr. Greg Howze was present to address questions from the Board regarding the access to the property. Commissioner Floyd questioned Mr. Howze about the number of residents on the street and if it would be feasible to access the property from the Chatham County entrance. Mr. Howze agreed to the access request.

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

1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
2. Development shall meet 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 must 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 of the jurisdictional determination submitted to Development Services.
6. The subdivision plat must be approved by the Zoning Administrator.
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.
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. The surface mine operator must install a sign facing the County road. The sign will include the following information:
   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 that prevents access during non-business hours.

And the following added stipulation:

15. The 60-foot Chatham County easement for ingress/egress.

Commissioner Loper seconded the motion. The motion carried unanimously.

ANSGARHAY – SECOND READING (02): The Planning Board recommends approving an application by Ansgarhay LLC to rezone 8 acres out of a 72.15-acre parcel located on Godley Road from AR-1 to I-1 for a surface mine Map# 419 Parcel# 1A in the First/Second District.

Because of the additional condition added during the first reading, Commissioner Floyd made a motion to postpone the second reading to the November 3rd meeting. Commissioner Burdette seconded the motion.

OLIN KING – PUBLIC HEARING (03): The Planning Board recommends approving an application by Olin King to rezone 5.08 acres located at 1256 Blue
Jay Road from AR-1 to AR-2 to combine with an adjacent parcel Map# 415 Parcel# 5 in the Second District.

Zoning & Planning Manager Concannon stated the adjacent parcel is already zoned AR-2. Mr. Olin King said the rezoning is to transfer a portion of the property to his grandson. No one was present in opposition of the request.

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

1. The lots shall 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 must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
4. Recombination and subdivision plat must be approved by the Zoning Administrator.

Commissioner Loper seconded the motion. The motion carried unanimously.

OLIN KING – SECOND READING (04): Consideration to approve the Second Reading of an application by Olin King to rezone 5.08 acres located at 1256 Blue Jay Road from AR-1 to AR-2 to combine with an adjacent parcel Map# 415 Parcel# 5 in the Second District.

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

CHAD ZIPPERER (05): The Planning Board recommends approving an application by Chad Zipperer to rezone 15 acres out of a 107.64-acre parcel located on Hodgeville Road from AR-1 to B-3 for future development Map# 417 Parcel# 1 in the Second District.

Zoning & Planning Manager Concannon explained this rezoning is in order for the applicant to build a Mini-Storage Facility on the parcel. Due to the fact the acreage was larger than usual for a storage facility, staff asked for supplementary information about what will be placed on the additional acreage.

Travis Bazemore from EMC Engineering spoke on behalf of the applicant. He stated the applicant would like to have the stipulation removed about a new site plan being submitted for any other development plans, since it is not a typical request. Chad Zipperer also spoke about his application.
Commissioner Burdette made a motion to postpone this item to the November 3rd meeting. Commissioner Floyd seconded the motion. Commissioners Floyd, Burdette, DeLoach and Kieffer were in favor of the motion. Commissioner Loper opposed the motion. The motion carried 4-1.

CHAD ZIPPERER – SECOND READING (06): Consideration to approve the Second Reading by Chad Zipperer to rezone 15 acres out of a 107.64 acre parcel located on Hodgeville Road from AR-1 to B-3 for future development Map# 417 Parcel# 1 in the Second District, with conditions.

This item was automatically tabled to the November 3rd meeting due to the previous action.

LAWRENCE LONG – PUBLIC HEARING (07): The Planning Board recommends approving an application by Lawrence Long for a Variance located at 680 Kolic Helmey Road to reduce the side setback requirements from 25 feet to 10 feet for a residence Map# 417 Parcel# 12 in the Second District.

Zoning & Planning Manager Concannon stated staff recommends approval as recommended by Planning Board. Applicant Lawrence Long was present to speak in favor of his request.

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

LAWRENCE LONG – SECOND READING (08): Consideration to approve the Second Reading of an application by Lawrence Long for a Variance located at 680 Kolic Helmey Road to reduce the side setback requirements from 25 feet to 10 feet for a residence Map# 417 Parcel# 12 in the Second District.

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

TERAMORE DEVELOPMENT – PUBLIC HEARING (09): The Planning Board recommends approving an application Teramore Development, as agent for Lynn Mikell Brennan to rezone 1.12 acres out of 1.76 acres located on McCall Road from AR-1 to B-3 Map# 465M Parcel# 3B in the Second District. Staff recommends approval as recommended by staff and planning board.

Zoning & Planning Manager Concannon explained Staff has reviewed the application, and recommends approval of the request to rezone 1.12 acres from
AR-1 to B-3, to be combined with 0.64 acres already zoned B-3 for a future retail business, and 4.71 acres from AR-2 & B-3 to AR-1 to be combined with 0.96 acres already zoned AR-1, with conditions.

Phillip McCorkle spoke in favor of this application.

Elizabeth Davis was opposed to the rezoning due to the current flooding issue and was concerned that it will become worse.

Gary Lander was also concerned about flooding, traffic, litter, noise, and proximity of the store to his residence and to Westwood Heights. He also stated the zoning signage was misleading.

Commissioners asked for more information regarding the notifications that were sent, as well as the sign posted.

Commissioner Burdette made a motion to postpone this item to the November 3rd meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

**TERAMORE DEVELOPMENT – SECOND READING (10):** The Planning Board recommends approving an application Teramore Development, as agent for Lynn Mikell Brennan to rezone 1.12 acres out of 1.76 acres located on McCall Road from AR-1 to B-3 Map# 465M Parcel# 3B in the Second District.

This item was automatically tabled to the November 3rd meeting due to the previous action.

**TABITHA MOYAK, AGENT FOR JEANNE FREYMUTH – PUBLIC HEARING (11):** The Planning Board recommends approving an application by Tabitha Moyak, agent for Jeanne Freymuth to rezone 5 acres located at 230 Savannah Town Road from AR-1 to AR-2 Map# 264 Parcel# 10A in the Third District.

Zoning & Planning Manager Concannon explained the owner wants to rezone in order to split into 2 parcels. Staff has reviewed and recommends approval.

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

1. The lots shall 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 must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
4. Subdivision plat must include an easement for the rear parcel, and be approved by the Health Department and the Zoning Administrator.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**TABITHA MOYAK, AGENT FOR JEANNE FREYMUTH – PUBLIC HEARING – SECOND READING (12):** Consideration to approve the Second Reading of an application by Tabitha Moyak, agent for Jeanne Freymuth to rezone 5 acres located at 230 Savannah Town Road from AR-1 to AR-2 Map# 264 Parcel# 10A in the Third District.

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

**TOM & RENEE PETERSON – PUBLIC HEARING (13):** The Planning Board recommends approving an application by Tom and Renee Peterson for a Variance located at 1964 Hwy 17 North to allow for a 30 foot access easement Map# 269 Parcel# 20A in the Third District.

Zoning & Planning Manager Concannon explained this relates to a variance that is required in order for the applicants to build a house for their son and his family.

Renee & Tom Peterson supported their application. No one spoke in opposition of the request.

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

**TOM & RENEE PETERSON – SECOND READING (14):** Consideration to approve the Second Reading of an application by Tom and Renee Peterson for a Variance located at 1964 Hwy 17 North to allow for a 30 foot access easement Map# 269 Parcel# 20A in the Third District.

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

**TOM & RENEE PETERSON – PUBLIC HEARING (15):** The Planning Board recommends approving an application by Tom & Renee Peterson to rezone 3.72 acres out of a 32.513-acre parcel located at 1964 Hwy 17 North from AR-1 to AR-2 Map# 269 Parcel# 20A in the Third District.
Planning & Zoning Manager Concannon explained the application to be related to the previous variance request. 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. Conditions 2 & 3 relating to the access easement from the April 2, 2019 variance shall be met unless removed by the Board of Commissioners.
2. The lot shall meet the requirements of the AR-2 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 must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
5. Subdivision plat must be approved by the Health Department and the Zoning Administrator.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**TOM & RENEE PETERSON – SECOND READING (16):** The Planning Board recommends approving an application by Tom & Renee Peterson to rezone 3.72 acres out of a 32.513 acre parcel located at 1964 Hwy 17 North from AR-1 to AR-2 Map# 269 Parcel# 20A in the Third District.

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

**MICHAEL CHENETTE – PUBLIC HEARING (17):** The Planning Board recommends approving an application by Michael Chenette for a Variance located at 102 Madelyn Grove Way (Jackson Run S/D) to reduce the rear building setback from 25 feet to 10 feet to screen in an existing patio Map# 369H Parcel# 2 in the Fourth District.

Planning & Zoning Manager explained when the building permit was reviewed last year the patio on the site plan was allowed on the condition that it is not enclosed.

Michael Chenette spoke on behalf of his application. No one spoke in opposition of the request.

Commissioner Loper made a motion to approve the request. Commissioner Burdette seconded the motion. The motion carried unanimously.
MICHAEL CHENETTE – SECOND READING (18): Consideration to approve the Second Reading of an application by Michael Chenette for a Variance located at 102 Madelyn Grove Way (Jackson Run S/D) to reduce the rear building setback from 25 feet to 10 feet to screen in an existing patio Map# 369H Parcel# 2 in the Fourth District.

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

EFFECTIVE IMAGES, AGENT FOR LOVE’S TRAVEL STOP – PUBLIC HEARING (19): The Planning Board recommends approving an application by Effective Images, agent for Love’s Travel Stop for a Variance located at the corner of Hwy 21 South and Rahn Station Road to waive the maximum height and square footage limits for signage Map# 429 Parcel#6 in the Fourth District.

Planning & Zoning Manager Concannon explained the rezoning was previously approved. The applicant is now requesting to increase the total overall height to 35 ft. and increase the square footage to 391.84 square feet. Staff and Planning Board recommends approval.

William Gleason with Love’s Travel Stop spoke on behalf of applicant. 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. Each sign must have 200’ of street frontage.

2. The signs shall not encroach into the street right-of-way, or be within 25’ of an established street intersection, or obstruct driver visibility.

Commissioner Burdette seconded the motion. The motion carried unanimously.

EFFECTIVE IMAGES, AGENT FOR LOVE’S TRAVEL STOP – SECOND READING (20): Consideration to approve the Second Reading of an application by Effective Images, agent for Love’s Travel Stop for a Variance located at the corner of Hwy 21 South and Rahn Station Road to waive the maximum height and square footage limits for signage Map# 429 Parcel#6 in the Fourth District.

Commissioner Loper made a motion to approve the Second Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.
ANDREA ALLSBROOK - PUBLIC HEARING (21): The Planning Board recommends approving an application by Andrea Allsbrook to rezone a 5 acre parcel located at 851 Ebenezer Road from AR-1 to AR-2 Map# 446 Parcel# 33 In the Fourth District.

Zoning & Planning Manager Concannon explained this parcel is being rezoned in order to subdivide in the future. The plat of record depicts an existing drainage ditch which extends through the property to adjacent properties, however the property owner of the ditch has not been identified.

Walt Waters, brother of Andrea Allsbrook spoke on behalf of this application. Mr. Waters stated the property was inherited from his mother. Mr. Waters confirmed there are no plans to develop the property.

There was a brief commentary among the board about the drainage easement. 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 shall meet the requirements of the AR-2 zoning district.
2. Site development shall be designed to maintain or improve the existing drainage conveyance system through the property to adjacent properties, and must be approved by county engineering before issuance of any building permits.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
5. Subdivision plat must be approved by the Health Department and the Zoning Administrator.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

ANDREA ALLSBROOK - SECOND READING (22): Consideration to approve the Second Reading of an application by Andrea Allsbrook to rezone a 5 acre parcel located at 851 Ebenezer Road from AR-1 to AR-2 Map# 446 Parcel# 33 In the Fourth District.

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

There being no further business, at 7:34 pm, Commissioner Burdette made a motion to adjourn the meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chair

Stephanie D. Johnson, County Clerk