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, November 01, 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 Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Chris Reed – IT Director, Mr. Matthew Cruikshank – Deputy Director of IT, Mrs. Teresa Concannon – Planning and Zoning Manager, Mrs. Alison Bruton – Purchasing Agent, Mr. Mark Barnes – Finance Director, and Katie Dunnigan – Zoning Technician

CITIZEN PARTICIPATION
Mr. Rex Inman, Ms. Pan Anderegg, Ms. Kim Johnson, Ms. Patsy Zeigler, Mr. Tony Chiariello, Mr. Franklin Goldwire, Ms. Cora Gains, Ms. Lucille Tate, Mr. Brett Bennett, Mr. St. Nicholas Garvin, Ms. Deborah Bowen, Mr. John Vagk, Mr. Daniel Ben-Yisrael, Ms. Acaelia B. Cooper, Mr. Ryan V. Cooper, Mr. Chris Ward, Ms. Nicole Rahn, Mr. Jason Rahn, Mr. Austin King, Mr. Jim Willis, Mr. Keith Albert, Mr. Charles Hazlet, Mr. Randy Ward, Ms. Terri Fying, Ms. Bernadette O’Connor, Ms. Bonnie Meeks-McIver, and Mr. Michael O’Connor.

PARTICIPATION VIA TELECONFERENCE
None announced.

I- CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:02 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
V – AGENDA APPROVAL
Vice Chair Deloach made a motion to approve the agenda with the noted changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI – MINUTES
Vice Chair Deloach made a motion to approve the October 18, 2022 regular commission meeting minutes as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

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- APPEARANCE – 5:15pm
RESIDENTS OF LOWER FERRY ROAD TO DISCUSS THE ROAD CONDITION.
Resident of Lower Ferry Road, Ėora Gaines expressed her concerns with the condition of the road. Ms. Gaines stated the residents requested their road be placed on the list of roads to be repaired. The condition of the road has become time consuming for everyone including first responders. A petition to have the road repaired was given to the Board.

County Manager Callanan explained the entire road network was analyzed to determine the conditions of each road on a level of excellent, good, fair, critical, and lost. A portion of Lower Ferry Road rates as lost, being the worst condition and the other half rated as critical. Most of the roads being repaired are based on funding sources designated a year in advance, such as TSPLOST. Mr. Callanan stated as a temporary fix, local crews would complete a chip seal surface until permanent solutions become available.

X- CONSENT AGENDA
Commissioner Loper made a motion to approve the following Consent Agenda item: Consideration to approve to ratify and affirm a Recruitment Marketing Plan with WTOC for recruitment of firefighters (1) Consideration to approve to ratify and affirm Enterprise vehicle orders for the Effingham County Sheriff Office (2) Consideration to approve to renew an Agreement between the Georgia Department of Human Services, Division of Family and Children Services related to low-income assistance with water and wastewater services (3) Vice Chair Deloach seconded the motion. The motion carried unanimously.
XI – OLD BUSINESS

CINDY HOWZE - PUBLIC HEARING (1): The Planning Board recommends denying an application by Cindy Howze as Agent for Ansgarhay, LLC to rezone 72.15 acres located at 108 Godley Road from AR-1 to I-1, to allow for future industrial use Road [Map# 419 Parcel# 1A] in the First & Second Districts (this item was postponed 09/06/2022)

Planning and Zoning Manager Concannon explained a portion of this parcel was zoned a few years ago for a surface mine. The applicant is requesting to rezone the entire portion to industrial for future development. Staff and Planning Board recommends denial due to concept plan not being presented.

Owner Gregg Howze explained there is 165 acres total, part of which is already approved for a dirt pit. The remaining 94-acres aligns with Effingham and Chatham County. Mr. Howze states there will be no traffic on Effingham County roads, only on Jimmy DeLoach Parkway.

Owner Cindy Howze explained there are 72.15 acres in Effingham County that is already connected to an existing industrial zoned road.

The Board engaged in discussion regarding a concept plan and conditions.

Commissioner Floyd made a motion to postpone to 12/06/2022 meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

CINDY HOWZE - SECOND READING (2): Consideration to approve the Second Reading of an application by Cindy Howze as Agent for Ansgarhay, LLC to rezone 72.15 acres located at 108 Godley Road from AR-1 to I-1, to allow for future industrial use Road [Map# 419 Parcel# 1A] in the First & Second Districts (this item was postponed 09/06/2022)

This item was postponed to 12/06/2022.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND ARTICLE II – DEFINITIONS; SECTION 5.6. R-3 MULTIFAMILY; AND SECTION 5.8. R-6 SINGLE FAMILY RESIDENTIAL; AND ADD A NEW ZONING DISTRICT, R-5 SINGLE FAMILY TRADITIONAL NEIGHBORHOOD DESIGN TO THE EFFINGHAM COUNTY CODE OF ORDINANCES (THIS ITEM WAS POSTPONED 10/18/2022) (3):

Planning and Zoning Manager Concannon stated a revised amendment was given to the Board. Some revisions made are: definitions regarding apartments, addition of townhouse definition, addition of planned single-family home community, R-3 zoning district clarification of water and sewer requirements, addition of guidelines for townhouses. Suspension of R-6 due to previous issue and changing it to R-5, adding a curb and gutter requirement.

Vice Chair DeLoach made a motion to approve the First Reading amendments to
XII – NEW BUSINESS

CONSIDERATION TO APPROVE A PROCLAMATION CELEBRATING NOVEMBER 6, 2022 AS RETIRED EDUCATORS DAY (1):
President of the Retired Educators Association, Pam Anderegg explained the governor proclaims a pro Retired Educators Day every year.

The Board and Staff presented a proclamation in honor of educators in Effingham County and the State of Georgia. The proclamation was sounded aloud by County Clerk Johnson.

Commissioner Burdette made a motion to approve a Proclamation celebrating November 6, 2022 as Retired Educators Day. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 048 TO AUTHORIZE A SECOND AMENDED AND RESTATED INTERGOVERNMENTAL CONTRACT BETWEEN EFFINGHAM COUNTY, GEORGIA AND THE EFFINGHAM COUNTY HOSPITAL AUTHORITY AND FOR OTHER PURPOSES (2):
County Manager Callanan explained this request is for a revised intergovernmental agreement (IGA) regarding refinancing of the Hospital Authority’s bond. There was a caveat with regards to their line of credit that they have with Truist. Truist required a particular wording in the agreement, which the County’s attorney has reviewed and approved.

Commissioner Kieffer made a motion to approve Resolution# 048 to authorize a second amended and restated intergovernmental contract between Effingham County, Georgia and the Effingham County Hospital Authority. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED, FINAL PLAT, AND INFRASTRUCTURE AGREEMENT FOR OGLETHORPE LANDING SUBDIVISION, PHASE 1, CONSISTING OF 31 LOTS LOCATED OFF OF EBENEZER ROAD, MAP# 446 PARCEL# 13 IN THE FIFTH DISTRICT (3)
Planning and Zoning Manager Concannon explained this is a final plat for phase 1 of Oglethorpe Landing. Water and sewer will be provided by the City of Springfield. EOM has inspected the right-of-way and stormwater infrastructure, phase 1 and reviewed the bond recommendations to recommend approval. There is a bond of $50,332.82. Staff reviewed the final plat and has recommended approval.

Commissioner Kieffer made a motion to approve the final plat and infrastructure agreement for Oglethorpe Landing ph. 1, and accept the roads and stormwater infrastructure identified in the warranty deed. Commissioner Loper seconded the
CONSIDERATION TO APPROVE AND PUBLISH NEW JOB DESCRIPTIONS FOR GEOGRAPHICAL INFORMATION SYSTEM (GIS) (4)
County Manager Callanan explained as responsibilities for the current positions have risen, the job description no longer fit the line of work.

Commissioner Burdette made a motion to approve the job descriptions; authorize publication and distribution. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO CONTINUE THE CONTRACT WITH SUN LIFE FOR STOP LOSS INSURANCE THROUGH 12/31/2023 (5)
County Manager Callanan explained Stop Loss protects the County under a partially self-funded plan. Stop Loss premium increase was lowered to 7.3 percent (%) from 16.2 percent (%).

Vice Chair Deloach made a motion to approve Staff recommendation as noted above and continue contract with Sun Life for Stop Loss Insurance through 12/31/2023. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE OLD AUGUSTA ROAD CORRIDOR STUDY COMPLETED BY POND (6)
Engineering Project Manager Stanley explained the County entered into a contract with Pond and Company to do a traffic study on Old Augusta Road corridor. A representative was introduced to present that study.

Mr. Richard Fangmann of Pond and Company explained the examination of Old Augusta Road consists of number of travel lanes needed, intersection control, and safety. Considerations to include are ongoing development, future growth, and significant truck traffic. Old Augusta Road corridor current conditions include good existing level of service, 2-lane Rural Cross-section, 7600 vehicles per day, and seven (7) percent (%) trucks. State Route 21 at Old Augusta Road current conditions include good existing level of service. Considerations to include are new development traffic, meeting future needs, and aesthetics-gateway.

The Corridor itself is 2.7 miles, there are two (2) active existing commercial driveways, nine (9) new commercial driveways and seven (7) intersections, and a desired full access spacing of 2640 feet. New development plan consists of 12.3 million square feet warehouse/light industrial, access to Park of Commerce, expanded residential at Leo at the Sanctuary, and Parkers Convenience Store/gas. Recommended intersection control includes three (3) multilane roundabouts (4-lanes section), 2 single lane roundabouts (2-lane section), right-in and right-out for others, median divider on 2 and 4-lane sections, RCUT with U-turns for Leo at the Sanctuary/Parkers. Benefits included are intersections designed for safety (FHWA proven safety countermeasures), spacing for smooth operations, and allowance for phased implementation. There are three (3) phases of potential implementation for
Old Augusta Road gateway improvements consists of first intersection in Effingham, entry to major Industrial Parks, and industrial development Authority office. Considerations to include are scale of intersection area, consistency of design elements, and recommend using landscaping to unify design.

Commissioner Kieffer made a motion to approve of the Old Augusta Road Corridor Study as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CHANGE ORDER #3 FOR TASK ORDER 22-006 WITH POND & COMPANY FOR THE STORMWATER MASTER PLAN (7)**
Purchasing Agent Bruton explained the original scope focused on the southern portions of the County, this change order incorporates the northern portions of the County.

Vice Chair Deloach made a motion to approve of Change Order #3 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan in the amount of $30,000. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CHANGE ORDER #1 TO TASK ORDER 21-25-004 WITH ROBERTS CIVIL ENGINEERING FOR THE FDRE FOR ASH ROADS DESIGN AND CONSTRUCTION MANAGEMENT (8)**
Purchasing Agent Bruton explained this is a deduction of $65,000 to the agreement with Roberts Civil Engineering for this project. This deduction is a result of the roads which were not approved in the Ranger contract that moved to the McLendon LMIG agreement.

Commissioner Burdette made a motion to approve of Change Order #1 to Task Order 21-25-004 with Roberts Civil Engineering for the FDRE for Ash Roads Design and Construction Management. Commissioner Loper seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CHANGE ORDER #1 TO LMIG 2022 SUPPORT AND CM SERVICES AGREEMENT WITH ROBERTS CIVIL ENGINEERING (9)**
Purchasing Agent Bruton explained this change order has two (2) items: design and construction management for improvements to the Sandhill complex, which is $13,200 and the $65,000 moved from Ash Roads design and construction management.

Vice Chair Deloach made a motion to approve of Change Order #1 to LMIG 2022 Support and CM Services Agreement with Roberts Civil Engineering for $78,200. Commissioner Floyd seconded the motion. The motion carried unanimously.
MINUTES OF THE November 01, 2022 BOC MEETING CONTINUED

CONSIDERATION TO APPROVE CHANGE ORDER #1 FOR TASK ORDER 22-25-006 FOR THE TSPLOST INTERSECTIONS DESIGN AND CONSTRUCTION MANAGEMENT WITH ROBERTS CIVIL ENGINEERING (10)
Purchasing Agent Bruton explained Staff requested this change order for two (2) additional intersections. Hodgeville at Scuffletown Road and Hodgeville at Forest Haven Road.

Commissioner Burdette made a motion to approve for Change Order #1 for Task Order 22-25-006 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering in the amount of $148,484.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AWARD OF PO 23-REQ-011 TO DOBBS EQUIPMENT FOR THE PURCHASE OF A TRACTOR AND BOOM AX FOR THE PUBLIC WORKS DEPARTMENT (11)
Purchasing Agent Burton explained a request for quote (RFQ) was posted to purchase this item. Three (3) submittals were received. Staff recommends award to Dobbs Equipment, LLC.

Vice Chair Deloach made a motion to approve Award of PO 23-REQ-011 to Dobbs Equipment for the purchase of a tractor and boom ax for the Public Works Department in the amount of $191,644.67. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE FOUR (4) PURCHASE ORDERS FOR THE PURCHASE OF EQUIPMENT FOR THE NEW FIRE ENGINES (12)
Purchasing Agent Bruton explained a request for quote (RFQ) was posted with numerous pieces of equipment that the Fire department needed for the new engine being purchased. Based on hose inventory, additional hose sections were added. Four (4) submittals were received. A line item award was conducted to get the best price for each item.

Vice Chair Deloach made a motion to approve of PO's with FireLine, Inc. for $56,495.00, Georgia Fire & Rescue Supply for $23,416.85, NAFECO for $4,881.65, and Ten-8 Fire & Safety, LLC for $101,099.66. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE COASTAL INCENTIVE GRANT AWARD AGREEMENT FOR THE STORMWATER MASTER PLAN, EXTENDING THE TIMEFRAME FOR MASTER PLAN COMPLETION (13)
Finance Director Barnes explained this grant relates to the stormwater master planning. At the end of September, the modeling was approximately 80% complete. The amendment will extend the deadline until March.

Commissioner Burdette made a motion to approve the award agreement amendment. Vice Chair Deloach seconded the motion. The motion carried unanimously.
MINUTES OF THE November 01, 2022 BOC MEETING CONTINUED

CONSIDERATION TO APPROVE RESOLUTION# 022-049 TO AMEND THE FISCAL YEAR 2023 BUDGET (14)

Finance Director Barnes explained this allocates the funding for the full depth reclamation roads, LMIG 2022 roads and other miscellaneous items.

Commissioner Burdette made a motion to approve the Resolution to amend the budget for FY 2023. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-050 TO APPOINT SCOTT MORGAN TO THE TAX ASSESSOR BOARD TO FULFIL THE UNEXPIRED TERM OF OFFICE FOR THE THIRD DISTRICT (15)

County Clerk Johnson explained this resolution is to approve Mr. Scott Morgan, as recommended by Vice Chair Deloach for the third district. Mr. Morgan will fulfill the unexpired term of office of Mr. Lowell Morgan. This term will expire March 15, 2025.

Vice Chair Deloach made a motion to approve Resolution# 022-048 to appoint Scott Morgan as a member to the Tax Assessor Board to fulfil the unexpired term of office for the Third District. Commissioner Loper seconded the motion. The motion carried unanimously.

XIII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Oglethorpe Power
- Meeting today via teleconference
- Will be in town 11/30/2022

Roads
- Old Tusculum Road micro surfacing treatment completed. Currently working on Mt. Pleasant and Old Augusta Road

County Clerk Johnson

Reminder
- Check weekly calendar
- Workshop at Effingham Day in Atlanta, GA

Commissioner Floyd

Industrial Zoning
- Address I-1 zoning districts and conditions.

Commissioner Burdette

Fires in Residential Neighborhoods
- Land clearing fires
- Conditions on burn permits
- Fire Chief Hodges will review

Commissioner Loper

Waters Estate
- Event Venue Complaints
Commissioner Kieffer
Silverwood Subdivision
- Wild hogs sighting
Abercorn Landing Floating Dock
- A quote has been received per County Manager
Reminder
- Veteran’s Day Ceremony at the Veterans’ Park, November 11, 2022 at 11:00am

XIV – EXECUTIVE SESSION
There was no discuss Personnel, Property, and Pending Litigation.

XV – EXECUTIVE SESSION MINUTES
There was no executive session held, no minutes to be approved.

XVI – PLANNING BOARD – 6:00PM

ALLEN COTE – PUBLIC HEARING (1): The Planning Board recommends approving an application by Allen Cote to rezone 23.38 acres located at 110 Buford Hill Road from AR-2 to AR-1 to allow for the placement of a second home for an immediate family member Map# 302 Parcel# 15A in the First District.

Zoning Technician Dunnigan explained the applicant is requesting to rezone 23.38 acres from AR-2 to AR-1 for a second dwelling for an immediate family member.

Commissioner Floyd made a motion to approve the request to rezone 23.38 acres from AR-2 to AR-1 to allow for the placement of a second home for an immediate family member, with the following Planning Board and Staff conditions:
- Permitting of the mobile home and related private well and septic system must be approved by Development Services and Environmental Health before the new dwelling is placed on site.
- The lot shall meet the requirements of the AR-1 zoning district.

Commissioner Burdette seconded the motion. The motion carried unanimously.

ALLEN COTE – SECOND READING (2): Consideration to approve the Second Reading of an application by Allen Cote to rezone 23.38 acres located at 110 Buford Hill Road from AR-2 to AR-1 to allow for the placement of a second home for an immediate family member Map# 302 Parcel# 15A in the First District.

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

WENDALL A. KESSLER – PUBLIC HEARING (3): The Planning Board recommends approving an application by Wendall A. Kessler as Agent for Amby Development to rezone 23.3 acres located off Old River Road from PD to AR-1 to allow for a home site Map# 329 Parcel# 26 in the First District.

Zoning Technician Dunnigan explained this parcel was rezoned in 2003 as part of
MINUTES OF THE November 01, 2022 BOC MEETING CONTINUED

Stonewall subdivision. The applicant is requesting to revert the zoning to AR-1 for a private residence.

Commissioner Floyd made a motion to approve the request to rezone 23.3 acres from PD to AR-1, with the following Planning Board and Staff conditions:

1. The lot shall meet the requirements of the AR-1 zoning district.
2. The applicant must provide a legal easement to the Stonewall HOA to allow access to Lake Jean as part of Stonewall’s drainage system.

Commissioner Burdette seconded the motion. The motion carried unanimously.

WENDALL A. KESSLER – SECOND READING (4): Consideration to approve the Second Reading of an application by Wendall A. Kessler as Agent for Amby Development requests to rezone 23.3 acres located off Old River Road from PD to AR-1 to allow for a home site Map# 329 Parcel# 26 in the First District.

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

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY as agent for EFFINGHAM COUNTY BOARD OF COMMISSIONERS – PUBLIC HEARING (5): The Planning Board recommends approving an application by Effingham County Industrial Development Authority as Agent for Effingham County Board of Commissioners for a variance located on Savannah Portside Industrial Parkway from section 3.38.9 Freestanding Sign Size, to allow for a sign size in excess of the 100 square foot maximum for a sign on an I-1 zoned parcel Map# 329D Parcel# 1C in the First District.

Zoning Technician Dunnigan explained the maximum signage for this zoning is 100 square feet. The applicant is proposing 112 square feet. Staff agrees that it is of appropriate size and scale for the location. The additional size will improve visibility for truck traffic.

Commissioner Floyd made a motion to approve the request for a variance from section 3.38.9 Freestanding Sign Size, with the following Planning Board and Staff condition:

1. The sign shall not encroach into the street right-of-way, or be within 25 feet of an established street intersection, nor obstruct driver visibility.

Commissioner Loper seconded the motion. The motion carried unanimously.

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY as agent for EFFINGHAM COUNTY BOARD OF COMMISSIONERS – SECOND READING (6): Consideration to approve the Second Reading of an application by Effingham County Industrial Development Authority as Agent for Effingham County Board of Commissioners requests a variance located on Savannah Portside Industrial Parkway from section 3.38.9 Freestanding Sign Size, to allow for a sign size in excess of the 100 square foot maximum for a sign on an I-1 zoned parcel Map# 329D Parcel# 1C in the First District.
Commissioner Floyd made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

**SCOTT B. EISHEN – PUBLIC HEARING (7):** The Planning Board recommends approving an application by Scott B. Eishen to rezone 4.72 acres located at 7083 Clyo-Kildare Road from AR-1 to AR-2 to allow for the separation of a home site Map# 229A Parcel# 1 in the Third District.

Zoning Technician Dunnigan explained the applicant is requesting to split the parcel down the middle. Neither parcels meet AR-1 requirement of five (5) acres, therefore it has to be rezoned to AR-2.

Vice Chair Deloach made a motion to approve the request to rezone 4.72 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.

**SCOTT B. EISHEN – SECOND READING (8):** Consideration to approve the Second Reading of an application by Scott B. Eishen requests to rezone 4.72 acres located at 7083 Clyo-Kildare Road from AR-1 to AR-2 to allow for the separation of a home site Map# 229A Parcel# 1 in the Third District.

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

**TERRY GRINER – PUBLIC HEARING (9):** The Planning Board recommends approving an application by Terry Griner to rezone 0.23 acres located on Go Cart Road & Pound Road from B-3 to AR-1 to allow for a recombination of parcels Map# 296 Parcel# 46F in the Third District

Commissioner Floyd recused himself from this item.

Zoning Technician Dunnigan explained the applicant is requesting to move his property line down, which would give the adjacent property 0.23 acres. This would correct access and structure that the current property line runs through. Due to the parcels being in two zoning districts, the 0.23 acres have to be rezoned to AR-1.

Vice Chair Deloach made a motion to approve the request to rezone 0.23 acres from B-3 to AR-1, with the following Planning Board and Staff conditions:
1. The lot shall meet the requirements of the AR-1 zoning district.
2. A combination plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.

Commissioner Loper seconded the motion. The motion carried unanimously.

**TERRY GRINER – SECOND READING (10):** Consideration to approve the Second Reading of an application by Terry Griner requests to rezone 0.23 acres located on Go
MINUTES OF THE November 01, 2022 BOC MEETING CONTINUED

Cart Road & Pound Road from B-3 to AR-1 to allow for a recombination of parcels Map# 296 Parcel# 46F in the Third District.

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

Commissioner Floyd returned.

THE MCGRALEY CO. as Agent for CHARLES LAYTON – PUBLIC HEARING (11): The Planning Board recommends approving an application by The McGraley Co. as Agent for Charles Layton to rezone 65.29 of 97.36 acres located on McCall Road and Race Path Road from AR-1 to I-1, to allow for a surface mine Map# 391 Parcels# 11C & 11F Map# 412 Parcel# 24 in the Fourth District

Vice Chair Deloach recused himself from this item due to a banking relationship.

Zoning Technician Dunnigan explained Planning Board recommended approval with an additional condition that traffic access be allowed on McCall Road only. Staff recommended denial due to concerns with road usage and amount of resistance from surrounding residents. There is also some wetland reflected on the sketch plan submitted by the applicant.

The Board engaged in a discussion regarding truck routes and the need for the surface mine.

Speaking in favor: Nicole Rahn, Jason Rahn, Austin King, and Jim Willis expressed all new construction need dirt and that this is not just a pit for one individual, the McGraley Company is a business within the County that employs over 100 people. Railroad traffic already exist in this area.

Speaking in opposition: Keith Albert, Charles Hazlet, Chris Reed, Randy Ward, Terri Fying, Bernadette O’Connor, Bonnie Meeks-McIver, and Michael O’Connor expressed concerns of noise, land use, truck traffic on non-designated truck routes, disturbed and contaminated wells. If approved, limitations on operating hours, and infrastructure impact fees charged to the land owner.

The Board engaged in discussion regarding approval and denial.

EMC Engineer Alec Metzger stated operating hours for sand mines is Monday through Friday, 8:00am to 5:00pm.

Commissioner Loper made a motion to postpone to 11/15/2022. Commissioner Floyd seconded the motion. The motion carried unanimously.

THE MCGRALEY CO. as Agent for CHARLES LAYTON – SECOND READING (12): Consideration to approve the Second Reading of an application by The McGraley Co. as Agent for Charles Layton requests to rezone 65.29 of 97.36 acres located on McCall Road from AR-1 to I-1, to allow for a surface mine Map# 391 Parcels# 11C & 11F Map# 412 Parcel# 24 in the Fourth District.
This item was postponed to 11/15/2022.

**THE MCGRALEY CO. as Agent for RICHARD HALL – PUBLIC HEARING (13):** The Planning Board recommends approving an application by The McGraley Co. as Agent for Richard Hall to rezone 27.17 of 64.8 acres located on Horse Pen Road from AR-1 to I-1, to allow for a surface mine Map# 394 Parcels# 29 & 30 in the Fourth District.

EMC Engineering, Alec Metzger explained this parcel will be used as a retention pond. Due to the parcel being more than 2 acres, it has to be classified as a surface mine. The pond will be located at the back of the property, 100 feet off of the property line with 700 feet of buffer on each side.

Commissioner Burdette made a motion to postpone to 11/15/2022. Commissioner Floyd seconded the motion. The motion carried unanimously.

**THE MCGRALEY CO. as Agent for RICHARD HALL – SECOND READING (14):** Consideration to approve the Second Reading of an application by The McGraley Co. as Agent for Richard Hall to rezone 27.17 of 64.8 acres located on Horse Pen Road from AR-1 to I-1, to allow for a surface mine Map# 394 Parcels# 29 & 30 in the Fourth District.

This item was postponed to 11/15/2022.

Vice Chair Deloach returned.

**DANIEL BEN-YISRAEL as Agent for EFFINGHAM IDA – SKETCH PLAN (15):** The Planning Board recommends approval of an application by Daniel Ben-Yisrael as Agent for Effingham IDA for a Sketch Plan for a Parker’s Convenience Store, located on Old River Road. Zoned B-3 [Map# 330 Parcel# 46] in the First District.

Planning and Zoning Manager Concannon explained this parcel was rezoned a few months ago from B-2 to B-3 to accommodate a convenience store. This is not intended to be a truck stop, with an added condition that trucks are not permitted to park overnight. There are two (2) changes that reflect on the sketch plan, notice of a 10-foot buffer and access point.

Commissioner Floyd made a motion to approve request for a sketch plan for: “Parker’s Convenience Store – Old River Road”. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**XVII - ADJOURNMENT**

At 9:02 pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chair

Stephanie D. Johnson, County Clerk