

**EFFINGHAM COUNTY
BOARD OF COMMISSIONERS MEETING
March 20, 2018**

The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mrs. Vera Jones, Mr. Jamie Deloach, Mr. Reginald Loper – Vice Chairman and Mr. Phil Kieffer met in regular meeting 5:00 pm on Tuesday, March 20, 2018 in the Commissioners Meeting Room at the Effingham County Administrative Complex. Mr. Wesley Corbitt was not present for this meeting.

PERSONS ATTENDING THE MEETING

Mr. Steve Davis – County Administrator, Mr. Edward Newberry - County Attorney, Mrs. Stephanie Johnson – County Clerk, Mrs. Vicki Dunn – HR Director, Mr. Thomas Kilmartin- Finance Director, Mr. R.C. Barenchik – Zoning Administrator, Mr. Clint Hodges – Fire/EMA Director, Mr. Scott Lewis – Magistrate Judge, Ms. Kristen Achtziger, Mr. Tony Chiariello, Mr. Jack Garvin, Mr. Pat Jeffers, Mr. Sidney Thompson, Ms. Emily Davison, Mr. Kirk Thurman, Mr. Randall Bell, Mr. Bill Bell, Mr. Jeff Shaufelberger and Mr. Henry Mallory

I - CALL TO ORDER

Vice Chairman Loper called the meeting to order at 5:04 pm

II - INVOCATION

Commissioner Jones gave the invocation.

III - PLEDGE TO THE AMERICAN FLAG

The Pledge was led by Mr. Payton Mercer, an 11th grade home school student and a member of the 4-H leadership team.

IV - AGENDA APPROVAL

Commissioner Deloach made a motion to approve the agenda as read. Commissioner Kieffer seconded the motion. The motion carried unanimously.

V – MINUTES

Commissioner Deloach made a motion to approve the minutes of the March 6, 2018 Commission meeting minutes as written. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI - PUBLIC COMMENTS

Vice Chairman Loper stated public comment should be limited to agenda items only.

VII - CORRESPONDENCE

Vice Chairman Loper explained all correspondence and documents from the meeting are located in the Clerk's office and on the Board of Commissioner's website.

VIII – OLD BUSINESS

THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY DJ INVESTMENT PROPERTIES, LLC TO REZONE 2.37 ACRES LOCATED AT 294 LEHIGH CIRCLE FROM AR-1 TO AR-2 TO SUBDIVIDE MAP# 406A PARCEL# 2 IN THE THIRD DISTRICT (01):

Zoning Administrator Barenchik explained this item was tabled to research the zoning of the property and if covenants existed for this development. No covenants have been found and the property is zoned AR-1. Planning Board and Staff recommend approval.

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

Mr. Dale Jackson and Mr. Herbert Johnson expressed being against the rezoning to allow the property to be rented.

After hearing public comment, a second motion was called for. Commissioner Deloach made a motion to approve the request. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY DJ INVESTMENT PROPERTIES, LLC TO REZONE 2.37 ACRES LOCATED AT 294 LEHIGH CIRCLE FROM AR-1 TO AR-2 TO SUBDIVIDE MAP# 406A PARCEL# 2 IN THE THIRD DISTRICT (02):

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Jones seconded the motion. The motion carried unanimously.

Discussion by the public was held. Another motion was called for about the discussion.

Commissioner Deloach made a motion to approve the Second Reading. Commissioner Jones seconded the motion. The motion carried unanimously.

IX- NEW BUSINESS

PRESENTATION OF THE EFFINGHAM COUNTY FINANCIAL STATEMENTS AND AUDITORS REPORT (01):

Finance Director Kilmartin presented the Board with an overview of the 2017 audit via a PowerPoint presentation which included the county financial status, management discussion analysis, the audited financial statements and summary of the one (1) audit finding – recording of fiduciary funds (sheriff funds) in the wrong location.

Ms. Kay Proctor of Lanier, Deal & Proctor expressed appreciation and condolences to the Board and Staff in the loss of previous Finance Director Joanna Wright. Ms. Proctor proceeded to validate the presentation provided by Finance Director Kilmartin related to the audited financial statements. Ms. Proctor confirmed in regards to the audit finding, all information was provided at year end as requested by the Finance department. This year due to transition in Mrs. Wright's passing there was some activity recorded in the revenue

fund that was fiduciary in nature. A single audit was merited related to FEMA funding received.

CONSIDERATION TO APPROVE THE AUDITED FINANCIAL STATEMENTS FOR TRANSMISSION TO THE STATE OF GEORGIA (02):

Finance Director Kilmartin explained it's the policy to adhere to Georgia law. Staff recommends affirming transmission of the audited statements.

Commissioner Deloach made a motion to approve the audited financial statements and approve the audit and submission to the State of Georgia. Commissioner Jones seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A RESOLUTION TO AMEND THE FISCAL YEAR 2017/2018 BUDGET (03):

Finance Director Kilmartin explained the resolution reflects changes to the receipt of funds from the Georgia Department of Transportation (GDOT) in the amount of \$ 903,000 in a match share of \$390,000 as required for Local Maintenance Improvement Grant (LMIG) funds. There are 8 projects applied for and awarded to the County. Funds were received in January 2018. The second amendment relates to Georgia Pacific cash fund of \$40,000 to enhance the new recreation facility and budget lines for the grant award of \$5,371.00 approved at last meeting.

Commissioner Deloach made a motion to approve the budget amendment for 2017-2018. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH PLANTERS COMMUNICATIONS, LLC FOR PUBLIC WIFI CONTRACT AT THE CLARENCE E. MORGAN COMPLEX (04):

County Administrator Davis explained Staff has been working with Planters on providing wifi service. This service will be free reaching from the batting cages to across parking lot and throughout the park. The service will be expandable for the next two phases. It is a 72 month contract and has been approved by the County Attorney.

Commissioner Jones made a motion to approve the cable contract. Commissioner Deloach seconded the motion. The motion carried unanimously.

X – REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Administrator Davis discussed the following:

- **Abercorn & Steel Bridge Landing Improvements**
Abercorn will be closed 3/26 – 4/21
Steel Bridge will be closed the 1st week of April thru May 5th
- **Budget Process**
Meetings with the department heads will begin next week

- **Highway 21**
Will be closed at Rice Creek area over this weekend, requesting a detour through Goshen Road to install pedestrian bridge
- **Old River Road/I-16 Improvements**
A conversation was held with GDOT, an agreement has been made; scheduled for July 2018; a staging meeting for service delivery will also be scheduled
- **Ash Roads**
Staff has a revised schedule for Phase 1 and a Phase 2 calendar is forth coming.
- **Budget**
There will be a category in the budget for road projects, would like a list two or three projects for each commissioner district

County Clerk Johnson discussed the following:

- **EOM Monthly Report**
The February monthly report has been provided.
- **Social Media Policy**
A copy of the draft social media policy has been provided
The draft of the policy was compiled by the HR Director and County Clerk and has been reviewed and the form approved by the County Attorney.
Staff asks the board to review the policy and make any changes deemed necessary; we would like to place the policy on the April 3rd agenda if possible.

Commissioner Deloach discussed the following:

- **Railroad Crossing Improvements**
Asked Staff for an update with Norfolk Southern on the start date for the improvements; staff advised the calendar has not yet been set.

XI – EXECUTIVE SESSION

There was no executive session held.

XII - EXECUTIVE SESSION MINUTES

There were no executive session minutes to be approved from the March 3, 2018 meeting.

XIII – PLANNING BOARD- 6:00 PM

Eddie G. Broadnax – Public Hearing (01): The Planning Board recommends approving an application by Eddie G. Broadnax to rezone 2.06 acres located at 490 Noel C. Conaway Road from PD to B-3 Map# 326 Parcel# 17B in the First District

Zoning Administrator Barenchik explained the applicant would like to rezone the property from a PD which currently has a commercial designation to a B-3 zoning.

Mr. Eddie Broadnax confirmed he would like to rezone the property for sale.

There was a lengthy discussion among the Board, Staff and the applicant regarding the use and access to the property.

Ms. Lori Straub approached the board opposed to the request with concern for traffic, noise, decrease in property value and airborne chemicals.

Commissioner Floyd made a motion to deny the request. Commissioner Deloach seconded the motion. Commissioner Jones abstained from voting. Commissioner Floyd, Deloach and Kieffer voted in favor of the motion. The motion carried.

Eddie G. Broadnax – Second Reading (02): Consideration to approve the Second Reading of an application by Eddie G. Broadnax to rezone 2.06 acres located at 490 Noel C. Conaway Road from PD to B-3 Map# 326 Parcel# 17B in the First District

The Second Reading was automatically denied due to the vote of the previous item.

William R. & Craig A. Bell – Public Hearing (03): The Planning Board recommends approving an application by William R. & Craig A. Bell to rezone 1.88 acres located at 3081 US Hwy 80 & 135 Zeigler Fork from AR-1 to B-3 Map# 355A Parcel# 7A, 9A in the First District

Zoning Administrator Barenchik explained the applicants would like to operate a used car lot. The applicants did agree at the Planning Board meeting to erect a privacy fence where the property borders the adjacent church property. The access will be utilized from Hwy 80. No vehicles will be repaired at this site. The hours of operation will be Monday through Saturday. Staff and Planning Board recommend approval.

Randall Bell approached in favor of his request. This property will only serve as storage when the vehicles are ready to sell.

Ms. Thomasina Quill, a Realtor, also supported the request to rezone.

Ms. Emily Davidson stood in opposition and presented the Board with a petition of names of residents opposed to the rezoning.

Commissioner Floyd made a motion to approve the request with the following stipulations:

1. Lot meets the requirements of the B-3 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. A six (6) foot wooden privacy fence be installed and properly maintained.


Commissioner Kieffer seconded the motion. The motion carried unanimously.

William R. & Craig A. Bell – Second Reading (04): Consideration to approve the Second Reading of an application by William R. & Craig A. Bell to rezone 1.88 acres located at 3081 US Hwy 80 & 135 Zeigler Fork from AR-1 to B-3 Map# 355A Parcel# 7A, 9A in the First District


Due to the added stipulation, this item is tabled until the April 3, 2018 Commission meeting.

XV - ADJOURNMENT

There being no further business, at 6:35 pm, Commissioner Jones made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.



Reginald S. Loper, Vice Chairman



Stephanie D. Johnson, County Clerk