

**EFFINGHAM COUNTY  
BOARD OF COMMISSIONERS MEETING  
April 17, 2018**

---

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt- Chairman, 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, April 17, 2018 in the Commissioners Meeting Room at the Effingham County Administrative Complex.

**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. Jimmy McDuffie – Sheriff, Mrs. Janis Bevill – Tax Appraiser, Ms. Jennifer Keyes, Mrs. Christy Carpenter, Mr. Jimmy Parr – Building Official, Mr. Clarence Morgan – Recreation Director, Mr. Scott Lewis – Magistrate Judge, Ms. Kristen Achtziger, Mr. Tony Chiariello, Mr. Jack Garvin, Mr. Tim Welting, Mr. Patty Roberds, Ms. Carol Hogge, Kerry Wendelken, Ms. Jestina Jones, Mr. Michael Coon, Ms. Tasia Oglesby, Mr. Darrel Hutcheson, Mr. Walt Waters, Ms. Andrea Allsbrook and Mr. Durrell Nease

**I - CALL TO ORDER**

Chairman Corbitt called the meeting to order at 5:02 pm

**II - INVOCATION**

Chairman Corbitt gave the invocation.

**III - PLEDGE TO THE AMERICAN FLAG**

The Pledge was led by Mr. Jacob Conaway, a 4-H member in the 6<sup>th</sup> grade at Ebenezer Middle School.

**IV - AGENDA APPROVAL**

Commissioner Deloach made a motion to approve the agenda with the addition of New Business# 6 – Consideration to approve a Resolution to amend the Fiscal Year 2017-2018 budget. Commissioner Floyd seconded the motion. The motion carried unanimously.

**V - MINUTES**

Vice Chairman Loper made a motion to approve the minutes of the April 3, 2018 Commission meeting minutes as written. Commissioner Deloach 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 - NEW BUSINESS**

**CONSIDERATION TO APPROVE A TAX REFUND FOR CARLISLE VILLAGE LLC AND KARIMA GROUP LLC (01):**

Mr. Tim Welting represented Mr. Walter Berman of Karima Group LLC and Carlisle Village LLC. Mr. Welting stated six (6) refund requests were applied for in March 2017. One request is for land only; the other five are for the land and the improvements.

Tax Appraiser Bevill explained no returns were filed nor was the taxes appealed. Staff recommends denial of the request.

There was some discussion among the Board and County Attorney Newberry regarding the validity of the request.

The Board moved the request to the end of New Business.

There was further discussion among the Board, Staff and representative for Carlisle Village LLC/Karima Group LLC.

Commissioner Jones made a motion to deny the request. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A REVISED FINAL PLAT FOR ABBEY LANE SUBDIVISION, PHASE II LOCATED OFF OF LITTLE MCCALL ROAD (02):**

Zoning Administrator Barenchik explained Horizon Home Builders of Savannah, LLC requests a revised final plat approval of Abbey Lane Subdivision Phase II to change access to the detention pond lot. The original plat was approved November 2017. The only request is to change the access to the detention lot from an easement to a real piece of property

Vice Chairman Loper made a motion to approve the revised final plat of Abbey Lane Subdivision Phase II. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A FINAL PLAT AND A DEED TO ACCEPT THE INFRASTRUCTURE FOR GREENBRIAR SUBDIVISION, PHASE II LOCATED OFF OF HWY 17 NORTH CONSISTING OF 18 LOTS MAP# 324 PARCEL# 115 (03):**

Zoning Administrator Barenchik explained Bill Wasden requests final plat approval of Greenbriar Subdivision Phase 2, located off Hwy 17. Said subdivision consists of 18 lots. Water will be provided via a community well system that has been dedicated to Effingham County and Sewer is provided by individual private septic systems.

Public Works and Engineering staff inspected the roads, water, and storm drainage infrastructure within the subdivision and all punch list items have been addressed and recommend approval.

The infrastructure maintenance security (for \$58,500 10% of the estimated value of the infrastructure) was submitted to the county for the entire development at the time Phase 1 was approved. Staff has reviewed the final plat, final plat checklist, and the warranty deed for Greenbriar Subdivision Phase 2. All documents are in order, and consistent with the zoning, plans, and plats approved previously. The warranty deed was reviewed and approved by the County Attorney.

Vice Chairman Loper made a motion to approve the final plat Greenbriar Subdivision Phase 2 and accept the infrastructure in it. Commissioner Jones seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A FINAL PLAT FOR WINDFIELD SUBDIVISION, PHASE II, LOCATED OFF OF HIGHWAY 30 CONSISTING OF 4 LOTS MAP# 352F PARCEL# 1F (04):**

Zoning Administrator Barenchik explained these are four (4) lots within this subdivision which were previously designated at multi family. Mr. Darrel Hutcheson has revised the PD text to allow for single family use of the four lots.

Effingham County owns the water and sewer systems and the roads. Staff has reviewed the final plat and final plat checklist.

Commissioner Floyd made a motion to approve the final plat Winfield Subdivision Phase 2, Lots 104-108. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A LOCATION AGREEMENT WITH THE HISTORIC EFFINGHAM SOCIETY FOR THE USE OF THE EARLY STREET HOUSE FOR OLD DAYS IN EFFINGHAM EVENT (05):**

County Clerk Johnson explained Staff received a request from the Historic Society for use of the Early Street house for the Effingham Day event. A location agreement was approved by the Board last year for said event around the same time. This event will be held Saturday April 21, 2018. This is the same agreement previously reviewed and approved by the County Attorney. Staff recommends approval.

Commissioner Kieffer made a motion to approve the Location Agreement and allow the Historic Effingham Society the use of the Early Street House. Vice Chairman Loper seconded the motion. The motion carried unanimously.

**ADDITION TO AGENDA**

**CONSIDERATION TO APPROVE A RESOLUTION TO AMEND THE FISCAL YEAR 2017-2018 BUDGET (06):**

County Administrator Davis explained there are four (4) items outlined under this budget amendment related to various departments. Staff recommends approval.

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

**X – REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS**

County Administrator Davis discussed the following:

**1. Budget Process**

- Meetings with the department heads have been completed.

**2. Atlas Site**

- Still being worked on, the hydrology and flushing will begin next week for a two week period. An amendment to the contract will be presented at the next meeting

**3. Ash Roads**

- Eight (8) roads have been completed; improved progress is underway

**4. Savannah Cold Storage**

- Complaints about noise at the site; Staff has followed up on the buffer and berm requirements

**5. Zoning Administrator Resignation**

- Recognized RC Barenchik for his service to the County

**6. Atlantic Waste Recycling**

- Ben Wall gave an update on recycling requirements and pickup

County Clerk Johnson discussed the following:

**1. Sheriff Awards Banquet**

- The Sheriff has extended an invitation to you to attend the 2<sup>nd</sup> Annual Awards Banquet Thursday, April 19, 2018 at 7:00 pm being held at the Effingham Career Academy Banquet Hall.

**2. Animal Shelter Report**

- The shelter report for the month of March has been provided.

**3. EMS Quarterly Report**

- The report for the months of January thru March has been provided.

**4. ACCG By Laws Amendment**

- The ACCG is proposing to amend the bylaws. The proposed changes will be presented during the Annual Conference at the Business meeting & Election of Officers on Saturday, April 28, 2018

**5. EOM Monthly Report**

- The March monthly report for EOM has been provided.

**6. Industrial Development Authority**

- The IDA meeting will be held Thursday, April 19, 2018 at 6:00 pm. A copy of the agenda has been provided.

**7. ACCG Conference**

- The conference in Savannah will begin Friday, April 27<sup>th</sup>. You're agenda info is in your boxes if you haven't picked it up already.

Human Resources Director Dunn discussed the following:

**1. New Newsletter**

- HR will distribute a quarterly newsletter detailing info about the employees of the county

Vice Chairman Loper discussing the following:

**1. Old Augusta Road Striping**

- The striping is hard to see at night. County Administrator Davis stated it can be included in the LMIG or Capital project

Commissioner Deloach discussed the following:

**1. Norfolk Southern Update**

- Have dates been established for road work. County Administrator Davis confirmed no new information has been received

Commissioner Jones discussed the following:

**1. Westwood Heights**

- Staff are in discussions about making improvements for Code Enforcement and changes to include a code enforcement ordinance

**XI – EXECUTIVE SESSION**

At 6:59 pm, Commissioner Kieffer made to go into executive session to discuss Personnel, Property and Pending Litigation. Commissioner Jones seconded the motion. The motion carried unanimously.

**XII - EXECUTIVE SESSION MINUTES**

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

**XIII – PLANNING BOARD- 6:00 PM**

**Tasia & Billy Oglesby – Public Hearing (01):** The Planning Board recommends approving an application by Tasia & Billy Oglesby for a Conditional Use located at 115 Bay Road to allow for a small shop and office building and to park dump trucks and trailers on site, zoned B-2 Map# 304 Parcel# 14 in the First District

Zoning Administrator Barenchik explained the applicant requests to construct a three bay shop and office area and a storage yard for dump trucks and trailers. The property has frontage on Bay and Old River Roads. The applicant is willing to use Old River road as his primary access. Staff and Planning Board recommend approval.

Billy Oglesby approached and supported his request. There will be approximately 25 trucks and 6 trailers parked on the property.

Mike Love expressed concern for noise, pollution, safety and home values.

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

1. Lot meets the requirements of the B-2 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. Maintain required 30' buffers to adjacent residential property.
5. 1 parking space for each 300 square feet of floor area will be required.
6. Site plans must be approved by engineering staff
7. A six (6) foot berm with planted shrubbery along Bay Road
8. Property shall be accessed from Old River Road.

Commissioner Deloach seconded the motion. The motion carried unanimously.

**Tasia & Billy Oglesby – Second Reading (02):** Consideration to approve the Second Reading of an application by Tasia & Billy Oglesby for a Conditional Use located at 115 Bay Road to allow for a small shop and office building and to park dump trucks and trailers on site, zoned B-2 Map# 304 Parcel# 14 in the First District

The Second Reading was automatically moved to the May 1, 2018 Commission meeting due to added stipulations.

**Roger Rodi – Public Hearing (03):** The Planning Board recommends approving an application by Roger Rodi to rezone 3.86 acres located at 2647 US Hwy 80 from AR-1 to AR-2 Map# 354 Parcel# 13 in the First District

Zoning Administrator Barenchik explained the applicant would like to subdivide one acre for his daughter. Staff and Planning Board recommend approval.

No one was present in favor or against the request.

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

1. Lot meets the requirements of the AR-2 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. Subdivision plat must be approved by the Zoning Office and Health Department.

Vice Chairperson Loper seconded the motion. The motion carried unanimously.

**Roger Rodi – Second Reading (04):** Consideration to approve the Second Reading of an application by Roger Rodi to rezone 3.86 acres located at 2647 US Hwy 80 from AR-1 to AR-2 Map# 354 Parcel# 13 in the First District

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

**B. Durrell Nease – Public Hearing (05):** The Planning Board recommends approving an application by B. Durrell Nease to rezone 5.16 acres located at 1064 Nease Road from AR-1 to AR-2 Map# 375 Parcel# 29 in the Second District

Zoning Administrator Barenchik explained the applicant would like to rezone the parcel to subdivide for sale.

Durrell Nease approached to support his request.

No one was present opposed to the request.

Commissioner Jones made a motion to approve the request with the following Planning Board recommendations:

1. Lot meets the requirements of the AR-2 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. Subdivision plat must be approved by the Zoning Office and Health Department.

Commissioner Deloach seconded the motion. The motion carried unanimously.

**B. Durrell Nease – Second Reading (06):** Consideration to approve the Second Reading of an application by B. Durrell Nease to rezone 5.16 acres located at 1064 Nease Road from AR-1 to AR-2 Map# 375 Parcel# 29 in the Second District

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

**Kerry Wendelken – Public Hearing (07):** The Planning Board recommends approving an application by Kerry Wendelken to rezone 5.80 acres located at 611 Nease Road from AR-1 to AR-2 Map# 375 Parcel# 35B in the Second District

*Commissioner Jones recused herself from voting on this item due to a business conflict.*

Zoning Administrator Barenchik explained the applicant would like to subdivide the parcel into two lots. Staff and Planning Board recommend approval.

Kerry Wendelken approached in support of his request.

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

1. Lot meets the requirements of the AR-2 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. Subdivision plat must be approved by the Zoning Office and Health Department.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**Kerry Wendelken – Second Reading (08):** Consideration to approve the Second Reading of an application by Kerry Wendelken to rezone 5.80 acres located at 611 Nease Road from AR-1 to AR-2 Map# 375 Parcel# 35B in the Second District

*Commissioner Jones recused herself from voting on this item due to a business conflict.*

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

**Timothy Weredyk – Public Hearing (09):** The Planning Board recommends approving an application by Timothy Weredyk for a Rural Business Use located at 1049 Low ground Road to allow for dog breeding, zoned AR-1 Map# 393 Parcel# 30 in the Second District

Zoning Administrator Barenchik explained the applicant would like to operate a dog breeding business. The entire 10 acre tract is fenced. Staff and Planning Board recommend approval with stipulations.

Timothy Weredyk stood in support of his request.

No one was present in opposition of the request.

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

1. Meet the requirements of **Section 3.15B- Rural Businesses**
2. Follow all applicable requirements of **Chapter 10 – Animals**
3. Obtain the required Georgia Pet Dealer's License from the State Department of Agriculture.

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

**Timothy Weredyk – Second Reading (10):** Consideration to approve the Second Reading of an application by Timothy Weredyk for a Rural Business Use located at 1049 Low ground Road to allow for dog breeding, zoned AR-1 Map# 393 Parcel# 30 in the Second District

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

**Tina Paige – Public Hearing (11):** The Planning Board recommends approving an application by Tina Paige to rezone 1.31 acres located at 3281 Hwy 21 North from AR-1 to AR-2 Map# 316 Parcel# 20 in the Third District

Zoning Administrator Barenchik explained the applicant inherited property through an estate which adjoins this parcel and would like to divide the property among the heirs.

No one was present in favor or against the request.

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

1. Lot meets the requirements of the AR-2 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. Subdivision plat must be approved by the Zoning Office and Health Department.

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



**Tina Paige – Second Reading (12):** Consideration to approve the Second Reading of an application by Tina Paige to rezone 1.31 acres located at 3281 Hwy 21 North from AR-1 to AR-2 Map# 316 Parcel# 20 in the Third District

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

**Andrea Alsbrook – Public Hearing (13):** The Planning Board recommends approving an application by Andrea Alsbrook to rezone 9.37 acres located at 1800 McCall Road from I-1 to AR-1 Map# 391 Parcel# 3A in the Fourth District

Zoning Administrator Barenchik explained the applicant would like rezone the property back to AR-1. The mining operation has been successfully closed out by the State.

Walt Walters spoke on behalf of his sister Andrea, explaining the property was purchased to live on.

No one spoke in opposition of the request.

Vice Chairman Loper made a motion to approve the request with the following Staff recommendations:

1. Lot meets the requirements of the AR-1 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.

Commissioner Deloach seconded the motion. The motion carried unanimously.

**Andrea Alsbrook – Second Reading (14):** Consideration to approve the Second Reading of an application by Andrea Alsbrook to rezone 9.37 acres located at 1800 McCall Road from I-1 to AR-1 Map# 391 Parcel# 3A in the Fourth District

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

**Andrea Alsbrook – Public Hearing (15):** The Planning Board recommends approving an application by Andrea Alsbrook for a Conditional Use located at 1800 McCall Road to allow for a private parties/events venue Map# 391 Parcel# 3A in the Fourth District

Zoning Administrator Barenchik explained the applicant would like to use the previously rezoned property and some additional property for a parties and events venue. Staff and Planning Board recommend approval with stipulations.

Walt Waters explained the pond that has been constructed as a result of the mining operation makes the property events venue.

There was a discussion about any future structures on the property being up to code to accommodate events hosted on the site.

Vice Chairman Loper made a motion to approve the request with the following Staff recommendations:

1. Follow all General operating regulations under **Section 5.1.2.10- Private and Public Events Venue**
2. Follow all guidelines and requirements for the Environmental Health Department regarding food services and restroom facilities for all events.
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.

Commissioner Deloach seconded the motion. The motion carried unanimously.

**Andrea Alsbrook – Second Reading (16):** Consideration to approve the Second Reading of an application by Andrea Alsbrook for a Conditional Use located at 1800 McCall Road to allow for a private parties/events venue Map# 391 Parcel# 3A in the Fourth District

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

**RECONVENE**

Commissioner Kieffer made a motion to go back into regular session. Commissioner Deloach seconded the motion. The motion carried unanimously.

**XV - ADJOURNMENT**

There being no further business, at 7:11 pm, Commissioner Jones made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

  
\_\_\_\_\_  
Wesley M. Corbitt, Chairman

  
\_\_\_\_\_  
Stephanie D. Johnson, County Clerk