

# EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



REGULAR SESSION MEETING MINUTES  
September 6, 2022

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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, September 6, 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 Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Tasheena Shiggs – Deputy County Clerk, Ms. Maraya Durham – IT Specialist, Ms. Teresa Concannon – Planning and Zoning Manager, Ms. Chelsie Fernald – Planner I, Mr. Mark Barnes – Finance Director, Mrs. Alison Bruton – Purchasing Agent, Mrs. Sarah Mausolf – HR Director, and Ms. Linda McDaniel – Tax Commissioner

## **CITIZEN PARTICIPATION**

Ms. D'Ve Wilkins, Mr. Reuben Jenkins, and Mr. Tony Chiariello

## **PARTICIPATION VIA TELECONFERENCE**

None announced.

## **I- CALL TO ORDER**

Chairman Corbitt called the meeting to order at 5:04 pm

## **II- ROLL CALL**

Wesley Corbitt, Chairman  
Forrest Floyd  
Roger Burdette  
Jamie Deloach, Vice Chair  
Reginald Loper  
Phil Kieffer

## **III – INVOCATION**

Pastor Nick Pumfrey provided the invocation.

## **IV- PLEDGE TO THE AMERICAN FLAG**

The pledge was sounded in unison.

## **V – AGENDA APPROVAL**

County Clerk Johnson stated there is a request to postpone Unfinished Business items #1-2 to 10/18/2022 by Commissioner Floyd. In addition, a request to postpone Planning Board items #15-16 to 11/01/2022 by applicant.

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

#### **VI – MINUTES**

Vice Chair Deloach made a motion to approve the August 16, 2022 regular meeting minutes and August 31, 2022 work session minutes. Commissioner Burdette 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 – Millage – 5:00PM**

Finance Director Barnes providing a presentation explaining the current proposed millage rate and the five (5) year millage history. The net digest value for this year has increase by approximately \$462 million or twenty-one (21) percent (%). \$144 million of that comes from the home value inflation. \$318 million comes from new construction. The proposed Net MNO millage rate for 2022 has decreased from 7.337 mils to 6.939 mils. This rate is calculated on the County-wide PT 32.1 form.

The decreased millage rate is already calculated into the current fiscal year 2023 budget. Total taxes levied has increased due to new construction. This form takes that \$144 million increase and converts it to a millage equivalent and reduces last year's rate by that equivalent. The gross digest increased by \$601 million. Exemptions decreases the net digest growth of \$462 million. Of the \$601 million change, residential accounted for \$44 million of that. Industrial contributed to \$33 million, with the remainder shared between other categories. There are 340 industrial properties in total, which make up approximately eleven (11) percent (%) of the total gross digest value. Residential properties make up the other sixty (60) percent (%) total gross digest value.

There were no comments from the public.

#### **X – CONSENT AGENDA**

Commissioner Kieffer made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to ratify a Letter Agreement with Thomas & Hutton to prepare a greenway action plan grant proposal to the Safe Streets for All program **(2)** Consideration to an updated Memorandum of Understanding (MOU) between Savannah State University and Effingham County Prison to allow for an Internship Program **(3)** Consideration to ratify approval of Enterprise vehicle orders for multiple departments **(4)** Consideration to approve to submit

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an Application to the Governor's Office of Planning and Budget (OPB) Capital  
Projects Grant Program for a broadband infrastructure project. (5) Consideration  
to approve the audit calendar for Fiscal Year 2022. Commissioner Loper seconded  
the motion. The motion carried unanimously.

**XI – UNFINISHED BUSINESS**

**THE PLANNING BOARD RECOMMENDS DENYING AN APPLICATION BY 3 BYRDS  
DEVELOPMENT, LLC TO REZONE 39.46 ACRES LOCATED ON HWY 30 FROM AR-  
1 TO R-3 [MAP# 370 PARCEL# 16] IN THE FIRST DISTRICT (POSTPONED  
06/07/2022) (1):**

This item was postponed at agenda approval.

**CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY  
3 BYRDS DEVELOPMENT, LLC TO REZONE 39.46 ACRES LOCATED ON HWY 30  
FROM AR-1 TO R-3 [MAP# 370 PARCEL# 16] IN THE FIRST DISTRICT  
(POSTPONED 06/07/2022) (2):**

This item was postponed at agenda approval.

**SECOND PUBLIC HEARING AND APPROVAL OF RESOLUTION# 022-031 FOR  
PERMANENT ABANDONMENT OF MAINTENANCE OF THE SECTION OF WEBB  
ROAD PARALLEL TO AND ON THE RIGHT-OF-WAY OF THE NORFOLK  
SOUTHERN RAILROAD TRACKS (POSTPONED FROM THE 08/02/2022) (3)**

County Manager Callanan explained there were questions in regards to  
communication with NSR. Norfolk Southern Railroad (NSR) were able to speak with  
the property owner regarding the location of a potential close-off point.

Property owner Reuben Jenkins explained a representative from Norfolk Southern  
Railroad (NSR) stated that there is no conflict with the property in question but at  
any time, they could possibly place a gate there.

Chairman Corbitt made a request to have a survey that will propose a closure to Webb  
Road, pass the property owner's driveway.

Commissioner Kieffer made a motion to postpone to 12/06/2022. Vice Chair  
Deloach seconded the motion. The motion carried unanimously.

**SECOND PUBLIC HEARING AND VOTE FOR THE ABANDONMENT OF A PORTION  
OF KESSLER LOOP (4)**

County Manager Callanan explained property owners have requested the  
abandonment of Kessler Loop and agreed to be responsible for maintenance.

There were no comments from the public.

Commissioner Burdette made a motion to approve the abandonment of the portion of Kessler Loop on Parcel 397-8B as shown on the Abandonment Exhibit. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 022-037 TO ADOPT THE FIRE FEES FOR YEAR 2022 (POSTPONED 08/16/2022) (5)**

County Manager Callanan explained the schedule of fees have been reviewed and recommends leaving them as they were in the previous year.

Vice Chair Deloach made a motion to approve the proposed fire fees resolution. Commissioner Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE FIVE (5) JOB DESCRIPTIONS FOR VARIOUS DEPARTMENTS (POSTPONED 08/16/2022) (6)**

Human Resources Director Mausolf explained this request is to publish five (5) new job descriptions that have been authorized in the new budget. Public Information Coordinator for County Manager department, Irrigation Technician for Parks and Recreation department, Personal Property Auditor for Tax Assessor's department, Senior Mobile Custodian for Facilities Maintenance department, and Operations Manager for the Prison department.

Vice Chair Deloach made a motion to approve five (5) job descriptions for various departments. Commissioner Floyd seconded the motion. The motion carried unanimously.

**XII- NEW BUSINESS**

**PUBLIC HEARING FOR THE ADOPTION OF THE 2022-2023 MILLAGE (1):**

There was no discussion on this item.

Vice Chair Deloach made a motion to approve the County developing a millage for the unincorporated residents, the resolution to levy taxes, and the PT32.1 and PT35 forms for submission to the State. Commissioner Loper seconded the motion.

**CONSIDERATION TO APPROVE RESOLUTION# 022-040 TO LEVY THE 2022 TAXES (2):**

There was no discussion on this item.

Vice Chair Deloach made a motion to approve a Resolution# 022-040 to levy the 2022 taxes. Commissioner Loper seconded the motion. The motion carried unanimously.

There were no public comments on this item.

**CONSIDERATION TO APPROVE THE COUNTY MILLAGE RATE FORM FOR TAX YEAR 2022 (PT-35) (3):**

There was no discussion on this item.

Commissioner Kieffer made a motion to approve County Millage Rate Form for Tax Year 2022 (PT-35). Vice Chair Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE COMPUTATION OF MILLAGE RATE ROLLBACK FORMS FOR TAX YEAR 2022 (PT 32.1) (4):**

There was no discussion on this item.

Vice Chair Deloach made a motion to approve the computation of Millage Rate Rollback forms for tax year 2021 (PT 32.1). Commissioner Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 022-041 TO AMEND THE FY 2022 BUDGET (5):**

Finance Director Barnes explained this will be the final amendment for fiscal year 2022. There is no new funding for the general fund but will reallocated existing funding. Items in the general fund include reallocations for fuel costs, vehicle maintenance, and utilities. New funding is requested in the special funds for the sanitation department to cover trash service for additional homes. There is a request for an increase budget for the self-funded claims expenses, which are offset by the revenues from the stop-loss insurance.

Vice Chair Deloach made a motion to approve the Resolution# 022-041 to amend FY 2022 Budget. Commissioner Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO PURCHASE TURNOUT GEAR FOR FIRE/RESCUE (6):**

Fire Chief Hodges explained this is a portion of the annual Turnout Gear purchase. Twenty-five (25) sets were purchased through this order. This purchase will assist Fire while awaiting last years' delivery. Fire is currently using old gear and rental gear for new recruits as they graduate. Turnout gear is expected to be delivered in December 2022.

Commissioner Loper made a motion to approve to purchase Turnout Gear for Fire/Rescue. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CHANGE ORDER# 2 TO UPGRADE THE BATHROOM SHOWER FOR THE NEW FIRE STATION ON HWY 119 IN GUYTON (7):**

Purchasing Agent Bruton explained during the submittal review for the new fire station in Guyton, it was noted that the bathroom shower facilities were not up to standards with other recently completed fire stations. Architects recommended to upgrade the fiberglass insert to a tile shower. The change order total is \$2,927.70.

Vice Chair Deloach made a motion to approve Change Order# 2 to upgrade the bathroom shower for new fire station on Hwy 119 in Guyton. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A WARRANTY DEED TO ACCEPT THE RIGHT OF WAY WITHIN GREENBRIAR SUBDIVISION, PHASE III LOCATED OFF OF HIGHWAY 17 SOUTH (8):**

County Manager Callanan explained infrastructure was not up to the County standards. Greenbriar requested approval for the final plat with privately owned roads and infrastructure. Since that time, they have gotten up to standards and it has been reviewed by EOM.

Commissioner Burdette made a motion to approve the dedication of Right of Way for Greenbriar Phase 3. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO AMEND A LEASE AGREEMENT WITH CROWN CASTLE FOR THE CELL TOWER LOCATED AT 247 CHURCH ROAD (9):**

Purchasing Agent Bruton explained the current lease with Crown Castle will expire September 10, 2022. At the July meeting, the Board approved of the lease amendment option, which is detailed in a packet given to the Board.

Commissioner Loper made a motion to approve of Lease Agreement Amendment with Crown Castle for the Cell Tower located at 247 Church Road. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 022-042 FOR THE PURPOSES OF SURPLUS OF VARIOUS ITEMS (10):**

Purchasing Agent Bruton explained this resolution contains various equipment from the Effingham County Sheriff's office, Board of Elections, and the boilers from Effingham County Jail that are no longer working.

Vice Chair Deloach made a motion to approve the Resolution of Surplus. Commissioner Loper seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A SETTLEMENT AGREEMENT WITH SAVANNAH CONSTRUCTION & PRESERVATION LLC AND FAIR AMERICAN INSURANCE AND REINSURANCE COMPANY (FAIRCO) (11):**

Purchasing Agent Bruton explained back in March, Savannah Construction and Preservation LLC defaulted. They were the contractor hired for the Hodgesville Fire station. This is the settlement agreement with a payout and retainage amount, which is detailed in a packet given to the Board.

Commissioner Floyd made a motion to approve of Settlement Agreement with Savannah Construction & Preservation LLC agreeing that Effingham County will withhold the retainage in the amount of \$22,418.38, and FAIRCO will submit an additional payment of \$23,600.00 for a total of \$46,018.38. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A PETITION REQUESTING ANNEXATION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY LOCATED ALONG HIGHWAY 21 SOUTH MAP# 447 PARCEL# 18 IN THE FIFTH DISTRICT (12)**

County Clerk Johnson explained this application was received from the City of Rincon. This property lies within Rincon's municipal boundary and has other contiguous properties. This property is also within Rincon's water and sewer service area.

Commissioner Kieffer made a motion to approve the Petition Requesting Annexation as presented by the City of Rincon. Commissioner Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE PREPARATION OF A GREENWAY ACTION PLAN GRANT PROPOSAL TO THE SAFE STREETS FOR ALL PROGRAM AND COMMIT TO 20% MATCH WITH IN-KIND SUPPORT AND FUNDING (13)**

County Manager Callanan explained this is a grant opportunity coordinated through the MPO. This is Safe Streets for All, transportation alternative for pedestrian bicycle Greenway. One of the requirements is to have an action plan drafted and approved by the Board. This request is to apply for the grant fund to create that action plan.

Commissioner Burdette made a motion to approve the submittal of a Safe Streets for All grant application and commit to the require 20% match. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A PROVIDER AGREEMENT WITH ANTHEM BLUE CROSS & BLUE SHIELD FOR EFFINGHAM EMS (14)**

Finance Director Barnes explained this agreement will get the EMS Department in Network for Anthem Blue Cross Blue Shield. This agreement will insure that payments made from ambulance rides go directly to EMS rather than the patient.

Commissioner Loper made a motion to approve the proposed provider agreement with Anthem BCBS. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO SUBMIT AN APPLICATION TO THE GOVERNOR'S OFFICE OF PLANNING AND BUDGET (OPB) DRINKING WATER PROJECTS TO SUPPORT INCREASED POPULATION GRANT PROGRAM (15)**

Finance Director Barnes explained this grant opened up in mid-August and is due later this week. This grant is for water infrastructure needs that are a result of real population growth. Staff and Engineering partners have been working together and plan to have it completed this week. This will be grouped in with existing water projects as well as the proposed new wastewater treatment plant.

Commissioner Kieffer made a motion to approve to submit an application to OPB Drinking Water Projects to Support Increased Population grant program. Commissioner Loper seconded the motion. The motion carried unanimously.

**XIII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF**

***County Manager Callanan***  
Moody's Review

- Upgrade on credit rating from AA3 to AA2
- Strengths were expanding tax base

***County Clerk Johnson***  
Commissioners' Retreat

- Commissioners' Fall Retreat agenda was given to the Board.

***Commissioner Floyd***  
Lakeside Farms

- Residents states that the lake is drying up.

***Commissioner Burdette***  
Autumn Woods

- The sketch plan approved is not the same sketch plan that is being built on.

***Vice Chair Deloach***  
McClendon Contract

- Commence timing schedule for Ash Road.

***Chairman Corbitt***  
East West Corridor

- Meeting with Ken Lee, Mayor of Rincon.
- Council was not aware of improvements on Goshen Road.
- Workshop with City of Rincon and the Board in approximately sixty (60) days.

**XIV- EXECUTIVE SESSION**



At 6:43pm, Commissioner Burdette made a motion to go into executive session to discuss Personnel, Property, and Pending Litigation. Commissioner Kieffer seconded the motion. The motion carried unanimously.

At 7:33pm, Commissioner Floyd made a motion to reconvene. Commissioner Burdette seconded the motion. The motion carried unanimously.

#### **XV – EXECUTIVE SESSION MINUTES**

Commissioner Floyd made a motion to approve the August 31, 2022 executive session minutes. Commissioner Loper seconded the motion. The motion carried unanimously.

#### **XVI – PLANNING BOARD – 6:00PM**

**TAMMY Y. GREEN** as Agent for **JAMES F. MOORE – PUBLIC HEARING (01)**: The Planning Board recommends approving an application by Tammy Y. Green as Agent for James F. Moore to rezone 1.62 of 17.91 acres located at 390 South Laurel Circle from AR-1 to AR-2 to allow for the creation of a home site. [Map# 303 Parcel# 12] in the First District.

Planning and Zoning Manager Concannon explained this parcel is currently zoned AR-1. The applicant is requesting to subdivide 1.16 acres, which must be rezoned to AR-

2.

There were no public comments on this item.

Commissioner Floyd made a motion to approve the request to rezone 1.16 of 17.91 acres from AR-1 to AR-2, with the following conditions:

1. The lot 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.
- Vice Chair Deloach seconded the motion. The motion carried unanimously.

**TAMMY Y. GREEN** as Agent for **JAMES F. MOORE – SECOND READING (02)**: Consideration to approve the Second Reading of an application by Tammy Y. Green as Agent for James F. Moore to rezone 1.62 of 17.91 acres located at 390 South Laurel Circle from AR-1 to AR-2 to allow for the creation of a home site. [Map# 303 Parcel# 12] in the First District

Commissioner Floyd made a motion to approve the 2<sup>nd</sup> Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

**MELINDA MOSER – PUBLIC HEARING (03)**: The Planning Board recommends approving an application by Melinda Moser to rezone 2 of 30 acres located at 4208 Courthouse Road from AR-1 to AR-2 to allow for the creation of a home site [Map# 324 Parcel# 59] in the First District.

Planning and Zoning Manager Concannon explained the applicant is requesting to subdivide 2 of 30 acres. The property must be rezoned to AR-2 to meet district requirements.

There were no public comments on this item.

Commissioner Floyd made a motion approve the request to rezone 2 of acres from AR-1 to AR-2, with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning districts.
  2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
- Commissioner Burdette seconded the motion. The motion carried unanimously.

**MELINDA MOSER – SECOND READING (04):** Consideration to approve the Second Reading of an application by Melinda Moser to rezone 2 of 30 acres located at 4208 Courthouse Road from AR-1 to AR-2 to allow for the creation of a home site [Map# 324 Parcel# 59] in the First District.

Commissioner Floyd made a motion to approve the 2<sup>nd</sup> Reading. Commissioner Burdette seconded the motion. The motion carried unanimously

**ISRAEL DANIEL PAEZ – PUBLIC HEARING (05):** The Planning Board recommends approving an application by Israel Daniel Paez to rezone .97 acres located on Floyd Avenue from AR-2 to AR-1 to allow for a combination of parcels [Map# 296 Parcel# 16] in the Third District.

Planning and Zoning Manager Concannon explained the parcel on Floyd Avenue was subdivided and rezoned to AR-2. The owner is requesting to recombine the parcels, which requires it to be rezoned back to AR-1.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request to rezone .97 acres from AR-2 to AR-1, with the following conditions:

1. The newly created lot shall meet the requirements of the AR-1 zoning district.
2. A recombination plat must be approved by Development Services and be recorded, before the rezoning can take effect.

Commissioner Loper seconded the motion. The motion carried unanimously.

**ISRAEL DANIEL PAEZ – SECOND READING (06):** Consideration to approve the Second Reading of an application by Israel Daniel Paez to rezone .97 acres located on Floyd Avenue from AR-2 to AR-1 to allow for a combination of parcels [Map# 296 Parcel# 16] in the Third District.

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

**COLBY & CAROL STONE – PUBLIC HEARING (07):** The Planning Board recommends approving an application by Colby & Carol Stone to rezone 1 of 75.45 acres located at 2414 Corinth Church Road from AR-1 to AR-2, to allow for the separation of a home site [Map# 336 Parcel# 16] in the Third District.

Planning and Zoning Manager Concannon explained the 75.45 acres is to be

subdivided into three (3) parcels. The rezoning of the parcels will affect the location of the home site. Because less than five (5) acres are being rezoned, it must be rezoned to AR-2.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request to rezone 1 of 75.45 acres from AR-1 to AR-2, with the following conditions:

1. The lot 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 Loper seconded the motion. The motion carried unanimously.

**COLBY & CAROL STONE – SECOND READING (08):** Consideration to approve the Second Reading of an application by Colby & Carol Stone to rezone 1 of 75.45 acres located at 2414 Corinth Church Road from AR-1 to AR-2, to allow for the separation of a home site [Map# 336 Parcel# 16] in the Third District.

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

**BROKE GRAHAM – PUBLIC HEARING (9):** The Planning Board recommends approving an application by Brooke Graham for a variance located at 310 Kieffer Hill Road to reduce the 150' of frontage required, zoned AR-1 [Map# 387 Parcels# 10 & 11] in the Third District.

Planning and Zoning Manager Concannon explained the left parcel currently has adequate frontage in AR-1 and the right parcel is accessed by an easement. These two (2) parcels will be combined and re-subdivided into a total of three. Two of the parcels give road frontage, leaving a smaller one on the easement. The applicant request is to approve a variance to the road frontage requirement, to reduce the 150 feet requirement to approximately 102 feet.

There were no public comments on this item.

Vice Chair Deloach made a motion to approve the request for a variance, to reduce the 150' of frontage required for an AR-1 parcel.

1. Any new driveway must be approved by the county engineer.
- Commissioner Burdette seconded the motion. The motion carried unanimously.

**BROKE GRAHAM – SECOND READING (10):** Consideration to approve the Second Reading of an application by Brooke Graham for a variance located at 310 Kieffer Hill Road to reduce the 150' of frontage required, zoned AR-1 [Map# 387 Parcels# 10 & 11] in the Third District.

Vice Chair Deloach made a motion to approve the 2<sup>nd</sup> Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

**GUY & ROBERTA TREMBLAY – PUBLIC HEARING (11):** The Planning Board

recommends approving an application by Guy & Roberta Tremblay to rezone 5 acres located at 1447 Ebenezer Road from AR-1 to AR-2 to allow for the separation of a home site [Map# 460B Parcel# 1] in the Fifth District.

Planning and Zoning Manager Concannon explained this property is a part of Long Bridge Estates. The applicant wants to split 1.04 of the five (5) acre lot. Planning Board added an additional condition which states that the parcel may not be further subdivided.

There were no public comments on this item.

Commissioner Kieffer made a motion to approve the request to rezone 5 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 and recorded, before the rezoning can take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

**GUY & ROBERTA TREMBLAY – SECOND READING (12):** Consideration to approve the Second Reading of an application by Guy & Roberta Tremblay to rezone 5 acres located at 1447 Ebenezer Road from AR-1 to AR-2 to allow for the separation of a home site [Map# 460B Parcel# 1] in the Fifth District.

Commissioner Kieffer made a motion to approve the 2<sup>nd</sup> Reading. Commissioner Loper seconded the motion. The motion carried unanimously.

**AMBER EDENFIELD – PUBLIC HEARING (13):** The Planning Board recommends denying an application by Amber Edenfield for a conditional use located at 521 Adelante Lane to allow for a home daycare, zoned R-1 [Map# 348A Parcel# 96] in the Fourth District.

Planning and Zoning Manager Concannon explained this request was made by Code Enforcement. There were complaints of an unlicensed daycare operating. The court order states that the owners can only proceed if a business license is approved and a conditional use is approved by the County. The criteria considered was the physical and environmental effect of the property. Adjacent property owners opposed of the request and because of that, Staff and Planning Board recommended denial.

There were no public comments on this item.

Commissioner Loper made a motion to Deny the request for a conditional use to allow for a daycare, as a residential business. Vice Chair Deloach seconded the motion. The motion carried unanimously.

**AMBER EDENFIELD – SECOND READING (14):** Consideration to approve the Second Reading of an application by Amber Edenfield for a conditional use located at 521 Adelante Lane to allow for a home daycare, zoned R-1 [Map# 348A Parcel# 96]

in the Fourth District.

This item was denied due to previous action.

**CINDY HOWZE** as Agent for **ANSGARHAY, LLC - PUBLIC HEARING (15)**: The Planning Board recommends denial 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 to 11/01/2022 by applicant at agenda approval.

**CINDY HOWZE** as Agent for **ANSGARHAY, LLC - SECOND READING (16)**: 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 to 11/01/2022 by applicant at agenda approval.

#### **XVII - ADJOURNMENT**

At 7:33pm, there being no further business, Commissioner Loper made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.



Wesley Corbitt, Chairman



Stephanie D. Johnson, County Clerk