(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

October 03, 2023 – 5:00 PM
Effingham County Administrative Complex
Meeting Chambers
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning application. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowing failing to comply with these requirements shall be guilty of a misdemeanor.

"Individuals with disabilities who require special needs to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should contact the County Clerk at 912-754-2123 promptly to afford the County time to create reasonable accommodations for those persons."

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Agenda

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

I. **Call to Order**

II. **Roll Call**

III. **Invocation**

IV. **Pledge to the American Flag**

V. **Agenda Approval** - Consideration of a resolution to approve the agenda.

VI. **Minutes -** Consideration to approve the September 19, 2023 work session and regular meeting minutes

VII. **Public Comments** - Comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

VIII. **Correspondence** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.

IX. **Consent Agenda** - This section shall include all routine items for which there will be no discussion. Should a need arise for a debate, the item can be moved to the appropriate area of the agenda.

1. **[2023-500 Proposal]**

   Consideration to ratify and affirm approval of a Policy for Catastrophic Inmate Medical Insurance for the Effingham County Jail

2. **[2023-501 Purchase]**

   Consideration to ratify and affirm an Enterprise vehicle orders for Effingham County Sheriff's Office

3. **[2023-502 Agreement]**

   Consideration to approve to renew an Agreement between Effingham County Board of Elections and Sentry Data Management LLC

4. **[2023-503 Agreement]**

   Consideration to approve termination of the Probation Services Agreement between Effingham County and City of Springfield

5. **[2023-504 Calendar]**

   Consideration to approve the 2024 County Holiday Schedule

X. Unfinished Business - Contains items held from a previous agenda.

1. **[2023-436 Second Reading]**

   Consideration to approve the Second Reading of an application by **Warren M. Kennedy** to **rezone** 1.13 acres located at 195 Elm Street from **R-2** to **B-3,** to allow for a storage facility **Map# 302 Parcel# 167** in the First District *(Postponed from 8/15/2023 & 9/19/2023)*

2. **[2023-474 Public Hearing]** *Katie Dunnigan*

   The Planning Board recommends approving an application by **MRD Partners, LLC / Nolan Andrews as Agent for Ronald V. Roberts & Barry Chenkin** to **rezone** 18.5 acres located at 4828, 4838, & 4884 McCall Road, from **R-2 & AR-1** to **I-1** to allow for warehouse development **Map# 450D Parcels 4A,4B,5** in the **Second District** *(Postponed from 9/5/2023)*

3. **[2023-475 Second Reading]**

   Consideration to approve the Second Reading of an application by **MRD Partners, LLC / Nolan Andrews as Agent for Ronald V. Roberts & Barry Chenkin** requests to **rezone** 18.5 acres located at 4828, 4838, & 4884 McCall Road from **R-2 & AR-1** to **I-1** to allow for warehouse development **Map# 450D Parcel# 4A, 4B & 5**, in the **Second District** *(Postponed from 9/5/2023)*

XI. New Business

1. **[2023-505 Proclamation]** *Stephanie Johnson*

   Consideration to approve a Proclamation celebrating October 7, 2023 as Effingham Bulldogs Champions Day

2. **[2023-506 Proposal]** *Alison Bruton*

   Consideration to approve a Proposal for A/V upgrades to a courtroom at the Historic Courthouse utilizing ARPA Funds through the Ogeechee Circuit

3. **[2023-507 Quote]** *Alison Bruton*

   Consideration o approve a Quote from Central Industries, Inc. for repairs at the Effingham County Fuel Island

4. **[2023-508 Change Order]** *Alison Bruton*

   Consideration to approve Change Order# 1 for the Administration Building addition/renovation project with Greenline Architecture

5. **[2023-509 Annexation]** *Stephanie Johnson*

   Consideration to approve a Petition for Annexation as submitted by the City of Guyton for a property located on Gracen Road **Map# 217 Parcel# 39**

6. **[2023-510 Annexation]** *Stephanie Johnson*

   Consideration to approve a Petition for Annexation as submitted by the City of Springfield for a property located at the corners of Hwy 21 and McCall and Courthouse Road **Map# 389 Parcel# 7**

7. **[2023-511 Letter]** *Stephanie Johnson*

   Consideration to approve to continue the county's participation with the Middle Coastal Unified Development Authority

8. **[2023-512 Agreement]** *Tim Callanan*

   Consideration to approve an agreement between Buccaneer Region, Sports Car Club of America, Inc., (Roebling Raceway) and Effingham Emergency Medical Services

9. **[2023-513 Ordinance]** *Tim Callanan*

   Consideration to approve the First Reading of an Ordinance to reduce the speed limit on a section of Stillwell Road

10. **[2023- 514 Agreement]** *Tim Callanan*

    Consideration to approve Memorandum of Agreement by and between the Georgia Department of Transportation and Effingham County for right of way phase for repair of the bridge on Long Bridge Road over Ebenezer Creek

XII. Reports from Commissioners & Administrative Staff

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation

XIV. Planning Board - 6:00 pm

1. **[2023-515 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends approving an application by Alex Long, for a Sketch Plan located on Courthouse Road for "Xander Woods" zoned R-1 **Map# 348 Parcels# 16**, in the **First District**

2. **[2023-516 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends denying an application by Coleman Company, for a Sketch Plan located on Oetgen Road for "Oetgen Industrial" zoned I-1 **Map# 399 Parcels# 3, 3D, 3Q & 3R** in the **First District**

3. **[2023-517 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends approving an application by MRD Partners, LLC, for a Sketch Plan located on McCall Road for "Horizon Business Center" zoned I-1 **Map# 450D Parcels# 4A, 4B & 5** in the **Second District**

4. **[2023-518 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends approving an application by Wesley Sherrod, for a Sketch Plan located on Nease Road for "Chris Moon Storage Facility" zoned B-1 **Map# 396 Parcels# 19** in the **First District**

5. **[2023-519 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends approving an application by Coleman Company, for a Sketch Plan located on Ebenezer Road for "Ramsey Landing Phase 3" zoned R-1 **Map# 445 Parcels# 28** in the **Fifth District**

6. **[2023-520 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends approving an application by Thomas & Hutton, for a Sketch Plan located on Highway 21 for "Highway 21 Multifamily" zoned B-2 **Map# 465 Parcels# 3** in the **Fifth District**

7. **[2023-521 Sketch Plan]** *Chelsie Fernald*

   The Planning Board recommends **conditional approval** for an application by Builders FirstSource, for a Sketch Plan located on Commercial Court for "Builders FirstSource Phase 2" zoned I-1 **Map# 465D Parcels# 7** in the **Fifth District**

8. **[2023-522 Public Hearing]** *Katie Dunnigan*

   The Planning Board recommends approving an application by **MRD Partners, LLC** as Agent for **Ronald V. Roberts & Barry Chenkin** requesting a variance from Section 3.4 to reduce required development buffers from industrial to residential located on McCall Road, proposed zoned **I-1**. **Map# 450D Parcel# 4A, 4B & 5**, in the **Second District**

9. **[2023-523 Second Reading]**

   Consideration to approve the Second Reading of an application by **MRD Partners, LLC** as Agent for **Ronald V. Roberts & Barry Chenkin** requesting a variance from Section 3.4 to reduce required development buffers from industrial to residential located on McCall Road, proposed zoned **I-1**. **Map# 450D Parcel# 4A, 4B & 5**, in the **Second District**

10. **[2023-524 Public Hearing]** *Katie Dunnigan*

    The Planning Board recommends denying an application by **KFJT Enterprises, LLC** as Agent for **Estate of Ernest Oetgen** to **rezone** 170 +/- acres located on Oetgen Road from **AR-1 & R-4** to **I-1** to allow for business development **Map# 399 Parcel# 3, 3D, 3Q, & 3R**, in the **First District**

11. **[2023-525 Second Reading]**

    Consideration to approve the Second Reading of an application by **KFJT Enterprises, LLC** as Agent for **Estate of Ernest Oetgen** to **rezone** 170 +/- acres located on Oetgen Road from **AR-1 & R-4** to **I-1** to allow for business development **Map# 399 Parcel# 3, 3D, 3Q, & 3R** in the **First District**

12. **[2023-526 Public Hearing]** *Katie Dunnigan*

    The Planning Board recommends denying an application by **Lex Bazemore** as Agent for **Wanda R. Williams** to **rezone** 17.67 acres from **AR-1** to **R-4** with the **conditional use** to allow for an RV park. Located on Race Path Road **Map# 412 Parcel# 5A** in the **Fourth District**

13. **[2023-527 Second Reading]**

Consideration to approve the Second Reading of an application by **Lex Bazemore** as Agent for **Wanda R. Williams** requests to **rezone** 17.67 acres located on Race Path Road from **AR-1** to **R-4** with the **conditional use** to allow for an RV park **Map# 412 Parcel# 5A** in the **Fourth District**

14. **[2023-528 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Alex Long** as Agent for **GSL Cattle Company, LLC** requests to **rezone** 14.635 acres located on Courthouse Road from **AR-1** to **R-1** to allow for a 5-lot subdivision **Map# 348 Parcel# 16** in the **First District**

15. **[2023-529 Second Reading]**

Consideration to approve the Second Reading of an application by **Alex Long** as Agent for **GSL Cattle Company, LLC** to **rezone** 14.635 acres located on Courthouse Road from **AR-1** to **R-1** to allow for a 5-lot subdivision **Map# 348 Parcel# 16**, in the **First District**

16. **[2023-530 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Karen Brindley** to **rezone** 1.5 +/- acres located on Blue Jay Road from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels **Map# 432 Parcels# 44&45**, in the **Second District**

17. **[2023-531 Second Reading]**

Consideration to approve the Second Reading of an application by **Karen Brindley** to **rezone** 1.5 +/- acres located on Blue Jay Road from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels **Map# 432 Parcels# 44&45**, in the **Second District**

18. **[2023-532 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Earl Douberly** to **rezone**14.62 acres located at 215 Pearl Davis Road from **AR-1** to **AR-2** to allow for creation of a home site **Map# 289 Parcel# 7**, in the **Third District**

19. **[2023-533 Second Reading]**

Consideration to approve the Second Reading of an application by **Earl Douberly** to **rezone**14.62 acres located at 215 Pearl Davis Road from **AR-1** to **AR-2** to allow for creation of a home site **Map# 289 Parcel# 7**, in the **Third District**

20. **[2023-534 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Eleanor L. Kent** to **rezone** 6.7 acres located at 1091 4th Street Ext from **AR-1** to **AR-2** to allow for creation of 3 home sites **Map# 319 Parcel# 26**, in the **First District**

21. **[2023-535 Second Reading]**

Consideration to approve the Second Reading of an application by **Eleanor L. Kent** to **rezone** 6.7 acres located at 1091 4th Street Ext from **AR-1** to **AR-2** to allow for creation of 3 home sites **Map# 319 Parcel# 26**, in the **First District**

22. **[2023-536 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Sean Carter** as Agent for **Frances Nix Jefferson** requests a variance located at 199 5th Street from *Article V,*

Section 5.1 to reduce rear building setbacks, allowing for a home addition, zoned **AR-1**. **Map# 422A Parcel# 85**, in the **Third District**

23. **[2023-537 Second Reading]**

    Consideration to approve the Second Reading of an application by **Sean Carter** as Agent for **Frances Nix Jefferson** requests a variance located at 199 5th Street from *Article V, Section 5.1* to reduce rear building setbacks, allowing for a home addition, zoned **AR-1**. **Map# 422A Parcel# 85**, in the **Third District**

24. **[2023-538 Public Hearing]** *Katie Dunnigan*

    The Planning Board recommends approving an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** to **rezone** 5.01 acres located at 4001 Blue Jay Road from **R-1** to **AR-1** to allow for a rural business. **Map# 351B Parcel#3**, in the **First District**

25. **[2023-539 Second Reading]**

    Consideration to approve the Second Reading of an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** to **rezone** 5.01 acres located at 4001 Blue Jay Road from **R-1** to **AR-1** to allow for a rural business. **Map# 351B Parcel#3**, in the **First District**

26. **[2023-540 Public Hearing]** *Katie Dunnigan*

    The Planning Board recommends approving an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** for a **conditional use** located at 4001 Blue Jay Road for a **rural business Map# 351B Parcel#3,** in the **First District**

27. **[2023-541 Second Reading]**

    Consideration to approve the Second Reading of an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** for a **conditional use** located at 4001 Blue Jay Road for a **rural business Map# 351B Parcel#3** in the **First District**

28. **[2023-542 Public Hearing]** *Katie Dunnigan*

    The Planning Board recommends approving an application by **Joao Batista for** a **conditional use** for a **rural business** located at 174 Noel C. Conaway Road **Map# 352 Parcel #56**, in the **First District**

29. **[2023-543 Second Reading]**

    Consideration to approve the Second Reading of an application by **Joao Batista** requests a **conditional use** for a **rural business** located at 174 Noel C. Conaway Road **Map# 352 Parcel #56**, in the **First District**

30. **[2023-544 Public Hearing]** *Katie Dunnigan*

    The Planning Board recommends approving an application by **Quail Preserve, LLC** to **rezone** 15 acres located on US Highway 80 from **AR-1** to **B-3** to allow for business development **Map# 329 Parcel# 41E01**, in the **First District**

31. **[2023-545 Second Reading]**

    Consideration to approve the Second Reading of an application by **Quail Preserve, LLC** to **rezone** 15 acres located on US Highway 80 from **AR-1** to **B-3** to allow for business development **Map# 329 Parcel# 41E01**, in the **First District**

32. **[2023-546 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Chris Edenfield** as Agent for **Glenn Conaway** to **rezone** 48.48 acres located on Blue Jay Road from **AR-1** to **PD-MR** to allow for a surface mine **Map# 351 Parcel# 8**, in the **First District**

33. **[2023-547 Second Reading]**

Consideration to approve the Second Reading of an application by **Chris Edenfield** as Agent for **Glenn Conaway** to **rezone** 48.48 acres located on Blue Jay Road from **AR-1** to **PD-MR** to allow for a surface mine **Map# 351 Parcel# 8**, in the **First District**

XV. Adjournment

Staff Report

Subject: Ratification of approval of Policy for Catastrophic Inmate Medical Insurance for the Effingham County Jail
Author: Alison Bruton, Purchasing Agent
Department: Effingham County Jail
Meeting Date: October 3, 2023
Item Description: Catastrophic Inmate Medical Insurance for the Effingham County Jail

Summary Recommendation: Staff recommends Ratification of Approval of Apex Insurance Company's recommendation to accept the proposal for Catastrophic Inmate Medical Insurance for a premium of $24,420.00 (last year, the premium was $23,898.60.)

Executive Summary/Background:

- Effingham County Board of Commissioners carries catastrophic inmate medical insurance through Apex Insurance Company (broker). This type of insurance covers major medical expenses on jail inmates who are not under state custody.
- The quote as provided by Sirius American Insurance Company is as follows:
    - Deductible - $30,000, Per Inmate Limit - $300,000, Per Inmate Per Month - $11.00 Total Premium - $24,420.00
- Last year the rates were as follows:
    - Deductible - $30,000, Per Inmate Limit - $300,000, Per Inmate Per Month - $10.65, Total Premium - $23,898.60

Alternatives for Commission to Consider

1. Ratification of approval of quote submitted by Sirius American Insurance Company with a $24,420.00 premium and $30,000.00 deductible.
2. Take no action.

Recommended Alternative: 1
Other Alternatives: 2
Department Review: *Jail, Purchasing, Finance*
Funding Source: Dept. 18 Operating Budget
Attachments:

1. Quote from Sirius American Insurance Company

CATASTROPHIC INMATE MEDICAL INSURANCE.

Date of Proposal: September 13, 2023
Proposed Insured: Effingham County Board of Commissioners
City, State: Springfield, GA
Facilities Include: Effingham County Jail
Issuing Company: Sirius America Insurance Company, A.M. Best Rating "A-" Excellent
Coverage Type: Limited Health Expense Benefits - provided outside the walls of the facility, or facilities, listed above and as outlined in the Insurance Policy.
Policy Form: Blanket Accident Medical
Effective Date: October 1, 2023
Number of Inmates: 185

Specific Coverage:	Option 1
Per Inmate Deductible:	$30,000
Per Inmate Coverage Limit:	$300,000 (In Excess of Deductible)
Policy Maximum:	$1,200,000
Rate Per Inmate Per Month:	$11.00
Covered Expenses:	Eligible Medical Services shall accumulate to satisfy the Per Inmate Deductible as outlined below and be reimbursed at the following:
In-Patient Hospital Services:	Lesser of the Amount Paid or 100% of Medicaid
Outpatient Hospital Services:	
Physician Services:	
Outpatient Diagnostic and Lab Services:	
Ambulance Services:	
Medical Services and Supplies:	
Dialysis:	
Prescription Drugs:	Limited to those provided and administered during a Hospital Stay
Benefits/Exclusions:	
Prior-to-Booking/In-Pursuit:	Included in Per Inmate Coverage Limit to a Max of $250,000
Security & Guarding:	Excluded
Dental:	Excluded
HIV/AIDS:	Included
Pregnancy:	Included (Inmate only)
Specialty Drugs:	Excluded
Substance Abuse:	Excluded
Mental and Nervous Disorders:	Excluded
Total Premium:	**$24,420.00**

Terms and Conditions

- This proposal is based on data submitted and other information furnished relevant to underwriting the risk, including all claims or possible claims, paid, pending, or denied pending additional information, or which the prospective insured or authorized representative should otherwise be aware of.
- Any inaccuracy in the data submitted or failure to disclose any such information can change the terms, conditions, rates, or factors of this offer or can void offer and coverage.
- Claim Provisions:

	From:	To:
Claims Incurred:	October 1, 2023	September 30, 2024
Claims Reported:	October 1, 2023	March 31, 2025
Claims Submitted:	October 1, 2023	March 31, 2025

- This proposal is valid for the stated effective date shown above provided the prospective insured or its authorized representative elects one of the above options by September 30, 2023, by submitting a signed application, which will be provided after your selection is made. Until we obtain the signed application, the rates and factors are subject to change as additional information is received.
- Acceptance of this quote is contingent upon and subject to the actual terms of the policy as issued, which occurs upon binding and premium payment. If there is any conflict between this quote and the policy, the policy will govern in all cases.

Printed Name: Timothy Callahan Title: County Manager Date: 09/21/2023

Signature: _____

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ADMINISTERED BY HUNT INSURANCE GROUP

CATASTROPHIC INMATE MEDICAL INSURANCE

Questionnaire

ENDORSED BY THE NATIONAL SHERIFFS' ASSOCIATION

Insured Information

Name: Effingham County Board of Commissioners Tax ID Number: _____

Mailing/Street Address: 804 S. Laurel St. City: Springfield State: GA Zip: 31329

Primary Contact: Alison Bruton Title: Purchasing Agent

Email: abruton@effinghamcounty.org Phone: 912-754-2159

Detention Facility Information

Name of Primary Facility: Effingham County Jail Max Jail Capacity: 265

Facility Address: 130 W First Street Extension City: Springfield State: GA Zip: 31329

For the average and current inmate population, count only those for which you are financially responsible, including any inmates housed at other facilities; exclude all inmates for whom you are not financially responsible.

Average monthly inmate population for the past 12-months: 195 Current inmate population: 185

List any other detention facilities that you use to house inmates and the approximate number at each; these numbers should be included in the figures above (if additional lines are required, please include them in the Additional Comments on Page 2):

Facility Name	City, State	Count

Contracted / Negotiated Rates with Medical Providers

Do you contract with an on-site healthcare provider? (•) Yes ( ) No If yes, who? Genesys Health Alliance

Please check the following option that best describes how off-site medical bills are handled:

( ) Reviewed, negotiated, and paid by staff

(•) Reviewed and negotiated by on-site Healthcare Provider

( ) Reviewed and negotiated by off-site Third Party Claims Administrator

What is the name of the Third-Party Claims Administrator? _____

What is the administrative processing fee? _____

( ) Other: _____

Does your jail have medical personnel: ( ) On-site 24/7 (•) On-call ( ) Neither

Additional comments about on-site medical care: 84 hours per week nursing coverage

List the the top three hospitals you use and the contracted rate at which medical expenses are paid:

Hospital	Contracted / Negotiated Rate
Effingham Health System	Miedicare Rate
East Georgia Reginal Hosp	Medicare Rate
Memorial Hosp	Medicare Rate

Would you like information on the Off-site Medical Cost-Control Program (OMCCP)? ( ) Yes ( ) No

The Off-site Medical Cost Control Program (OMCCP) is a claim management resource designed to reduce a jail's administrative and financial burden by repricing medical bills and engaging with providers on their behalf.

Optional Coverage Selection:

☐ Include **Prior-to-Booking/In-Pursuit**
Provides coverage for medical expenses incurred by an arrestee prior to being booked into a covered facility and for which the covered entity is financially responsible.

☐ Include **Security & Guarding Coverage**
Provides coverage for 50% of expenses associated with guarding an inmate that is receiving medical services outside the walls of the covered facility(ies). The maximum benefit is $5,000 per inmate.

Rev 8.21

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ADMINISTERED BY HUNT INSURANCE GROUP

CATASTROPHIC INMATE MEDICAL INSURANCE

ENDORSED BY THE NATIONAL SHERIFFS' ASSOCIATION

Claim History

List all inmate medical claims incurred outside the walls of your jail that exceeded a total of $10,000 per inmate, during the previous rolling 12-months. You may use the lines below or submit this in an excel spreadsheet (preferred).

Inmate Name	Date(s) of Service	Primary Diagnosis/Nature of Injury or Illness	Hospitalized Prior-to or Post Booking?	Amount Billed from Medical Provider (Before Discounts)	Amount Paid to Medical Provider (After Discounts)	Pending Payment to Medical Provider
[redacted]	12/14/22	Kidney Failure	Post			
[redacted]	1/2/23	Dialysis	Post			
[redacted]	12/18/22	Seizures	Post			

Are any of these inmates currently still in custody? (•) Yes ( ) No

If yes, please indicate their name(s) and current prognosis:

Name	Prognosis
Kimberly Wright	Dialysis 3 times per week

Are there any inmates currently off-site (inpatient) at this time? ( ) Yes (•) No

Name	Prognosis

Additional Comments

Please use the lines below to provide additional information you would like us to know.

Any person who knowingly and with intent to injure, defraud or deceive any insurer; files a statement of claim or a questionnaire containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

Printed Name: Timothy Callaway Title: County Manager Date: 09/21/2023

Signature: [signature]

Save as PDF

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Staff Report

Subject: Ratification of Approval of Enterprise vehicle orders for ECSO
Author: Alison Bruton, Purchasing Agent
Department: ECSO
Meeting Date: October 3, 2023
Item Description: Approval of Enterprise vehicle orders for ECSO

Summary Recommendation: Staff recommends approval for these vehicles.

Executive Summary/Background:

- The vehicles included in this order are as follows:
    - 3 – 2023 F-150 XL (ECSO)
    - 2 – 2023 F-150 XLT (ECSO)
    - 11 – 2023 Dodge Chargers (ECSO)
        - All vehicles listed above will replace current/aging vehicles in the ECSO fleet.

Alternatives for Commission to Consider

1. Ratification of Approval of Enterprise vehicle orders for ECSO
2. Take no action

Recommended Alternative: 1
Other Alternatives: 2
Department Review: County Manager, Purchasing, Finance, Department Heads
Funding Source: Budget amendments may be needed if vehicles received this fiscal year
Attachments:

enterprise | FLEET MANAGEMENT

Open-End (Equity) Lease Rate Quote

Quote No: 7493082

Prepared For: Effingham Sheriff's Department
Harrington, Danny

Date 09/15/2023
AE/AM KW0/0JB

Unit #
Year 2023 **Make** Ford **Model** F-150
Series XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB
Vehicle Order Type In-Stock **Term** 60 **State** GA **Customer#** 620358

$ 51,010.95		Capitalized Price of Vehicle[1]
$ 0.00	*	License and Certain Other Charges 7.0000% **State** GA
$ 39.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 0.00		Other:Courtesy Delivery Fee
$ 0.00		Capitalized Price Reduction
$ 0.00		Tax on Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Tax on Gain On Prior
$ 0.00	*	Security Deposit
$ 0.00	*	Tax on Incentive (Taxable Incentive Total : $0.00)
$ 51,010.95		Total Capitalized Amount (Delivered Price)
$ 849.84		Depreciation Reserve @ 1.6660%
$ 253.01		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2]
$ 1,102.85		**Total Monthly Rental Excluding Additional Services**
		Additional Fleet Management
		Master Policy Enrollment Fees
$ 0.00		Commercial Automobile Liability Enrollment
		Liability Limit $0.00
$ 0.00		Physical Damage Management — Comp/Coll Deductible 0 / 0
$ 0.00		Full Maintenance Program[3] Contract Miles 0 — OverMileage Charge $ 0.0450 Per Mile
		Incl: # Brake Sets (1 set = 1 Axle) 0 — # Tires 0 — Loaner Vehicle Not Included
$ 0.00		**Additional Services SubTotal**
$ 0.00		Sales Tax 0.0000% **State**
$ 1,102.85		**Total Monthly Rental Including Additional Services**
$ 20.55		Reduced Book Value at 60 Months
$ 400.00		Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Sheriff
Exterior Color	(0 P) Iconic Silver Metallic
Interior Color	(0 I) Black w/Unique Sport Cloth 40/Console/4
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 25,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

DocuSigned by:
LESSEE Effingham Sheriff's Department
BY E02FC77EA4794C4... **TITLE** County Manager **DATE** September 15, 2023

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

VEHICLE INFORMATION:

2023 Ford F-150 XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1C

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$39,662	$41,530.00
Total Options	$6,106.00	$6,710.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$47,763.00**	**$50,235.00**

SELECTED COLOR:

Exterior: JS-(0 P) Iconic Silver Metallic

Interior: JB-(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
101A	Equipment Group 101A Standard	$-683.00	$-750.00
145WB	145" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
168	Color-Coordinated Carpet w/Carpeted Floor Mats	$132.00	$145.00
18B	Black Platform Running Boards	$228.00	$250.00
19S	STX Appearance Package	$1,670.00	$1,835.00
19SGRL	Molded-In Color Black Honeycomb Style Grille	Included	Included
425	50 State Emissions	STD	STD
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
524	SYNC 4 w/Enhanced Voice Recognition	Included	Included
53A	Trailer Tow Package	$1,206.00	$1,325.00
53B	Class IV Trailer Hitch Receiver	Included	Included
582	Radio: AM/FM SiriusXM w/360L	Included	Included
595	Fog Lamps w/Black Bezels	Included	Included
642	Wheels: 20" 6-Spoke Machined-Aluminum	$573.00	$630.00
67T	Integrated Trailer Brake Controller	Included	Included
861DEC	Box Side Decals	Included	Included
861FRB	Body-Color Front & Rear Bumpers	Included	Included
924	Rear Window Fixed Privacy Glass w/Defroster	Included	Included
995	Engine: 5.0L V8	$2,329.00	$2,560.00
J	Unique Sport Cloth 40/Console/40 Front-Seats	$269.00	$295.00
JB_01	(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats	NC	NC
JS_01	(0 P) Iconic Silver Metallic	NC	NC
LUMBAR	Manual Driver/Passenger Lumbar	Included	Included
NONGV2	GVWR: 6,800 lbs Payload Package	Included	Included
PAINT	Monotone Paint Application	STD	STD
POCKET	Driver/Passenger Seat Back Pocket	Included	Included
T22	Tires: 275/60R20 BSW A/S	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
XL3	Electronic Locking w/3.31 Axle Ratio	$382.00	$420.00

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Running Boards: running boards
- Door Handles: black
- Front And Rear Bumpers: body-coloured front and rear bumpers with body-coloured rub strip
- Rear Step Bumper: rear step bumper
- Front License Plate Bracket: front license plate bracket
- Box Style: regular
- Body Material: aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Paint Type: decal
- Grille: black w/body-colour surround grille

Convenience Features:

- Air Conditioning manual air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Remote Engine Start: remote start - smart device only (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Navigation System: Connected Navigation navigation system with voice activation
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with locking box
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 2 seatback storage pockets
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

- radio SiriusXM with 360L AM/FM/Satellite with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: FordPass Connect 4G internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
- Front Fog Lights: front fog lights

Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: in-radio display clock
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: AdvanceTrac with Curve Control electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

- Seating Capacity max. seating capacity of 5
- Front Bucket Seats: front bucket seats
- Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
- Reclining Driver Seat: manual reclining driver and passenger seats
- Driver Lumbar: manual driver and passenger lumbar support
- Driver Fore/Aft: manual driver and passenger fore/aft adjustment
- Front Centre Armrest Storage: front centre armrest
- Rear Seat Type: rear 60-40 split-bench seat
- Rear Folding Position: rear seat fold-up cushion
- Leather Upholstery: cloth front and rear seat upholstery
- Headliner Material: full cloth headliner
- Floor Covering: full carpet floor covering
- Cabback Insulator: cabback insulator
- Shift Knob Trim: urethane shift knob
- Floor Mats: carpet front and rear floor mats
- Interior Accents: metal-look interior accents

Standard Engine:

- Engine 400-hp, 5.0-liter V-8 (regular gas)

Standard Transmission:

- Transmission 10-speed automatic w/ OD and PowerShift automatic

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Open-End (Equity) Lease Rate Quote

Quote No: 7504773

Prepared For: Effingham Sheriff's Department
Harrington, Danny

Date 09/20/2023
AE/AM KW0/0JB

Unit #
Year 2023 **Make** Ford **Model** F-150
Series XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB
Vehicle Order Type In-Stock **Term** 60 **State** GA **Customer#** 620358

Number of Units 1

$ 45,540.00		Capitalized Price of Vehicle[1]
$ 0.00	*	License and Certain Other Charges 7.0000% **State** GA
$ 39.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 300.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Tax on Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Tax on Gain On Prior
$ 0.00	*	Security Deposit
$ 0.00	*	Tax on Incentive (Taxable Incentive Total : $0.00)
$ 45,840.00		Total Capitalized Amount (Delivered Price)
$ 763.69		Depreciation Reserve @ 1.6660%
$ 231.18		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2]
$ 994.87		**Total Monthly Rental Excluding Additional Services**
		Additional Fleet Management
		Master Policy Enrollment Fees
$ 0.00		Commercial Automobile Liability Enrollment
		Liability Limit $0.00
$ 0.00		Physical Damage Management — Comp/Coll Deductible 0 / 0
$ 0.00		Full Maintenance Program[3] Contract Miles 0 — OverMileage Charge $ 0.0450 Per Mile
		Incl: # Brake Sets (1 set = 1 Axle) 0 — # Tires 0 — Loaner Vehicle Not Included
$ 0.00		**Additional Services SubTotal**
$ 0.00		Sales Tax 0.0000% **State**
$ 994.87		**Total Monthly Rental Including Additional Services**
$ 18.60		Reduced Book Value at 60 Months
$ 400.00		Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Brian Mundy
Exterior Color	(0 P) Carbonized Gray Metallic
Interior Color	(0 I) Black w/Unique Sport Cloth 40/Console/4
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 25,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

DocuSigned by:
LESSEE Effingham Sheriff's Department **TITLE** County Manager **DATE** September 20, 2023
BY E02FC77EA4794C4...

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

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Other Totals

Description	(B)illed or (C)apped	Price
Transport estimate	C	$ 300.00
Courtesy Delivery Fee	C	$ 0.00
Total Other Charges Billed		$ 0.00
Total Other Charges Capitalized		$ 300.00
Other Charges Total		$ 300.00

VEHICLE INFORMATION:

2023 Ford F-150 XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1C

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$39,662	$41,530.00
Total Options	$4,554.00	$5,005.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$46,211.00**	**$48,530.00**

SELECTED COLOR:

Exterior: M7-(0 P) Carbonized Gray Metallic

Interior: JB-(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
101A	Equipment Group 101A Standard	$-683.00	$-750.00
145WB	145" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
168	Color-Coordinated Carpet w/Carpeted Floor Mats	$132.00	$145.00
18B	Black Platform Running Boards	$228.00	$250.00
19S	STX Appearance Package	$1,670.00	$1,835.00
19SGRL	Molded-In Color Black Honeycomb Style Grille	Included	Included
425	50 State Emissions	STD	STD
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
524	SYNC 4 w/Enhanced Voice Recognition	Included	Included
52X	Auto Start-Stop Removal (DISC)	$-46.00	$-50.00
53B	Class IV Trailer Hitch Receiver	$286.00	$315.00
582	Radio: AM/FM SiriusXM w/360L	Included	Included
595	Fog Lamps w/Black Bezels	Included	Included
642	Wheels: 20" 6-Spoke Machined-Aluminum	$573.00	$630.00
861DEC	Box Side Decals	Included	Included
861FRB	Body-Color Front & Rear Bumpers	Included	Included
924	Rear Window Fixed Privacy Glass w/Defroster	Included	Included
995_	Engine: 5.0L V8 (DISC)	$2,125.00	$2,335.00
J	Unique Sport Cloth 40/Console/40 Front-Seats	$269.00	$295.00
JB_01	(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats	NC	NC
LUMBAR	Manual Driver/Passenger Lumbar	Included	Included
M7_05	(0 P) Carbonized Gray Metallic	NC	NC
NONGV2	GVWR: 6,800 lbs Payload Package	Included	Included
PAINT	Monotone Paint Application	STD	STD
POCKET	Driver/Passenger Seat Back Pocket	Included	Included
T22	Tires: 275/60R20 BSW A/S	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
X15	3.15 Axle Ratio	Included	Included

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Running Boards: running boards
- Door Handles: black
- Front And Rear Bumpers: body-coloured front and rear bumpers with body-coloured rub strip
- Rear Step Bumper: rear step bumper
- Front License Plate Bracket: front license plate bracket
- Box Style: regular
- Body Material: aluminum body material
- : class IV trailering with harness, hitch
- Paint Type: decal
- Grille: black w/body-colour surround grille

Convenience Features:

- Air Conditioning manual air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Remote Engine Start: remote start - smart device only (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Navigation System: Connected Navigation navigation system with voice activation
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with locking box
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 2 seatback storage pockets
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

- radio SiriusXM with 360L AM/FM/Satellite with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: FordPass Connect 4G internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
- Front Fog Lights: front fog lights

Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: in-radio display clock
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: AdvanceTrac with Curve Control electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

- Seating Capacity max. seating capacity of 5
- Front Bucket Seats: front bucket seats
- Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
- Reclining Driver Seat: manual reclining driver and passenger seats
- Driver Lumbar: manual driver and passenger lumbar support
- Driver Fore/Aft: manual driver and passenger fore/aft adjustment
- Front Centre Armrest Storage: front centre armrest
- Rear Seat Type: rear 60-40 split-bench seat
- Rear Folding Position: rear seat fold-up cushion
- Leather Upholstery: cloth front and rear seat upholstery
- Headliner Material: full cloth headliner
- Floor Covering: full carpet floor covering
- Cabback Insulator: cabback insulator
- Shift Knob Trim: urethane shift knob
- Floor Mats: carpet front and rear floor mats
- Interior Accents: metal-look interior accents

Standard Engine:

- Engine 400-hp, 5.0-liter V-8 (regular gas)

Standard Transmission:

- Transmission 10-speed automatic w/ OD and PowerShift automatic

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Open-End (Equity) Lease Rate Quote

Quote No: 7493451

Prepared For: Effingham Sheriff's Department
Harrington, Danny

Date 09/15/2023
AE/AM KW0/0JB

Unit #
Year 2023 **Make** Ford **Model** F-150
Series XLT 4x4 SuperCrew Cab 5.5 ft. box 145 in. WB
Vehicle Order Type In-Stock **Term** 60 **State** GA **Customer#** 620358

$ 60,269.95		Capitalized Price of Vehicle[1]
$ 0.00	*	License and Certain Other Charges 7.0000% **State** GA
$ 39.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 0.00		Other:Courtesy Delivery Fee
$ 0.00		Capitalized Price Reduction
$ 0.00		Tax on Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Tax on Gain On Prior
$ 0.00	*	Security Deposit
$ 0.00	*	Tax on Incentive (Taxable Incentive Total : $0.00)
$ 60,269.95		Total Capitalized Amount (Delivered Price)
$ 1,004.10		Depreciation Reserve @ 1.6660%
$ 298.43		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2]
$ 1,302.53		**Total Monthly Rental Excluding Additional Services**
		Additional Fleet Management
		Master Policy Enrollment Fees
$ 0.00		Commercial Automobile Liability Enrollment
		Liability Limit $0.00
$ 0.00		Physical Damage Management — Comp/Coll Deductible 0 / 0
$ 0.00		Full Maintenance Program[3] Contract Miles 0 — OverMileage Charge $ 0.0450 Per Mile
		Incl: # Brake Sets (1 set = 1 Axle) 0 — # Tires 0 — Loaner Vehicle Not Included
$ 0.00		**Additional Services SubTotal**
$ 0.00		Sales Tax 0.0000% **State**
$ 1,302.53		**Total Monthly Rental Including Additional Services**
$ 23.95		Reduced Book Value at 60 Months
$ 400.00		Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Sheriff 17316
Exterior Color	(0 P) Oxford White
Interior Color	(0 I) Black w/Medium Dark Slate w/Cloth 40/Co
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 25,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

DocuSigned by:
LESSEE Effingham Sheriff's Department
BY E02FC77EA4794C4... **TITLE** County Manager **DATE** September 15, 2023

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Custom Equipment - Tires/Level	C	$ 2,995.00
Total Aftermarket Equipment Billed		$ 0.00
Total Aftermarket Equipment Capitalized		$ 2,995.00
Aftermarket Equipment Total		$ 2,995.00

VEHICLE INFORMATION:

2023 Ford F-150 XLT 4x4 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1E

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$46,955	$50,220.00
Total Options	$7,122.00	$7,825.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$56,072.00**	**$60,040.00**

SELECTED COLOR:

Exterior: YZ-(0 P) Oxford White

Interior: US-(0 I) Black w/Medium Dark Slate w/Cloth 40/Console/40 Front Seats or Cloth 40/Console/40 Front Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
145WB	145" Wheelbase	STD	STD
18L	6" Extended Bright Polished Running Boards	$914.00	$1,005.00
301A	Equipment Group 301A Mid	$1,120.00	$1,230.00
413	Skid Plates	Included	Included
425	50 State Emissions	STD	STD
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
471	Onboard 400W Outlet	$310.00	$340.00
47W	Tray Style Floor Liner (47W)	$145.00	$160.00
524_	SYNC 4 w/Enhanced Voice Recognition	Included	Included
53B	Class IV Trailer Hitch Receiver	Included	Included
55ADEC	4x4 FX4 Off-Road Bodyside Decal	Included	Included
55AHDC	Hill Descent Control	Included	Included
55AOSA	Off-Road Tuned Front Shock Absorbers	Included	Included
55A_	FX4 Off-Road Package	$997.00	$1,095.00
55B	BoxLink	Included	Included
582	Radio: AM/FM SiriusXM w/360L	Included	Included
64F	Wheels: 17" Silver Painted Aluminum	Included	Included
655_	Extended Range 36 Gallon Fuel Tank	$405.00	$445.00
68L	Bed Utility Package	$633.00	$695.00
8INCH	8" Productivity Screen in Instrument Cluster	Included	Included
91P_	8-Way Power Driver's Seat w/Power Lumbar	Included	Included
995	Engine: 5.0L V8	$2,329.00	$2,560.00
BOXZNE	Zone Lighting	Included	Included
DZTEMP	Dual Zone Electronic Automatic Temperature Control	Included	Included
KEYPAD	SecuriCode Drivers Side Keyless-Entry Keypad	Included	Included
LEDBOX	LED Box Lighting	Included	Included
MIRROR	Auto-Dimming Rearview Mirror	Included	Included
MONOSK	Monotube Rear Shocks	Included	Included
NNGV6	GVWR: 7,050 lbs Payload Package	Included	Included
PAINT	Monotone Paint Application	STD	STD
PNTTBL01	Paint Table : Monotone Paint Application	$0.00	$0.00
ROCKMD	Rock Crawl Mode	Included	Included
RSEAT	Rear Under-Seat Storage	Included	Included

CODE	DESCRIPTION	INVOICE	MSRP
STDTR	Tires: 265/70R17 BSW A/T	Included	Included
TAILST	Tailgate Step w/Tailgate Work Surface	Included	Included
U	Cloth 40/Console/40 Front Seats	$269.00	$295.00
US_01	(0 I) Black w/Medium Dark Slate w/Cloth 40/Console/40 Front Seats or Cloth 40/Console/40 Front Seats	NC	NC
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
WRPWHL	Wrapped Steering Wheel	Included	Included
XL3	Electronic Locking w/3.31 Axle Ratio	Included	Included
YZ_01	(0 P) Oxford White	NC	NC

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Running Boards: running boards
- Skid Plates: skid plates
- Door Handles: black
- Front And Rear Bumpers: chrome front and rear bumpers with body-coloured rub strip
- Rear Step Bumper: rear step bumper
- Front Tow Hooks: 2 front tow hooks
- Box Style: regular
- Body Material: aluminum body material
- : class IV trailering with harness, hitch
- Paint Type: badging
- Grille: black w/chrome surround grille

Convenience Features:

- Air Conditioning automatic dual-zone front air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Voice Activated A/C: voice activated air conditioning
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Key Pad: keypad locking
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Remote Engine Start: remote start - smart device only (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Auto-dimming Rearview Mirror: auto-dimming rearview mirror
- Driver and Passenger Vanity Mirror: driver and passenger-side visor mirrors
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Navigation System: Connected Navigation navigation system with voice activation
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with locking box
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 2 seatback storage pockets
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Rear Underseat Storage Tray: rear underseat storage tray
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet
- AC Power Outlet: 3 120V AC power outlet

Entertainment Features:

- radio SiriusXM with 360L AM/FM/Satellite with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 7 speakers
- Internet Access: FordPass Connect 4G internet access
- 1st Row LCD: 2 1st row LCD monitor

Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:
Headlamp Type delay-off aero-composite halogen headlamps
Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Inclinometer: inclinometer
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: in-radio display clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:
ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars

Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Cabback Insulator: cabback insulator
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
LeatherSteeringWheel: leather/metal-look steering wheel
Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 400-hp, 5.0-liter V-8 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic

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Open-End (Equity) Lease Rate Quote

Quote No: 7493332

Prepared For: Effingham Sheriff's Department
Harrington, Danny

Date 09/15/2023
AE/AM KW0/0JB

Unit #
Year 2023 **Make** Ford **Model** F-150
Series XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB
Vehicle Order Type In-Stock **Term** 60 **State** GA **Customer#** 620358

$ 51,010.95		Capitalized Price of Vehicle[1]
$ 0.00	*	License and Certain Other Charges 7.0000% **State** GA
$ 39.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 0.00		Other:Courtesy Delivery Fee
$ 0.00		Capitalized Price Reduction
$ 0.00		Tax on Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Tax on Gain On Prior
$ 0.00	*	Security Deposit
$ 0.00	*	Tax on Incentive (Taxable Incentive Total : $0.00)
$ 51,010.95		Total Capitalized Amount (Delivered Price)
$ 849.84		Depreciation Reserve @ 1.6660%
$ 253.01		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2]
$ 1,102.85		**Total Monthly Rental Excluding Additional Services**

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Sheriff 17288
Exterior Color	(0 P) Carbonized Gray Metallic
Interior Color	(0 I) Black w/Unique Sport Cloth 40/Console/4
Lic. Plate Type	Government
GVWR	0

	Additional Fleet Management		
	Master Policy Enrollment Fees		
$ 0.00	Commercial Automobile Liability Enrollment		
	Liability Limit $0.00		
$ 0.00	Physical Damage Management	Comp/Coll Deductible	0 / 0
$ 0.00	Full Maintenance Program[3] Contract Miles 0	OverMileage Charge	$ 0.0450 Per Mile
	Incl: # Brake Sets (1 set = 1 Axle) 0	# Tires 0	Loaner Vehicle Not Included
$ 0.00	**Additional Services SubTotal**		
$ 0.00	Sales Tax 0.0000%	**State**	
$ 1,102.85	**Total Monthly Rental Including Additional Services**		
$ 20.55	Reduced Book Value at 60 Months		
$ 400.00	Service Charge Due at Lease Termination		

Quote based on estimated annual mileage of 25,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

DocuSigned by:
LESSEE Effingham Sheriff's Department
BY E02FC77EA4794C4... **TITLE** County Manager **DATE** September 15, 2023

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

VEHICLE INFORMATION:

2023 Ford F-150 XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1C

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$39,662	$41,530.00
Total Options	$6,106.00	$6,710.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$47,763.00**	**$50,235.00**

SELECTED COLOR:

Exterior: M7-(0 P) Carbonized Gray Metallic

Interior: JB-(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
101A	Equipment Group 101A Standard	$-683.00	$-750.00
145WB	145" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
168	Color-Coordinated Carpet w/Carpeted Floor Mats	$132.00	$145.00
18B	Black Platform Running Boards	$228.00	$250.00
19S	STX Appearance Package	$1,670.00	$1,835.00
19SGRL	Molded-In Color Black Honeycomb Style Grille	Included	Included
425	50 State Emissions	STD	STD
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
524	SYNC 4 w/Enhanced Voice Recognition	Included	Included
53A	Trailer Tow Package	$1,206.00	$1,325.00
53B	Class IV Trailer Hitch Receiver	Included	Included
582	Radio: AM/FM SiriusXM w/360L	Included	Included
595	Fog Lamps w/Black Bezels	Included	Included
642	Wheels: 20" 6-Spoke Machined-Aluminum	$573.00	$630.00
67T	Integrated Trailer Brake Controller	Included	Included
861DEC	Box Side Decals	Included	Included
861FRB	Body-Color Front & Rear Bumpers	Included	Included
924	Rear Window Fixed Privacy Glass w/Defroster	Included	Included
995	Engine: 5.0L V8	$2,329.00	$2,560.00
J	Unique Sport Cloth 40/Console/40 Front-Seats	$269.00	$295.00
JB_01	(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats	NC	NC
LUMBAR	Manual Driver/Passenger Lumbar	Included	Included
M7_05	(0 P) Carbonized Gray Metallic	NC	NC
NONGV2	GVWR: 6,800 lbs Payload Package	Included	Included
PAINT	Monotone Paint Application	STD	STD
POCKET	Driver/Passenger Seat Back Pocket	Included	Included
T22	Tires: 275/60R20 BSW A/S	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
XL3	Electronic Locking w/3.31 Axle Ratio	$382.00	$420.00

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Running Boards: running boards
- Door Handles: black
- Front And Rear Bumpers: body-coloured front and rear bumpers with body-coloured rub strip
- Rear Step Bumper: rear step bumper
- Front License Plate Bracket: front license plate bracket
- Box Style: regular
- Body Material: aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Paint Type: decal
- Grille: black w/body-colour surround grille

Convenience Features:

- Air Conditioning manual air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Remote Engine Start: remote start - smart device only (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Navigation System: Connected Navigation navigation system with voice activation
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with locking box
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 2 seatback storage pockets
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

- radio SiriusXM with 360L AM/FM/Satellite with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: FordPass Connect 4G internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
- Front Fog Lights: front fog lights

Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: in-radio display clock
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: AdvanceTrac with Curve Control electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

- Seating Capacity max. seating capacity of 5
- Front Bucket Seats: front bucket seats
- Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
- Reclining Driver Seat: manual reclining driver and passenger seats
- Driver Lumbar: manual driver and passenger lumbar support
- Driver Fore/Aft: manual driver and passenger fore/aft adjustment
- Front Centre Armrest Storage: front centre armrest
- Rear Seat Type: rear 60-40 split-bench seat
- Rear Folding Position: rear seat fold-up cushion
- Leather Upholstery: cloth front and rear seat upholstery
- Headliner Material: full cloth headliner
- Floor Covering: full carpet floor covering
- Cabback Insulator: cabback insulator
- Shift Knob Trim: urethane shift knob
- Floor Mats: carpet front and rear floor mats
- Interior Accents: metal-look interior accents

Standard Engine:

- Engine 400-hp, 5.0-liter V-8 (regular gas)

Standard Transmission:

- Transmission 10-speed automatic w/ OD and PowerShift automatic

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Open-End (Equity) Lease Rate Quote

Quote No: 7505488

Prepared For: Effingham Sheriff's Department
Harrington, Danny

Date 09/20/2023
AE/AM KW0/0JB

Unit #
Year 2023 **Make** Ford **Model** F-150
Series XLT 4x4 SuperCrew Cab 5.5 ft. box 145 in. WB
Vehicle Order Type In-Stock **Term** 60 **State** GA **Customer#** 620358

Number of Units 1

$ 65,575.00		Capitalized Price of Vehicle[1]
$ 0.00	*	License and Certain Other Charges 7.0000% **State** GA
$ 39.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 300.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Tax on Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Tax on Gain On Prior
$ 0.00	*	Security Deposit
$ 0.00	*	Tax on Incentive (Taxable Incentive Total : $0.00)
$ 65,875.00		Total Capitalized Amount (Delivered Price)
$ 1,097.48		Depreciation Reserve @ 1.6660%
$ 331.02		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)[2]
$ 1,428.50		**Total Monthly Rental Excluding Additional Services**
		Additional Fleet Management
		Master Policy Enrollment Fees
$ 0.00		Commercial Automobile Liability Enrollment
		Liability Limit $0.00
$ 0.00		Physical Damage Management — Comp/Coll Deductible 0 / 0
$ 0.00		Full Maintenance Program[3] Contract Miles 0 — OverMileage Charge $ 0.0450 Per Mile
		Incl: # Brake Sets (1 set = 1 Axle) 0 — # Tires 0 — Loaner Vehicle Not Included
$ 0.00		**Additional Services SubTotal**
$ 0.00		Sales Tax 0.0000% **State**
$ 1,428.50		**Total Monthly Rental Including Additional Services**
$ 26.20		Reduced Book Value at 60 Months
$ 400.00		Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Joe Heath
Exterior Color	(0 P) Atlas Blue Metallic / Body-Color Door &
Interior Color	(0 I) Black w/Unique Sport Cloth 40/Console/4
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 25,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

LESSEE Effingham Sheriff's Department
DocuSigned by: E02FC77EA4794C4...
BY **TITLE** County Manager **DATE** September 20, 2023

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Custom Equipment	C	$ 3,000.00
Total Aftermarket Equipment Billed		$ 0.00
Total Aftermarket Equipment Capitalized		$ 3,000.00
Aftermarket Equipment Total		$ 3,000.00

Other Totals

Description	(B)illed or (C)apped	Price
Transport estimate	C	$ 300.00
Courtesy Delivery Fee	C	$ 0.00
Total Other Charges Billed		$ 0.00
Total Other Charges Capitalized		$ 300.00
Other Charges Total		$ 300.00

VEHICLE INFORMATION:

2023 Ford F-150 XLT 4x4 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1E

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$46,955	$50,220.00
Total Options	$13,533.00	$14,830.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$62,483.00**	**$67,045.00**

SELECTED COLOR:

Exterior: B3 / 862DOR-(0 P) Atlas Blue Metallic / Body-Color Door & Tailgate Handles

Interior: FB-(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
145WB	145" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
302A	Equipment Group 302A High	$3,599.00	$3,955.00
413	Skid Plates	Included	Included
425	50 State Emissions	STD	STD
43B	Ford Co-Pilot360 Assist 2.0	$455.00	$500.00
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
471	Onboard 400W Outlet	Included	Included
47R	Tray Style Floor Liner	$37.00	$40.00
50M	Interior Work Surface	$178.00	$195.00
524__	SYNC 4 w/Enhanced Voice Recognition	Included	Included
52X	Auto Start-Stop Removal (DISC)	$-46.00	$-50.00
53A	Trailer Tow Package	$1,206.00	$1,325.00
53B	Class IV Trailer Hitch Receiver	Included	Included
54R	Power Glass Heated Sideview Mirrors	Included	Included
55ADEC	4x4 FX4 Off-Road Bodyside Decal	Included	Included
55AHDC	Hill Descent Control	Included	Included
55AOSA	Off-Road Tuned Front Shock Absorbers	Included	Included
55A_	FX4 Off-Road Package	$997.00	$1,095.00
55B	BoxLink	Included	Included
583	Radio: B&O Sound System by Bang & Olufsen	$555.00	$610.00
59R_	Remote Start System w/Remote Tailgate Release	Included	Included
59S	LED Sideview Mirror Spotlights	Included	Included
617	Power-Adjustable Pedals	$154.00	$170.00
63R	Center High-Mounted Stop Lamp CHMSL Camera Removal	$-160.00	$-175.00
64S	Wheels: 20" 6-Spoke Dark Alloy Painted Aluminum	$1,361.00	$1,495.00
655_	Extended Range 36 Gallon Fuel Tank	$405.00	$445.00
67T	Integrated Trailer Brake Controller	Included	Included
68L	Bed Utility Package	$633.00	$695.00
763	360 Degree Camera	$696.00	$765.00
861FRB	Body-Color Front & Rear Bumpers	Included	Included
862	XLT Sport Appearance Package	$423.00	$465.00
862DOR	Body-Color Door & Tailgate Handles	Included	Included

CODE	DESCRIPTION	INVOICE	MSRP
862GRL	Black 2-Bar Style Grille w/Black Surround/Accents	Included	Included
862STP	Accent-Color Step Bars	Included	Included
86BTIP	Chrome Single-Tip Exhaust	Included	Included
8INCH	8" Productivity Screen in Instrument Cluster	Included	Included
995_	Engine: 5.0L V8 (DISC)	$2,125.00	$2,335.00
B3_02	(0 P) Atlas Blue Metallic	NC	NC
BOXZNE	Zone Lighting	Included	Included
CRUISE	Intelligent Adaptive Cruise Control w/Stop & Go	Included	Included
Co-Pilot	Ford Co-Pilot 360 Assist 2.0	$500.00	$500.00
DZTEMP	Dual Zone Electronic Automatic Temperature Control	Included	Included
EVASTR	Evasive Steering Assist	Included	Included
F	Unique Sport Cloth 40/Console/40 Front-Seats	Included	Included
FB_01	(0 I) Black w/Unique Sport Cloth 40/Console/40 Front-Seats	NC	NC
HFRONT	Heated Front Seats	Included	Included
INTAST	Intersection Assist	Included	Included
KEYPAD	SecuriCode Drivers Side Keyless-Entry Keypad	Included	Included
LEDBOX	LED Box Lighting	Included	Included
LEDLMP	LED Reflector Headlamps	Included	Included
MIRROR	Auto-Dimming Rearview Mirror	Included	Included
MONOSK	Monotube Rear Shocks	Included	Included
NAV	Connected Built-In Navigation	Included	Included
NNGV6	GVWR: 7,050 lbs Payload Package	Included	Included
PAINT	Monotone Paint Application	STD	STD
PNTTBL01	Paint Table : Monotone Paint Application	$0.00	$0.00
PSHBUT	Intelligent Access w/Push Button Start	Included	Included
PTBA	Pro Trailer Backup Assist & Pro Trailer Hitch Assist	Included	Included
PWRDRV	10-Way Power Driver & Passenger Seats	Included	Included
ROCKMD	Rock Crawl Mode	Included	Included
RSEAT	Rear Under-Seat Storage	Included	Included
SIGNRC	Speed Sign Recognition	Included	Included
T2P	Tires: 275/60R20 BSW AT	Included	Included
TAILST	Tailgate Step w/Tailgate Work Surface	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
WRPWHL	Wrapped Steering Wheel	Included	Included
XL3	Electronic Locking w/3.31 Axle Ratio	Included	Included
XLT-1	XLT Sport Appearance Package	$415.00	$465.00

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors with turn signal indicator
- Convex Driver Mirror: convex driver and passenger mirror
- Running Boards: running boards
- Skid Plates: skid plates
- Door Handles: body-coloured
- Front And Rear Bumpers: body-coloured front and rear bumpers with body-coloured rub strip
- Rear Step Bumper: rear step bumper
- Front Tow Hooks: 2 front tow hooks
- Front License Plate Bracket: front license plate bracket
- Box Style: regular
- Body Material: aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Paint Type: badging
- Grille: black grille
- Exhaust Tip: chrome tip exhaust

Convenience Features:

- Air Conditioning automatic dual-zone front air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Voice Activated A/C: voice activated air conditioning
- Cruise Control: cruise control with steering wheel controls, Adaptive Cruise Control with Stop-and-Go distance pacing
- Trunk/Hatch/Door Remote Release: keyfob cargo access remote release
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Key Pad: keypad locking
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Passive Entry: Intelligent Access proximity key
- Trunk FOB Controls: keyfob trunk/hatch/door release
- Remote Engine Start: remote start - keyfob and smart device (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Adjustable Pedals: power adjustable pedals
- Day-Night Rearview Mirror: day-night rearview mirror
- Auto-dimming Rearview Mirror: auto-dimming rearview mirror
- Driver and Passenger Vanity Mirror: driver and passenger-side visor mirrors
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Navigation System: Connected Navigation navigation system with voice activation
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with locking box
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 2 seatback storage pockets
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Rear Underseat Storage Tray: rear underseat storage tray
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet
- AC Power Outlet: 3 120V AC power outlet

Entertainment Features:

- radio AM/FM/HD with seek-scan

Radio Data System: radio data system
Amplifier: 640W amplifier
Digital Signal Processor: digital signal processor
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 7 Bang & Olufsen speakers
Internet Access: FordPass Connect 4G internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type delay-off aero-composite LED low/high beam headlamps
Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent rain detecting wipers wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Inclinometer: inclinometer
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: in-radio display clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire

Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Front Heated Cushion: driver and passenger heated-cushions
Front Heated Seatback: driver and passenger heated-seatbacks
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Cabback Insulator: cabback insulator
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
LeatherSteeringWheel: leather/metal-look steering wheel
Floor Mats: carpet front and rear floor mats
Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 400-hp, 5.0-liter V-8 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic

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Open-End (Equity) Lease Proposal

Date: 09/22/2023

Prepared For: Effingham County Board of Commissioners (505556)

Proposal Summary

Proposal #: P1306616

Prepared For: Bruton, Alison

Quantity: 11

Driver Information					Base Lease Payment										Initial Charges Billed upon Delivery		
Quote	Driver	ST	Use Tax Rate	Expected Annual Mileage	Capitalized Amount (Delivered Price per Vehicle)	Lease Term	Depr Rate	Depr Amount	Lease Charge[1]	Monthly Use Tax	Full Maint Program[2]	Additional Services[3]	Total Monthly Payment inc. Tax and Addl Services	Book Value at Term	Initial Charges[4]	License, Registration, Certain Other Charges and Tax	Total Initial Charges Billed upon Delivery
2023 Dodge Charger Police 4dr Rear-Wheel Drive Sedan - US					Granite Pearlcoat / Black w/Heavy Duty Cloth Bucket & Rear Bench Seats or Heavy Duty Cloth Bucket Seats w/Vinyl Rear												
7512187	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512188	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512189	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512190	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512191	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512192	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512193	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512194	TBD	GA	0.0000%	25,000	$53,811.00	60	1.6660%	$896.49	$270.91	$0.00			$1,167.40	$21.60	$0.00	$39.00	$39.00
7512195	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00
7512196	TBD	GA	0.0000%	25,000	$53,811.00	60	1.6660%	$896.49	$270.91	$0.00			$1,167.40	$21.60	$0.00	$39.00	$39.00
7512198	TBD	GA	0.0000%	25,000	$48,710.00	60	1.6660%	$811.51	$245.49	$0.00			$1,057.00	$19.40	$0.00	$39.00	$39.00

Total Monthly Payment for 11 vehicles: **$11,847.80**

Total Initial Charges for 11 vehicles: **$429.00**

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Open-End (Equity) Lease Proposal

Date: 09/22/2023

Prepared For: Effingham County Board of Commissioners (505556)
Prepared For: Bruton, Alison

Proposal Summary

Proposal #: P1306616
Quantity: 11

[1]Monthly Lease Charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor)

[2]See the following pages for details of Full Maintenance Service

[3]Additional Services may include Commercial Automotive Liability Enrollment or Physical Damage Management

[4]Excludes License, Registration, Certain Charges, and Tax

Current market and vehicle conditions may also affect value of vehicles.

Proposal is subject to Customer's Credit Approval.

Enterprise FM Trust will be the owner of the vehicles covered by this Proposal. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicles under the Master Open-End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open-End (Equity) Lease Agreement with respect to such vehicles.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

Lessee: Effingham County Board of Commissioners

DocuSigned by:
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Signature	Title	September 22, 2023 Date

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Open-End (Equity) Lease Proposal

Date: 09/22/2023

Prepared For: Effingham County Board of Commissioners (505556)

Prepared For: Bruton, Alison

Capitalized Amount Calculations

Proposal #: P1306616

Quantity: 11

Quote	Capitalized Prices/ Billed on Delivery	Capitalized Price of Vehicle[1]	Certain Other Charges	Initial License & Registration Fee	Capitalized Price Reduction	Certain Other Charges on CPR	Gain Applied from Prior Unit	Certain Other Charges on GOP	Tax on Incentives	Aftermarket Equipment	Courtesy Delivery / Dealer Prep Fee	Delivery Charge	Other Costs	Total
2023 Dodge Charger Police 4dr Rear-Wheel Drive Sedan - US	**Granite Pearlcoat / Black w/Heavy Duty Cloth Bucket & Rear Bench Seats or Heavy Duty Cloth Bucket Seats w/Vinyl Rear**													
7512187	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512188	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512189	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512190	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512191	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512192	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512193	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512194	Capitalized Price	$43,461.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$53,811.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512195	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512196	Capitalized Price	$43,461.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$53,811.00

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Initials

Quote	Capitalized Prices/ Billed on Delivery	Capitalized Price of Vehicle[1]	Certain Other Charges	Initial License & Registration Fee	Capitalized Price Reduction	Certain Other Charges on CPR	Gain Applied from Prior Unit	Certain Other Charges on GOP	Tax on Incentives	Aftermarket Equipment	Courtesy Delivery / Dealer Prep Fee	Delivery Charge	Other Costs	Total
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00
7512198	Capitalized Price	$38,360.00		$0.00			$0.00			$10,000.00	$350.00	$0.00	$0.00	$48,710.00
	Billed on Delivery		$0.00	$39.00					$0.00	$0.00	$0.00	$0.00	$0.00	$39.00

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

[1]Capitalized price of vehicles may be adjusted to reflect final manufacturer's invoice. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicles.

All language and acknowledgments contained in the signed proposal apply to all vehicles listed on the 'Equity Lease Proposal Summary' page of this document. In addition, you may incur additional fees required to register and operate these vehicles in accordance with various state, county, and city titling, registration, and tax laws.

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Initials

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Open-End (Equity) Lease Proposal

Date: 09/22/2023

Prepared For: Effingham County Board of Commissioners (505556)

Prepared For: Bruton, Alison

Aftermarket & Other Costs

Proposal #: P1306616

Quantity: 11

Aftermarket Equipment

Quote	Driver	Description	Capitalized Price	Billed Price
2023 Dodge Charger Police 4dr Rear-Wheel Drive Sedan - US		**Granite Pearlcoat / Black w/Heavy Duty Cloth Bucket & Rear Bench Seats or Heavy Duty Cloth Bucket Seats w/Vinyl Rear**		
7512187	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512188	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512189	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512190	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512191	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512192	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512193	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512194	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512195	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512196	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
7512198	TBD	Custom Equipment - DANA SAFETY EQUIPMENT	$10,000.00	
		Total Aftermarket Equipment	**$110,000.00**	**$0.00**

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Initials

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Quantity: 11

VEHICLE INFORMATION:

2023 Dodge Charger Police 4dr Rear-Wheel Drive Sedan - US
Series ID: LDDE48

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$ 42,224.00	$ 43,085.00
Total Options	$ 582.00	$ 645.00
Destination Charge	$ 1,595.00	$ 1,595.00
Total Price	**$ 44,401.00**	**$ 45,325.00**

SELECTED COLOR:

Exterior:	PAU - Granite Pearlcoat
Interior:	X9 - Black w/Heavy Duty Cloth Bucket & Rear Bench Seats or Heavy Duty Cloth Bucket Seats w/Vinyl Rear

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
26A	Quick Order Package 26A	NC	NC
APA	Monotone Paint Application	STD	STD
C8	Heavy Duty Cloth Bucket & Rear Bench Seats	STD	STD
DFK	Transmission: 8-Speed Automatic (8HP70)	STD	STD
EZH	Engine: 5.7L V8 HEMI MDS VVT	STD	STD
LNF	Black Left Spot Lamp	$ 211.00	$ 235.00
LNX	LED Spot Lamps	$ 136.00	$ 150.00
NAS	50 State Emissions	NC	NC
PAU_01	Granite Pearlcoat	$ 86.00	$ 95.00
TBH	Full Spare Tire Relocation Bracket	$ 149.00	$ 165.00
TWW	Tires: P225/60R18 BSW Performance	STD	STD
UAG	Radio: Uconnect 4 w/7" Display	STD	STD
WARANT	FCA 5 yr/100,000 Mile Powertrain Limited Warranty	NC	NC
WEJ	Wheels: 18" x 7.5" Steel	STD	STD
X9_01	Black w/Heavy Duty Cloth Bucket & Rear Bench Seats or Heavy Duty Cloth Bucket Seats w/Vinyl Rear	NC	NC

CONFIGURED FEATURES:

Body Exterior Features:
- Number Of Doors 4
- Rear Cargo Door Type: trunk
- Driver And Passenger Mirror: power remote manual folding side-view door mirrors
- Door Handles: body-coloured
- Front And Rear Bumpers: body-coloured front and rear bumpers
- Body Material: galvanized steel/aluminum body material
- Grille: black grille

Convenience Features:
- Air Conditioning manual dual-zone front air conditioning
- Air Filter: air filter
- Cruise Control: cruise control with steering wheel controls
- Trunk/Hatch/Door Remote Release: power cargo access remote release
- Fuel Remote Release: power fuel remote release
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (front doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Passive Entry: Keyless Go proximity key
- Valet Key: valet function
- Trunk FOB Controls: keyfob trunk/hatch/door release
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Driver and Passenger Vanity Mirror: illuminated auxiliary driver and passenger-side visor mirrors
- Front Cupholder: front and rear cupholders
- Floor Console: partial floor console
- Overhead Console: mini overhead console with storage
- Glove Box: illuminated locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- IP Storage: bin instrument-panel storage
- Driver Footrest: driver's footrest
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:
- radio AM/FM/Satellite-prep with seek-scan
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: window grid antenna

Lighting, Visibility and Instrumentation Features:
- Headlamp Type delay-off projector beam LED low/high beam headlamps
- Underhood Light: underhood light
- Front Wipers: variable intermittent speed-sensitive wipers wipers with heating jets
- Rear Window Defroster: rear window defroster
- Tinted Windows: light-tinted windows
- Door Curb/Courtesy Lights: 4 door curb/courtesy lights
- Variable IP Lighting: variable instrument panel lighting
- Display Type: digital/analog appearance
- Tachometer: tachometer
- Exterior Temp: outside-temperature display
- Low Tire Pressure Warning: tire specific low-tire-pressure warning
- Park Distance Control: ParkSense rear parking sensors
- Trip Computer: trip computer
- Trip Odometer: trip odometer

Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Turn Signal On Warning: turn-signal-on warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: spare tire mounted inside under cargo
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Knee Airbag: knee airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Fuel Flap Locking Type: locking fuel flap included with power door locks
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
AntiWhiplashFrontHeadrests: anti-whiplash front head restraints
Rear Headrest Control: 2 rear head restraints
Break Resistant Glass: break resistant glass

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Rear Seat Type: rear bench seat

Leather Upholstery: cloth front and rear seat upholstery
Door Trim Insert: vinyl door panel trim
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Shift Knob Trim: urethane shift knob
LeatherSteeringWheel: leather/metal-look steering wheel
Interior Accents: chrome interior accents
Cargo Space Trim: vinyl/rubber cargo space
Cargo Light: cargo light

Standard Engine:
Engine 370-hp, 5.7-liter V-8 (regular gas)

Standard Transmission:
Transmission 8-speed automatic w/ OD and auto-manual

Staff Report

Subject: Renewal of Agreement between Effingham County Board of Elections and Sentry Data Management LLC
Author: Alison Bruton, Purchasing Agent
Department: Elections
Meeting Date: 10/3/2023
Item Description: Approval of Agreement between Effingham County Board of Elections and Sentry Data Management LLC

Summary Recommendation: Staff recommends Renewal of the Agreement between Effingham County Board of Elections and Sentry Data Management LLC for the removal and destruction of quantities of office paper and other designated confidential materials.

Executive Summary/Background:

- The initial term of this agreement is for 36 months and shall automatically renew for successive 36 month terms. Either party may terminate this agreement within 60 days prior to the end of the initial term or any successive term with written notice.
- Pricing for this agreement is done per the pricing table included in the agreement. Any adjustments to the table will be done in writing 30 days prior to the end of any term.
- Removal of items will be performed by identifiable SDM personnel and transported in an enclosed and locked vehicle to SDM's facility for shredding or it will be shredded on-site. While in the possession of SDM, all material shall be protected by being store in a secure facility with limited access. All paper materials to be destroyed shall be shredded, baled, and transported to a mill for recycling.
- A Certificate of Destruction for the month's services will be submitted to the Customer with each invoice.
- The Effingham County Board of Elections did budget for this expense. Currently, Elections staff shreds documents themselves which burns through at least one shredder each year. This will save on man hours and equipment replacement.

Alternatives for Commission to Consider

1. Approval of Agreement between Effingham County Board of Elections and Sentry Data Management LLC
2. Take no action.

Recommended Alternative: 1
Other Alternatives: 2
Department Review: Elections, Finance, Purchasing
Funding Source: Elections Operating Budget
Attachments: Sentry Data Management Contract

Sentry Data Management LLC
436 Nichols Street
Blackshear, GA 31516
912- 807-9904

Customer Name: Effingham County Board of Elections & Registration Phone: 912-754-8030 Date: 10/13/21
Location: 284 GA. Hwy. 119 S. City: Springfield State: Georgia Zip: 31329

Services Provided:
Sentry Data Management LLC herein referred to as **SDM**, and **Effingham County Board of Elections & Registration** shall enter into an agreement for the removal and destruction of quantities of office paper and other designated confidential materials to include periodic clean-outs from the facilities. SDM shall pick up and remove as scheduled between both parties. Removal will be performed by identifiable SDM personnel and transported in an enclosed and locked vehicle to SDM's facility for shredding or shredded on-site. While in the possession of SDM, all material shall be protected by being stored in a secure facility with limited access. All paper materials to be destroyed shall be shredded, baled, and transported to a mill for recycling.

Pricing Structure:
Pricing done per attached pricing table, dated October 7, 2015. Any adjustments to the attached Pricing Table will be done in writing, thirty days prior to the end of any successive terms.

Certificate of Destruction:
A Certificate of Destruction for the prior month's service shall be submitted to Customer by SDM with each invoice.

Customer's Obligations:
Customer agrees to maintain the containers supplied by SDM in a covered, dry area and use them only for office paper and other designated confidential materials. Customer shall use its best efforts to keep all containers free of contaminants.

Assignment, Suspension and Termination:
The initial terms of the agreement is for thirty six months and shall automatically renew for successive thirty six months terms. Either SDM or customer may terminate this agreement within sixty (60) days prior to the end of the initial term or any successive term upon written notice (certified mail) to the other party.

Non-Disclosure:
SDM shall maintain in strict confidence and shall not reveal any information contained in the confidential materials tendered for shredding.

Access to Customer's Facility:
Customer shall allow entry and parking of SDM vehicles in the most convenient area for pickup of materials. These driveways and parking areas shall be sufficient to bear the weight of SDM equipment and vehicles necessary to perform removal services.

Insurance:
SDM will maintain, at its own expense, for the duration of this agreement, General Liability, Vehicle Liability, and Service Bond Insurance. SDM shall also maintain Worker's Compensation for its employees.

Limited Remedy:
In the event any material delivered to SDM fails to be shredded in accordance with the terms and conditions set forth above, SDM upon notice of such failure shall take proper action to (1) complete the shredding process in accordance with terms, or (2) refund to the Customer the fund paid to SDM for shredding the material. IN NO EVENT SHALL SDM BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUES, LOSS OF PROPORIETARY OR TRADE SECRET INFORMATION, OR DAMAGES ARISING FROM CUSTOMER'S RELATIONSHIP WITH A THIRD PARTY. EVEN THOUGH SDM SHALL HAVE BEEN ADVISED TO THE FORESEEABLE OF ANY SUCH DAMAGES, IN NO EVENT SHALL SDM BE LIABLE FOR LOSS OF, OR DAMAGE TO, OR ACCIDENTAL DESTRUCTION OF ANY AUTHORIZED MATERIAL THAT IS DELIVERED TO SDM BY THE CUSTOMER OR IDENTIFIED BY THE CUSTOMER FOR SHREDDING. CUSTOMER ASSUMES COMPLETE RESPONSIBILITY FOR ENSURING ONLY AUTHORIZED MATERIAL TO BE PROCESSED BY SDM IN ACCORDANCE WITH THE TERMS AND CONDITIONS ABOVE. Nothing in this paragraph however, shall be construed as relieving SDM of its obligation to exercise reasonable care to avoid damage to or theft of any Customer's property, which may come in possession of SDM pursuant to this agreement.

Exclusivity and Modification:
The terms and conditions of this agreement are the exclusive and binding agreement between the parties covering the services set out herein. No change, modification or revision of this agreement shall be effective unless in writing and signed by both parties. Customer agrees to use Contractor's service on an exclusive basis for the entire term of this agreement.

Customer Representative

November 2, 2021
Date

SDM Representative

October 13, 202121
Date

BUSINESS ASSOCIATE AGREEMENT

Confidential Document Destruction Agreement

1. SERVICES

1.1 Services to be Furnished. Company will provide the services for the secure destruction of records ("Services") described on Exhibit A attached hereto and made a part hereof. Company will furnish a Certificate of Destruction to Customer, upon request by Customer. The Services may, at Customer's option and as indicated on Exhibit A, be performed as part of a regular schedule or pursuant to specific directions which Customer shall give Company from time to time. Customer may also request custom Services not set forth on Exhibit A, in which case Company will consult with Customer as to the terms and conditions of the Services requested.

1.2 Services to Affiliates and Subsidiaries. Customer's related, affiliated and subsidiary companies (including subsidiaries of affiliates) may acquire Services pursuant to this Agreement. Any such acquisition of Services will be evidenced by an Order executed by an authorized representative of the applicable affiliate or subsidiary in its own corporate name and referencing this Agreement. Invoices for such Services shall be directed to and be payable by such affiliate or subsidiary.

1.3 Services by Third Parties. Company may procure the services of any responsible third party to perform all or part of the Services, insofar as said third party complies with all security standards and procedures required of Company by Customer, and further that said third party shall accept in writing the fiduciary responsibility requisite of the transfer of custody. Company will remain liable for all Services performed for Customer. Company will record all custody transfers and/or the use of any subcontractor to render contracted services to the Customer, and make Customer aware of any use of any subcontractor, including their identity.

2. RESPONSIBILITIES

2.1 Right to Rely on Instructions. Company may act in reliance upon any instruction, instrument, or signature reasonably believed by Company to be genuine, and may assume that any of Customer's employees or any employee of Customer's affiliates or subsidiaries giving any written notice, request, or instruction has the authority to do so.

2.2 Compliance with Contracts, Laws and Regulations. Customer shall be responsible for, and warrant compliance with, all contractual restrictions and all applicable laws, rules and regulations, including but not limited to environmental laws and contractual restrictions and laws governing the confidentiality, retention and disposition of information contained in any materials delivered to Company. Company shall comply with applicable laws, statutes, regulations and ordinances.

2.3 Cooperation and Assistance. Customer shall cooperate with Company with regard to the performance of the Services, subject to normal security requirements and in a manner that is not unnecessarily disruptive to Customer's business operations, by providing to Company such information, data, access to premises, management decisions and approvals as may be reasonable to permit Company to perform the Services hereunder.

2.4 Hazardous Substances. Customer shall not deliver to Company any material considered toxic or dangerous or which is regulated under any federal or state law or regulation relating to hazardous materials. In the event of the accidental or negligent custodial transfer of hazardous or regulated waste, including bio-hazard, Customer agrees to arrange to appropriately, safely and legally assume custody of such hazardous materials at their expense. And further to indemnify the Company from any property damage or personal injury resulting from such transfer of material.

2.5 Performance of Services. All Services performed by Company will be in a professional manner in accordance with NAID standards and practices. (Or as are described in the policies and procedure described in Exhibit " ")

2.6 Material Descriptions: Itemized lists or descriptions of contents of materials submitted by the Cust e Company shall be generally considered for recordkeeping, reconciliation, and reference purposes only. t too considered proof that said documents contained on such lists and descriptions are in fact contained in the materials accepted. Company will make provision for validation of such document contents in advance and under special terms and fess at the request of the Customer.

2.7 Negotiable Items: Customer agrees to make Company aware in writing and in advance of any instance in which negotiable instruments, including but not limited to checks, bearer bonds, travels checks, or coupons will be sent to a single facility in a single service where the total combined amount of said instruments will be in excess of $100,000.

3. **FEES AND PAYMENTS** - All standard charges for Services under this Agreement shall be as specified on Exhibit A. The prices set forth in Exhibit A shall remain in effect for the first twelve (12) months of this Agreement. Thereafter, price adjustments shall be made only after thirty (30) days' prior written notice. For any service requested by Customer that is not listed on Exhibit A, the charges will be as agreed to in writing by Customer and Company prior to the rendering of such Service. Invoices shall be due and payable within thirty (30) days from receipt of the applicable invoice. Amounts due and not paid within thirty (30) days after Customer's receipt of the invoice shall bear interest at the rate of one and one-quarter per cent (1.25%) per month.

4. **CONFIDENTIALITY** - "Confidential Information" means any information relating to Customer's property, business and affairs. Unless such Confidential Information was previously known to Company free of any obligation to keep it confidential, is subsequently made public by Customer or by a third party having a legal right to make such disclosure, or was known to Company prior to receipt of same from Customer, it shall be held in confidence by Company and shall be used only for the purposes provided in this Agreement. Company shall use the same degree of care to safeguard your Confidential Information as it uses to safeguard its own. However, Company may comply with any subpoena or similar order related to materials delivered to Company; provided that it shall, unless prohibited by law, notify Customer promptly of any such subpoena or notice. Customer shall pay Company's reasonable costs for such compliance.

5. **TERM AND TERMINATION**

5.1 Term. This Agreement shall commence on the Effective Date set forth above and, unless otherwise terminated in accordance with Section 5.2, shall continue in effect for one year, with automatic renewal for successive one-year terms, unless written notice of nonrenewal is delivered by either party to the other not less than ninety (60) days prior to the date of expiration of such term.

5.2 Termination. Either party may terminate this Agreement if the other is in material or repeated breach of any of its obligations hereunder and the breaching party has not cured the breach within sixty (60) days after written notice from the nonbreaching party. In the event of any such termination, all amounts due for Services rendered up to the effective date of termination shall become due and payable. Upon termination, Customer shall return (or permit Company to retrieve) all Company bins and other property kept at Customer's site, and Company shall have no obligation to provide further Services to Customer.

6. **CLAIMS AND DISPUTE RESOLUTION**

6.1 Time for Presenting Claims. Customer must present any claim with respect to any Service in writing to Company within a reasonable time and in no case later than three (3) months after the occurrence of the event on which the claim is based.

6.2 Arbitration. Any claim, controversy, or dispute arising out of or relating to this Agreement, or any interpretation or breach of this Agreement or performance under this Agreement, including without limitation any dispute concerning the scope of this Article 6, that cannot be resolved within fifteen (15) days by informal discussions between the parties, shall be resolved by submission to final, binding and nonappealable arbitration, without any right by r party to trial de novo in any court. Such arbitration and all pre-hearing, hearing, and post-hearing arbit n

procedures, including for discovery, disclosure of arbitrator's interests, and challenge of designa y arbitrator, shall be conducted under the Commercial Arbitration Rules of the American Arbitration Ass A single arbitrator shall be selected by the American Arbitration Association.

6.3 Services during Arbitration. During any arbitration proceedings, Company shall continue to provide Services, and Customer shall continue to make payments to Company, in accordance with this Agreement. The fact that arbitration is or may be allowed shall not impair the exercise of any termination rights under this Agreement.

7. LIABILITY AND WARRANTY

7.1 Limitation of Liability. Company shall not be responsible or liable in any manner whatsoever for the release or loss of any materials deposited in bins or otherwise delivered to it for secure destruction unless the release or loss is due to Company's negligence or willful misconduct. Company's maximum liability for any and all claims arising with respect to the Services provided under this Agreement shall not exceed the aggregate amounts paid by Customer with respect to the Services provided at the particular Customer location during the six (6) months preceding the event which gives rise to a claim. In no event shall Company be liable for any consequential, incidental, special or punitive damages, regardless of whether the action is brought in tort, contract or any other theory.

7.2 Ownership Warranty. Customer warrants that it is the owner, legal custodian or otherwise has the right to deliver for confidential destruction any and all materials Customer provides Company hereunder. Customer shall reimburse Company for any expenses reasonably incurred by Company (including reasonable legal fees) by reason of Company complying with its obligations under this Agreement to destroy such materials in the event of a dispute concerning the destruction of the materials provided by Customer to Company.

8. MISCELLANEOUS

8.1 Notices. All notices hereunder shall be in writing and addressed to either party at its address set forth above (or to such other address as either party may specify by notice given in accordance with this Section). Notices to Company shall be sent to the attention of its General Manager.

8.2 Binding Nature and Assignment. This Agreement shall be binding on the parties and their respective successors and assigns. Except as permitted by Section 1.3 above, neither party may assign this Agreement, except to an affiliate, without the prior written consent of the other party, which consent shall not be unreasonably withheld.

8.3 Force Majeure. Each party shall be excused from any delay or failure in performance under this Agreement for any period if and to the extent that such delay or failure is caused by acts of God, governmental actions, labor unrest, riots, unusual traffic delays or other causes beyond its control.

8.4 Relationship of Parties. Company is acting as an independent contractor hereunder and has the sole right and obligation to supervise, manage, contract, direct, procure, perform, or cause to be performed all work to be performed by Company under this Agreement.

8.5 Entire Agreement. This Agreement constitutes the entire agreement between Company and Customer with respect to the subject matter of this Agreement. No change, waiver, or discharge of this Agreement shall be valid unless in writing and executed by the party against whom such change, waiver, or discharge is sought to be enforced. Except as provided in Section 3, this Agreement may be amended only by an amendment in writing signed by Customer and Company.

8.6 Invalidity. If any provision of this Agreement is declared invalid by any tribunal of competent jurisdiction, then such provision shall automatically be adjusted to the minimum extent necessary to the requirements for validity as declared at such time and as so adjusted shall be deemed a provision of this Agreement as though originally included herein. In the event that the provision invalidated is of such a nature that it cannot be so adjusted, the provision shall be deemed deleted from this Agreement as though such provision had never been included herein. In r case, the remaining provisions of this Agreement shall remain in effect.

8.7 Exclusivity: Customer agrees to retain Company on an exclusive basis at all facilities covered by this ag r the term of this contract.

IN WITNESS WHEREOF, each of the parties have caused this Agreement to be executed by its duly authorized representative as of the Effective Date first set forth above.

CUSTOMER/*Covered Entity*:

By: Wesley M. Corbitt

Name: Wesley M. Corbitt, ECBOC

Title: Chairman

COMPANY/*Business Associate*

By: Jay H. Porter

Name: Jay H. Porter

Title: Managing Partner

SENTRY Pricing Table October 7, 2015

Paper Destruction (SIN 51 507)

Service	On-site
Minimum Stop Charge (includes 2 containers, console or 64 gal cart) or (1) 95 gal cart	$ 30.00
Each container (console or 64 gal cart) after minimum stop charge	$ 8.00
Each container (95 gal cart) after minimum stop charge	$ 16.00

Media Destruction (SIN 51 507)

Service	On-site
Minimum Stop Charge (includes 2 containers, console or 64 gal cart) or (1) 95 gal cart	$ 100.00
X-rays - envelopes removed (per cart)	$ 16.00
Microfilm (per cart)	$ 16.00
Cd's, DVD's, Videos, Blue-Rays (per cart)	$ 16.00
Tapes, MAG, Audio, Reels (per cart)	$ 16.00
USB's, SD cards (per cart)	$ 16.00
Hard Drives / Standard or Hybrid (per drive) - EACH	$ 14.00

Additional Charges (Do NOT apply to regularly scheduled service calls)

Service	On-site
Fuel Surcharge if applicable	5%
Remote Transportation Charge (>100 miles) (per mile)	$ 1.00

Expedited Service

Service	On-site
Sentry Data Management reserves the right to assess these Minimum Stop Charges for service with less than 4 business days advanced notice. Expedited Service will be negotiated case-by-case.	$ 65.00

Staff Report

Subject: Acceptance of Termination of the Probation Services Agreement between Effingham County and City of Springfield
Author: Alison Bruton, Purchasing Agent
Department: Probation
Meeting Date: October 3, 2023
Item Description: Termination of the Probation Services Agreement between Effingham County and City of Springfield

Summary Recommendation: Staff recommends acceptance of the termination of the Probation Services Agreement between Effingham County and City of Springfield

Executive Summary/Background:

- City of Springfield has submitted a letter terminating the Probation Agreement in place with Effingham County. This will move their probation cases to be supervised by Judicial Alternative of Georgia (JAG) effective 8/8/2023.

Alternatives for Commission to Consider

1. Acceptance of Termination of the Probation Services Agreement between Effingham County and City of Springfield
2. Take no action

Recommended Alternative: 1
Other Alternatives: 2
Department Review: County Manager
Funding Source:
Attachments: Termination Letter

City of Springfield
The heart of Effingham

September 20, 2023

Tim Callanan
Effingham County BOC
804 S. Laurel Street
Springfield, GA 31329

Re: Termination of Probation Agreement dated December 14th, 2021

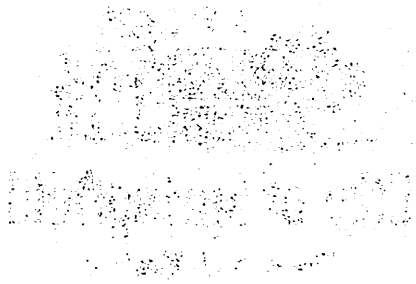
To whom it may concern,

Please accept this letter as a formal request to terminate the Probation Services Agreement dated December 14th, 2021 between Effingham County Probation Office and the Municipal Court of the City of Springfield, Georgia effective August 8th, 2023.

Sincerely,

Matthew A. Morris
City Manager
mmorris@springfieldga.org

CC: Effingham County Probation Office
902 North Pine Street
Springfield, GA 31329



Staff Report

Subject: 2024 Holiday Schedule
Author: Sarah Mausolf, Director
Department: Human Resources and Risk Management
Meeting Date: October 3, 2023
Item Description: Consideration to publish the 2024 Holiday Schedule.

Summary Recommendation:
Staff is requesting approval to print and distribute the 2024 Holiday Schedule.

Executive Summary/Background
Human Resources Standards of Practice 5.01, Holidays and Excused Absences requires the Human Resources Office to produce a calendar of the federally recognized and Board of Commissioners-approved holidays for the upcoming year.

Alternatives for Commission to Consider
1. Approve the County Holiday Schedule as presented.
2. Disapprove the County Holiday Schedule and provide guidance to staff.

Recommended Alternative:
Staff recommends Alternative 1.

Other Alternatives:
1. Review the holidays authorized and determine if holidays should be reduced or additional holidays added.

Department Review: County Manager and Human Resources

Funding Source: Funds for holidays are accounted for in the annual budget.

Attachments: 2024 Holiday Schedule

Effingham County Board of Commissioners

2024 County Holidays

Holiday	Date Observed	
New Year's Day	Monday	01/01/2024
Martin Luther King, Jr. Day	Monday	01/15/2024
Presidents' Day	Monday	02/19/2024
Memorial Day	Monday	05/27/2024
Juneteenth Day	Wednesday	06/19/2024
Independence Day	Thursday	07/04/2024
Labor Day	Monday	09/02/2024
Columbus Day	Monday	10/14/2024
Veterans' Day	Monday	11/11/2024
Thanksgiving Day	Thursday	11/28/2024
Day After Thanksgiving	Friday	11/29/2024
Christmas Eve	Tuesday	12/24/2024
Christmas Day	Wednesday	12/25/2024

***Per Effingham County Human Resources SOP*:**

"When a holiday falls on a Saturday, it is observed on the Friday before; if the holiday falls on a Sunday, it is observed on the following Monday."

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: September 19, 2023
Item Description: **Warren M. Kennedy** requests to **rezone** 1.13 acres from **R-2** to **B-3,** to allow for a storage facility. Located at 195 Elm Street**. [Map# 302 Parcel# 167]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.13 acres from **R-2** to **B-3,** to allow for a storage facility, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant proposes to develop an outdoor storage facility for boats, RVs, and similar large items.
- Commercial parking is a conditional use in the B-2 zoning district, automotive storage is permitted in B-3.
- This parcel is adjacent to B-3 and vacant AR-1 parcels.
- The applicant has met with Staff and, upon successful rezoning, will submit development plans for review and approval prior to development.
- The applicant must obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
- At the July 11, 2023 Planning Board meeting, Ryan Thompson made a motion to approve.
- The motion was seconded by Brad Smith, and carried unanimously.
- At the August 1, 2023 Board of Commissioners meeting, Commissioner Forrest Floyd made a motion to table the hearing of the item until the August 15, 2023 Board of Commissioners meeting.
- The motion was seconded by Commissioner Jamie DeLoach, and passed unanimously.
- At the August 15, 2023 Board of Commissioners meeting Commissioner Forrest Floyd made a motion to table the hearing of the item until the September 19, 2023 Board of Commissioners meeting.
- The motion was seconded by Commissioner Roger Burdette, and passed unanimously.
- Effingham County Policy No. 05-22 states that “A single parcel with access to two roadways, such as a corner lot or a lot with two frontages, shall be limited to access on the lesser class roadway only, unless otherwise restricted by zone change, conditional use, variance, or unless otherwise determined by the Effingham County Manager or his/her designee.” This supports the applicant’s desire to limit access to Elm Street.
- Staff followed up with the applicant, who has agreed to stipulations regarding access, as listed in the conditions for Alternative 1 below.

Alternatives

1. **Approve** the request to **rezone** 1.13 acres from **R-2** to **B-3,** with the following conditions**:**
   1.Access via Elm Street shall be permitted only if the proposed development submitted at time of sketch plan and subsequent development stages is equal or comparable to outdoor storage, as submitted during the rezoning request.
   2. The applicant shall disclose the above limitation of access at such time as the property is sold, or ownership otherwise transferred.
   3. Traffic shall be restricted to class 1-5 vehicles only, in accordance with the Effingham County truck route ordinance.

2. **Deny** the request to **rezone** 1.13 acres from **R-2** to **B-3.**

Recommended Alternative: 1 **Other Alternatives: 2**

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 302-167
AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 302-167

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, WARREN M. KENNEDY has filed an application to rezone one and thirteen hundredths (1.13) +/- acres; from R-2 to B-3 to allow for a storage facility; map and parcel number 302-167, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on August 1, 2023 and notice of said hearing having been published in the Effingham County Herald on July 5, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on June 28, 2023; and

IT IS HEREBY ORDAINED THAT one and thirteenth hundredths (1.13) +/- acres; map and parcel number 302-167, located in the 1st commissioner district is rezoned from R-2 to B-3, with the following conditions:

1. Access via Elm Street shall be permitted only if the proposed development submitted at time of sketch plan and subsequent development stages is equal or comparable to outdoor storage, as submitted during the rezoning request.
2. The applicant shall disclose the above limitation of access at such time as the property is sold, or ownership otherwise transferred.
3. Traffic shall be restricted to class 1-5 vehicles only, in accordance with the Effingham County truck route ordinance.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (Second District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **MRD Partners, LLC / Nolan Andrews as Agent for Ronald V. Roberts & Barry Chenkin** requests to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1** to allow for warehouse development. Located at 4828, 4838, & 4884 McCall Road. **[Map# 450D Parcel# 4A, 4B & 5]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1** to allow for warehouse development, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant wishes to develop a small, multi-tenant "flex building" for industrial use. The estimated total building size is proposed to be 156,000 square feet.
- The proposed site is bordered on two sides by the Gateway Industrial Park, which is zoned I-1.
- The SE boundary of the proposed site is along Schweigoffer Creek which acts as a natural boundary, and separation for existing industrial use in the area, the concept plan shows a minimum 300' buffer to the AR-zoned properties on the SE boundary.
- Multiple adjacent residents on the NE project boundary, on the opposite side of McCall Rd, have written in support of the project and indicated a desire for similar rezoning of their own properties.
- The sketch plan for this project, and a variance request to reduce the buffer along McCall Road, are planned to be heard at the September Planning Board meeting.
- Multiple residents spoke at the September Planning Board meeting to oppose the rezoning. Their concerns included:
    - Noise pollution
    - Devaluation of property
    - Increase in traffic
    - Destruction of wildlife habitat
- At the August 16, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.
- At the September 5, 2023 Board of Commissioners meeting, Commissioner Burdette made a motion to table the item until October 3, 2023.
- The motion was seconded by Commissioner Floyd and carried unanimously.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has direct frontage access to McCall Road.
        - No TIA has been conducted.

- *Does the property which is proposed to be rezoned have a reasonable economic use existing zoning?*
  - These properties currently serve as home sites.
- *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
  - The properties are adjacent to I-1 and AR zoning.
- *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
  - The zone change should not impact the use of nearby properties.
- *Do other conditions affect the property so as to support a decision against the proposal?*
  - Adjacent properties across McCall Road have stated intent to submit application to rezone to I-1.

Alternatives
1. Approve the request to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1**, with the following conditions:

2. Deny the request for to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 6/28/2023

Applicant/Agent: MRD Partners, LLC / Nolan Andrews

Applicant Email Address: nolan@acsrealtyteam.com

Phone # (912) 228-2262

Applicant Mailing Address: 463 Johnny Mercer Blvd, B7-120

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: Ronald V. Roberts

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # (912) 657-6630

Owner's Mailing Address: P.O. Box 553

City: Springfield State: GA Zip Code: 31329

Property Location: 4828 & 4838 McCall Rd

Proposed Road Access: Single curb cut on McCall Rd

Present Zoning of Property: R-2 Proposed Zoning: I-1 (Heavy)

Tax Map-Parcel # 0450D004A00 & 0450D004B00 Total Acres: 2.38+2.75= 5.13 Acres to be Rezoned: 2.38+2.75= 5.13

Lot Characteristics: _____

WATER

_____Private Well

X Public Water System

SEWER

_____Private Septic System

X Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The property adjoins and is almost entirely surrounded by Gateway Industrial Park. The immediate area is transitioning away from residential use.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North I-1 South I-1 East AR-1 West I-1

Rev 05052021

1. Describe the current use of the property you wish to rezone.

The current use of the property is primarily residential, but the owner has operated his business on the property and such activities include the sale of retail goods, outdoor storage and truck parking.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

Truck traffic on McCall road and the surrounding Gateway Industrial Park does not suit residential use. The wetlands to the southeast of the property are a large natural barrier. This property is on the industrial side of this natural fence.

3. Describe the use that you propose to make of the land after rezoning.

This property will be utilized for smaller warehouse product (flex space) to accommodate smaller businesses compared with the majority of distribution warehouses in the county.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Property to the north, filed to rezone from R-2 to I-1 and become a part of this project. Property to the east, residential rental houses with the intention of filing to rezone to I-1 in the future due to their border with Gateway. Property to south, AR-1 residential properties separated by a large wetland buffer. Property to the west, Gateway Industrial Park.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

The rezoning of the property to I-1 will allow for uses consistent with the surrounding Gateway Industrial Park. Adjacent AR-1 rental properties across McCall Rd have future intentions of rezoning to I-1. The wetlands to the southeast serve as are a large natural barrier between this property and the adjacent residential off of Oak St.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

McCall Road is the existing transportation corridor. It is unlikely that the completion of a building on this site would occur prior to the completion of Gateway Parkway and the Effingham Parkway, which will serve as the main transportation corridor for this project once complete. The nature of this product requires minimal water and a sewer connection is unlikely so county systems will not be impacted. This project would not result in any increase to the school system.

Applicant Signature: Nolan Andrews Date June 30th, 2023

Rev 05052021

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 6/28/2023

Applicant/Agent: MRD Partners, LLC / Nolan Andrews

Applicant Email Address: nolan@acsrealtyteam.com

Phone # (912) 228-2262

Applicant Mailing Address: 463 Johnny Mercer Blvd, B7-120

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: Barry Chenkin

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): barry56c@gmail.com

Phone # (443) 235-3131

Owner's Mailing Address: 4884 McCall Rd

City: Rincon State: GA Zip Code: 31326

Property Location: 4884 McCall Rd

Proposed Road Access: Single curb cut on McCall Rd

Present Zoning of Property: AR-1 Proposed Zoning: I-1 (Heavy)

Tax Map-Parcel # 0450D005 Total Acres: 13.37 Acres to be Rezoned: 13.37

Lot Characteristics: Single family home. Partially wooded

WATER

_____Private Well

_X_ Public Water System

SEWER

_____Private Septic System

_X_ Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The property adjoins and is almost entirely surrounded by Gateway Industrial Park. The immediate area is transitioning away from residential use.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North I-1 South I-1 East AR-1 West I-1

Rev 05052021

1. Describe the current use of the property you wish to rezone.

The current use of the property is residential rental housing.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

Truck traffic on McCall road and the surrounding Gateway Industrial Park does not suit residential use. The wetlands to the southeast of the property are a large natural barrier. This property is on the industrial side of this natural fence.

3. Describe the use that you propose to make of the land after rezoning.

This property will be utilized for smaller warehouse product (flex space) to accommodate smaller businesses compared with the majority of distribution warehouses in the county.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Property to the north, I-1 (Gateway) . Property to the east, residential rental houses with the intention of filing to rezone to I-1 in the future due to their border with Gateway. Property to the south, filed to rezone from AR-1 to I-1 and become a part of this project. Property to the west, Gateway Industrial Park

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

The rezoning of the property to I-1 will allow for uses consistent with the surrounding Gateway Industrial Park. Adjacent AR-1 rental properties across McCall Rd have future intentions of rezoning to I-1.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

McCall Road is the existing transportation corridor. It is unlikely that the completion of a building on this site would occur prior to the completion of Gateway Parkway and the Effingham Parkway, which will serve as the main transportation corridor for this project once complete. The nature of this product requires minimal water and a sewer connection is unlikely so county systems will not be impacted. This project would not result in any increase to the school system.

Applicant Signature: Nolan Andrews Date June 30th, 2023

Rev 05052021

Samantha Easton

From: Katie Dunnigan
Sent: Monday, July 31, 2023 10:42 AM
To: Samantha Easton
Subject: FW: EXTERNAL:Rezoning of 4828, 4838, & 4884 McCall Rd Public Comment

For rezoning file

From: Sam Bennett [redacted]
Sent: Monday, July 31, 2023 10:41 AM
To: Zoning Information <ZoningInfo@EffinghamCounty.org>
Subject: EXTERNAL:Rezoning of 4828, 4838, & 4884 McCall Rd Public Comment

To Whom It May Concern:

My name is Sam Bennett. I am the owner of 4903 McCall Road, Rincon. My property is directly across McCall Road from this project. I am fully in support of this project and have similar plans for my property in the near future. This project and my property are surrounded by industrial property, so we feel we are inherently included as industrial. Thank you for your consideration.

Best regards,

Sam

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. *****

Samantha Easton

From: Wes Harper <wesharper@icloud.com>
Sent: Tuesday, August 1, 2023 11:11 AM
To: Zoning Information
Cc: Jesse Martin; nolan@acsrealtyteam.com; bherndon@effinghamindustry.com
Subject: EXTERNAL:Rezoning of 4828, 4838 & 4884 McCall Road Public Comment

Dear Members of the Rincon Zoning Board and Economic Development Authority,

I hope this message finds you well. My name is Wesley Harper and I am the owner of the property located at 4885 McCall Rd. As well I have my family member Jesse Martin copied on this note who is the property owner of 4857 McCall Rd.

I am writing to express our support for the proposed rezoning of the properties at 4828, 4838 & 4884 McCall Road **based on the current sketch plan that has been provided.**

As a landowner in the area, I believe that the rezoning of these properties to accommodate warehouse development and commercial flex space is a positive step in support of the current development already underway.

I understand the need to maintain a balance between residential and commercial areas in our community. However, given the current trends in development around Rincon, I believe that this rezoning aligns with the best interests of what the County and Economic Development Authority is working on as it pertains to the Savannah Gateway Industrial Hub development.

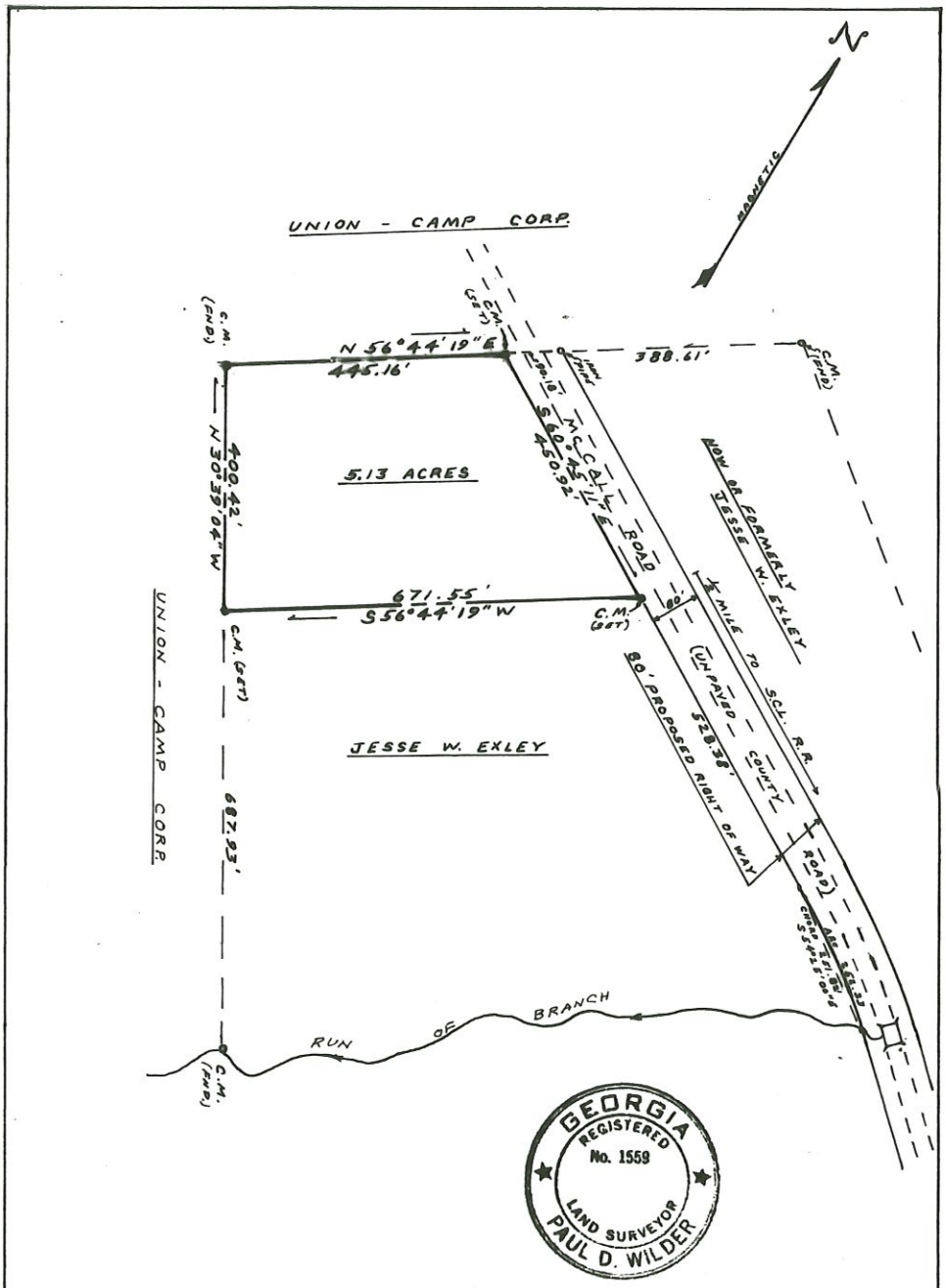
Thank you for your time and for the work you do to guide the development of our community. I look forward to following the progress of this proposal.

Best regards,

Wesley Harper
4885 McCall Rd
Rincon, GA 31326

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. *****

120



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Paul D. Wilder

PAUL D. WILDER - REG. LAND SURVEYOR
GA. NO. 1559

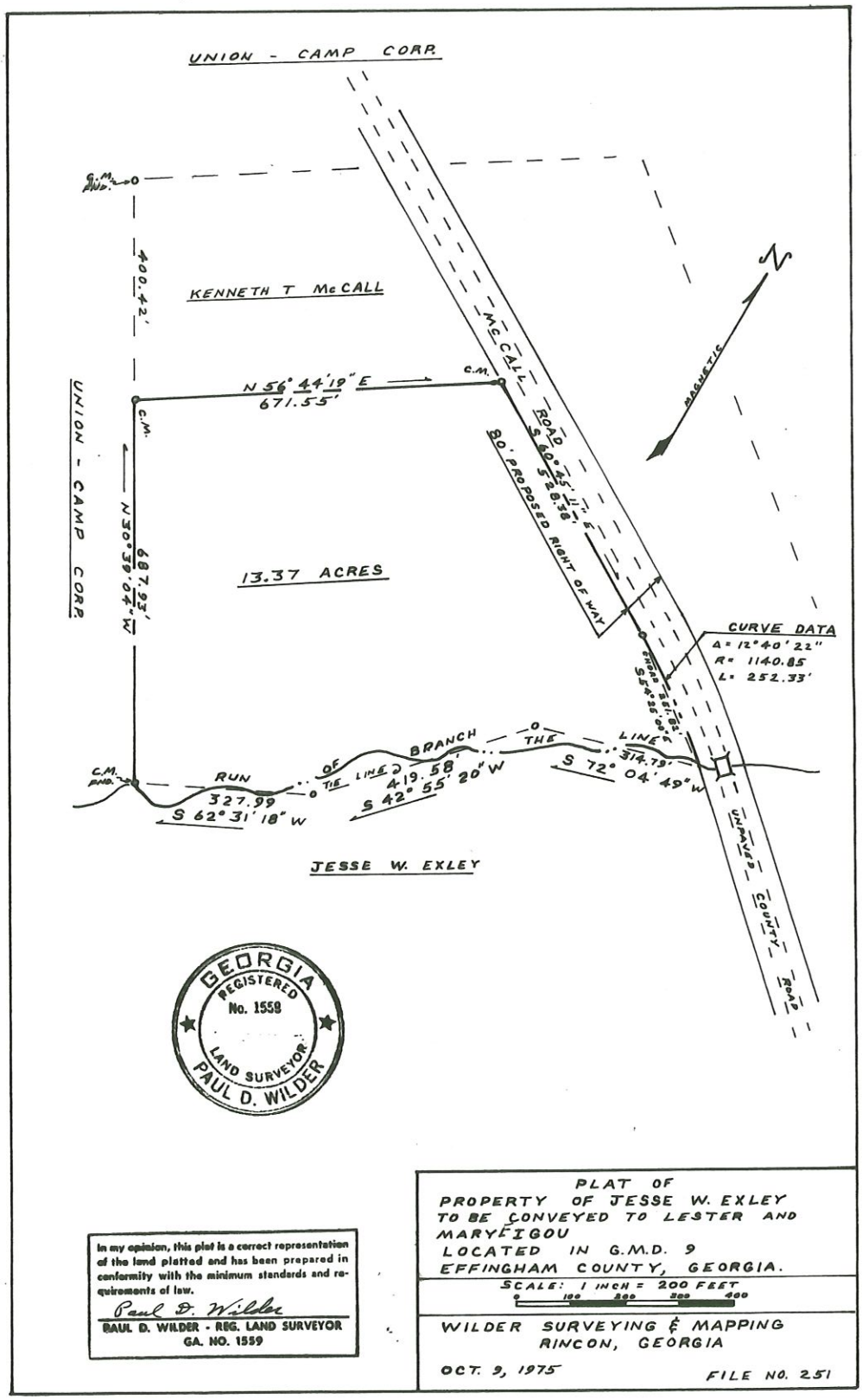
PLAT OF
PROPERTY OF JESSE W. EXLEY
TO BE CONVEYED TO KENNETH T. Mc CALL.
LOCATED IN G.M.D. 9,
EFFINGHAM COUNTY, GEORGIA.
SCALE: 1 INCH = 200 FEET
0 100 200 300 400

WILDER SURVEYING & MAPPING CO.
RINCON, GEORGIA

JULY 30, 1975

FILE NO. 284

ERROR OF CLOSURE: 1/24,600



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Paul D. Wilder

PAUL D. WILDER - REG. LAND SURVEYOR
GA. NO. 1559

PLAT OF
PROPERTY OF JESSE W. EXLEY
TO BE CONVEYED TO LESTER AND MARY FIGOU
LOCATED IN G.M.D. 9
EFFINGHAM COUNTY, GEORGIA.

SCALE: 1 INCH = 200 FEET
0 100 200 300 400

WILDER SURVEYING & MAPPING
RINCON, GEORGIA

OCT. 9, 1975

FILE NO. 251

149



SITE HIGHLIGHTS:

TOTAL AREA = 18.3 ACRES
UPLANDS = 11.9 ACRES
WETLANDS = 6.4 ACRES
CURRENT ZONING = R-2
PROPOSED ZONING = I-1

BUILDING 1 - SINGLE LOAD
156,000 SF (600' X 260')
30 DOCK POSITIONS
2 DRIVE IN RAMPS
18 TRAILER POSITIONS
70 - COMMUTER PARKING

LEGEND

- WETLANDS
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOOD PLAIN
- DETENTION
- BUILDING
- PAVING



VICINITY MAP
SCALE 1"=2000'

HORIZON BUSINESS CENTER

CONCEPT PLAN - MCCALL ROAD
EFFINGHAM COUNTY, GA
DATE: AUGUST 22, 2023 SCALE: 1" = 60'

GRAPHIC SCALE
1" = 60' 0' 30' 60' 90' 120'

HUSSEY GAY BELL
Established 1958

January 18, 2023 - 8:03 AM Printed By: jmcbride

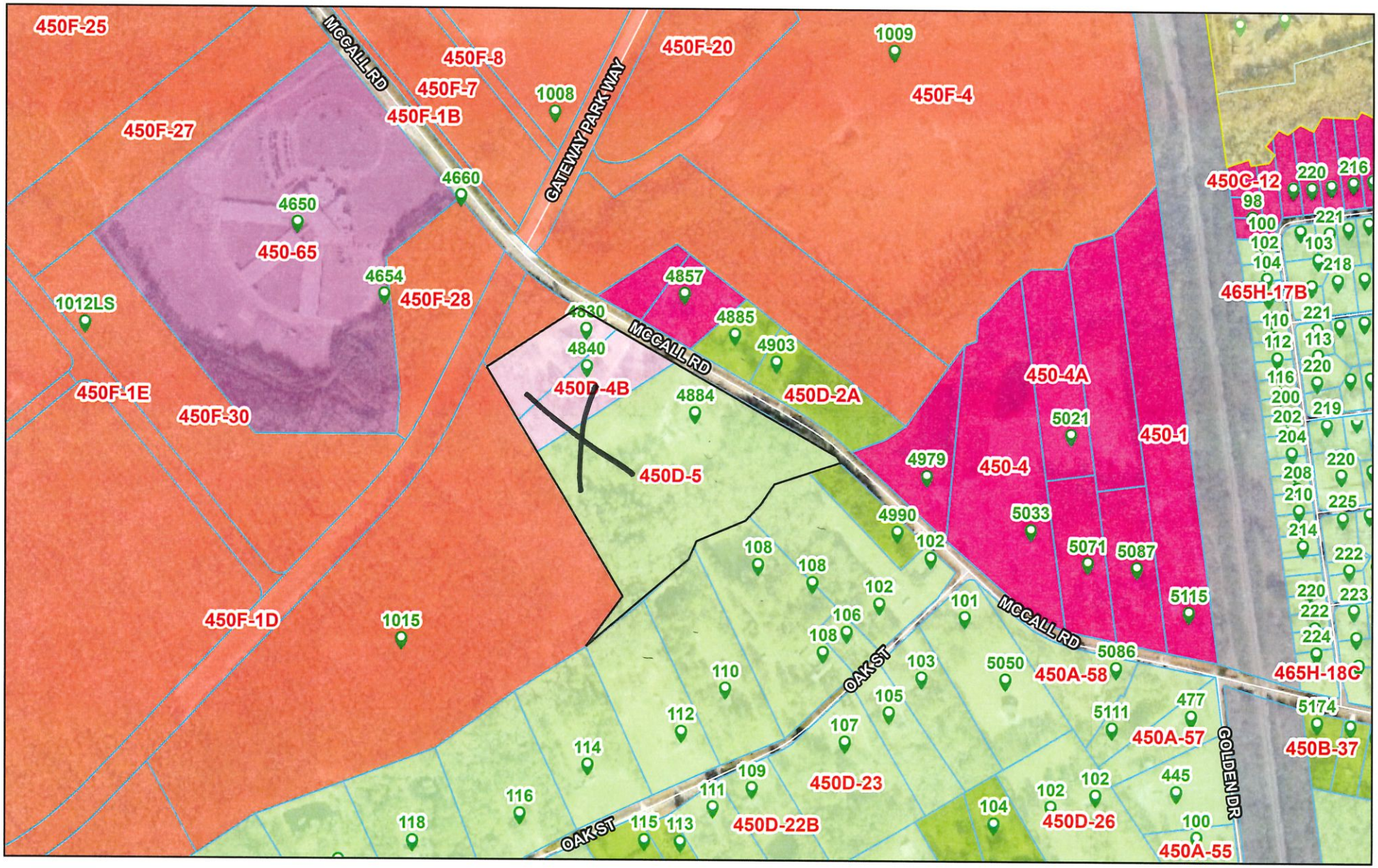
E:\260 MistChance\CBRE\McCall Road\2023-08-07-HorizonBusinessCenterPlan.dwg

Item X. 2.

4830, 4840 & 4884 McCall Road



4830, 4840 & 4884 McCall Rd \ 450D-4A,4B & 5



7/7/2023

Municipal Boundaries
Address Points
Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-2
I-1
PD
Other

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **MRD Partners, LLC / Nolan Andrews – (Map # 450D Parcel # 4A, 4B & 5)** from **R-2 & AR-1** to **I-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

D.B

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ___ DISAPPROVAL_____

Of the rezoning request by applicant **MRD Partners, LLC / Nolan Andrews – (Map # 450D Parcel # 4A, 4B & 5)** from **R-2 & AR-1** to **I-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

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Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

P.H

Item B 6 & C

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **MRD Partners, LLC / Nolan Andrews – (Map # 450D Parcel # 4A, 4B & 5)** from **R-2 & AR-1** to **I-1** zoning.

Yes (No?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No?) 8. Do other conditions affect the property so as to support a decision against the proposal?

B.S

06

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_✓_____ DISAPPROVAL_____

Of the rezoning request by applicant **MRD Partners, LLC / Nolan Andrews – (Map # 450D Parcel # 4A, 4B & 5)** from **R-2 & AR-1** to **I-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

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Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **MRD Partners, LLC / Nolan Andrews – (Map # 450D Parcel # 4A, 4B & 5)** from **R-2 & AR-1** to **I-1** zoning.

Yes (No) ? 1. Is this proposal inconsistent with the county's master plan?

Yes (No) ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No) ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No) ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No) ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No) ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

(Yes) No ? 7. Are nearby residents opposed to the proposed zoning change?

(Yes) No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

Some here in favour as well

surrounded on three sides by industrial, creek acts a transition to residential.

R.T

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **MRD Partners, LLC / Nolan Andrews as Agent for Ronald V. Roberts & Barry Chenkin** requests to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1** to allow for warehouse development. Located at 4828, 4838, & 4884 McCall Road. **[Map# 450D Parcel# 4A, 4B & 5]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1** to allow for warehouse development, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant wishes to develop a small, multi-tenant "flex building" for industrial use. The estimated total building size is proposed to be 156,000 square feet.
- The proposed site is bordered on two sides by the Gateway Industrial Park, which is zoned I-1.
- The SE boundary of the proposed site is along Schweigoffer Creek which acts as a natural boundary, and separation for existing industrial use in the area, the concept plan shows a minimum 300' buffer to the AR-zoned properties on the SE boundary.
- Multiple adjacent residents on the NE project boundary, on the opposite side of McCall Rd, have written in support of the project and indicated a desire for similar rezoning of their own properties.
- The sketch plan for this project, and a variance request to reduce the buffer along McCall Road, are planned to be heard at the September Planning Board meeting.
- Multiple residents spoke at the September Planning Board meeting to oppose the rezoning. Their concerns included:
    - Noise pollution
    - Devaluation of property
    - Increase in traffic
    - Destruction of wildlife habitat
- At the August 16, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.
- At the September 5, 2023 Board of Commissioners meeting, Commissioner Burdette made a motion to table the item until October 3, 2023.
- The motion was seconded by Commissioner Floyd and carried unanimously.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has direct frontage access to McCall Road.
        - No TIA has been conducted.

- *Does the property which is proposed to be rezoned have a reasonable economic use existing zoning?*
  - These properties currently serve as home sites.
- *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
  - The properties are adjacent to I-1 and AR zoning.
- *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
  - The zone change should not impact the use of nearby properties.
- *Do other conditions affect the property so as to support a decision against the proposal?*
  - Adjacent properties across McCall Road plan to submit application to rezone to I-1.

Alternatives
1. Approve the request to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1**, with the following conditions:

2. Deny the request for to **rezone** 18.5 acres from **R-2 & AR-1** to **I-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 450D-4A, 4B & 5
AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 450D-4A, 4B & 5

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, MRD PARTNERS, LLC / NOLAN ANDREWS AS AGENT FOR RONALD V. ROBERTS & BARRY CHENKIN has filed an application to rezone eighteen and fifty hundredths (18.5) +/- acres; from R-2 & AR-1 to I-1 to allow for a warehouse development; map and parcel number 450D-4A, 4B & 5, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on September 5, 2023 and notice of said hearing having been published in the Effingham County Herald on August 16, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on July 19, 2023; and

IT IS HEREBY ORDAINED THAT eighteen and fifty hundredths (18.5) +/- acres; map and parcel number 450D-4A, 4B & 5, located in the 2nd commissioner district is rezoned from R-2 & AR-1 to I-1, with the following conditions:

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: **Champions Day Proclamation**
Author: Stephanie Johnson, County Clerk
Department: Administration
Meeting Date: October 3, 2023
Item Description: Consideration to approve a Proclamation celebrating October 7, 2023 as Effingham Bulldogs Champions Day

Summary Recommendation:
Staff recommends approval of the request.

Executive Summary:
A request was received from Coach Roy Griffin for the Board of Commissioners to acknowledge by proclamation the championship accomplishment by the 9th and 10th grade boys' recreation basketball team.

Background:
The Effingham Bulldogs won the USSSA National Championship in Tampa, FL on July 2, 2023. The 9th grade roster consists of 13 team members, (not including Head Coach, Roy Griffin and Assistant Coaches – Damion Gordon, Dante Griffin and Johnnie Holmes.) The 10th grade roster consists of 12 team members, (not including Head Coach Antonio Williams and Assistant Coaches – Darrel Collier and Fallon Mincey)

Alternatives for Commission to Consider:
1. Approve a Proclamation celebrating October 7, 2023 as Effingham Bulldogs Champions Day
2. To not approve the Proclamation.

Recommended Alternative: Staff recommends Alternative 1

Other Alternatives: N/A **Department Review:** Administration

Funding Source: No funding is required related to this request.

Attachments:
1. Proclamation

PROCLAMATION

Effingham Champions Day- USSSA National Championship
Tuesday, October 7, 2023

WHEREAS, the youth of Effingham County Recreation & Parks 9th and 10th grade basketball team is deserving of recognition. The Effingham Bulldogs won the USSSA National Championship in Tampa, FL on July 2, 2023.

UNITED STATES SPECIALITY SPORTS ASSOCIATION
BASEBALL NATIONAL CHAMPIONS

10th GRADE BOYS ROSTER

Jabari Griffin	**Cleveland Rougier**	**Nelson Rivera**
Lamar Roberts	**Micah Faith**	**Harrison Crofts**
Damion Gordon	**Zach Gant**	**Corey Coppock**
Jaylen Holmes	**Corbin McGuire**	**Johnathan Pickering**

Head Coach – Roy Griffin
Assistant Coaches – Damion Gordon, Dante Griffin, Johnnie Holmes

9th GRADE BOYS ROSTER

Antonio Williams Jr.	**Joshua Mincey**	**Meechie Brown**
Danye Garvin	**Alijah McField**	**Lonnie Brown**
Hayden Lloyd	**Antwan Parham**	**Reese Adams**
Earl Williams Jr.	**Gracen Ambrose**	**Alex Chancey**
	Anthony Davis Jr.	

Head Coach – Antonio Williams
Assistant Coaches – Darrel Collier and Fallon Mincey

WHEREAS, the spirit and enthusiasm for athletic competition will be inspired by the recognition of the achievements in our county; and

WHEREAS, our young people will see and hear of this honor fueling their desire to achieve the same kind of excellence; and

WHEREAS, the rarity with which this kind of achievement occurs merits some acknowledgement of appreciation; and

WHEREAS, local citizens, businesses and organizations shall celebrate Effingham County Recreation for its commitment to young people and these special honorees of Effingham County for their dedication, commitment, and distinction in their arena of sport;

NOW, THEREFORE, in full appreciation for the amazing accomplishment attained by the youth of this county and the honor brought to each member of this county by their perseverance and performance in the 2023 USSSA National basketball season proclaim that October 7, 2023 be known as, "EFFINGHAM CHAMPIONS DAY" and call upon the citizens of this community to observe this day in a proper manner honoring these young athletes.

On this 3rd day of October, in the year of our Lord two thousand and twenty-three.

Wesley Corbitt – Chairman Chairman at Large	**Forrest Floyd – District 1** Commissioner	**Roger Burdette – District 2** Commissioner
Jamie DeLoach – District 3 Commissioner	**Reggie Loper – District 4** Commissioner	**Phil Keiffer – District 5** Commissioner

Effingham County Georgia
Board of Commissioners

Staff Report

Subject: Acceptance of proposal for A/V Upgrades to the Courtroom at the Historic Courthouse utilizing ARPA Fuds through the Ogeechee Circuit
Author: Alison Bruton, Purchasing Agent
Department:
Meeting Date: October 3, 2023
Item Description: A/V Upgrades to the Courtroom at the Historic Courthouse utilizing ARPA Fuds through the Ogeechee Circuit

Summary Recommendation: Staff recommends approval of the proposal for A/V Upgrades to the Courtroom at the Historic Courthouse utilizing ARPA Fuds through the Ogeechee Circuit

Executive Summary/Background:

- The CY23 Cycle 2 ARPA grant provided $406,186.00 to implement A/V upgrades in courtrooms throughout the four counties of the Ogeechee Circuit. Effingham was only awarded funds to provide a mobile A/V system to be used in the historic courtroom. They did request that we be able to utilize the funding as a reimbursement to the current upgrades being completed at the Judicial Complex, but that was denied.
- The BisDigital quote was obtained by the Ogeechee Circuit and has been reviewed/approved by their staff and ARPA committee.
- Effingham County has the option to enter into a yearly service agreement with BisDigital, but the recommendation is to pay for service if/when needed.

Alternatives for Commission to Consider

1. Acceptance of proposal for A/V Upgrades to the Courtroom at the Historic Courthouse utilizing ARPA Fuds through the Ogeechee Circuit, $94,750.00
2. Take no action.

Recommended Alternative: 1
Other Alternatives: 2
Department Review: Finance, Purchasing, County Manager, Ogeechee Judicial Circuit
Funding Source: ARPA Funds through the Ogeechee Judicial Circuit
Attachments:

1. BisDigital Proposal
2. ARPA Grant Information

Effingham County Superior Court

Proposal

Effingham County Historic Courtroom A/V Upgrades

09-22-2023

Mr. John Welsh
Street Address: 700 N Pine St
City: Springfield
State: Georgia
Zip Code: 31329
Phone: (912) 764-0456
Email: jwelch@ogeecheecircuit.org

Proposal Information

Title of Proposal:
Effingham County Historic Courtroom A/V Upgrades

Proposal Total:
$94,750.00

BIS Digital Proposal Reference ID:
P-2300492

Proposal Due Date:

Drop-off Location (Building Name):
Effingham County Courthouse

Intended Recipient Name (Attention To):
Mr. John Welsh

Delivery Address:
700 N Pine St
Springfield, Georgia, 31329

Submitting Organization Information

Name:
Business Information Systems, Inc. DBA: BIS Digital

Address:
1350 NE 56th Street, Suite 300
Fort Lauderdale, FL 33334

Phone:
(800) 834-7674
(954) 493-7377

Email:
sales@bisdigital.com

Account Manager Phone:
(800) 834-7674 x. 4518

Website:
www.bisdigital.com

Fax:
(877) 858-5611

Account Manager:
Dan Meyer

Date:
September 22, 2023

Bill of Materials

Account Name:
Effingham County Superior Court (GA)

Quote Name:
I - FEB 2023 - 8022605 - Superior Courtroom Option: A - Historic Courthouse - Effingham County Superior Court

Quote Number:	Quote Amount:	Date:	Quote Expiration Date:
Q-8022605	$94,750.00	3/17/23	9/16/23

Account Rep:	Account Rep Email:	Account Rep Phone:
Dan Meyer	dan.meyer@bisdigital.com	(800) 834-7674 x4518

Item	Product Code	Qty	Unit Price	Total Price
Custom Podium (Requires Podium Order Form)	BIS-PODIUM-C	1.00	$6,300.00	$6,300.00
Professional Digital PA Mixer DANTE Capable w/8ch USB out	BIS-MX-DAN-USB8	1.00	$4,730.00	$4,730.00
4" Surface Mount Powered Speaker	BIS-4IN-SM-P-SPKR	2.00	$650.00	$1,300.00
Assisted Listening System IR SY5 Pro	BIS-ALS-7522P	1.00	$1,695.00	$1,695.00
18" Gooseneck Microphone w/Programmable Mute Base & LED (Series 3)	BIS-MIC-GBL18-S3	1.00	$500.00	$500.00
Wireless System SL | 16" Gooseneck Microphone | Series 1	BIS-WSSL-16GM-S1	4.00	$395.00	$1,580.00
Wireless System SL | Gooseneck Base Transmitter | Series 1	BIS-WSSL-GBT-S1	4.00	$1,145.00	$4,580.00
Wireless System SL | Four-Channel Wall Mount Receiver w/ Dante Output | Series 1	BIS-WSSL-FCWM-D-S1	1.00	$3,900.00	$3,900.00
Wireless System SL | Wireless Tabletop Charging Station | Series 1	BIS-WSSL-WTCS-S1	2.00	$550.00	$1,100.00
Dual Male XLR Output Wall Plate	BIS-XLR-DOWP	1.00	$29.00	$29.00
Wireless Keyboard & Mouse	SO-LWKM	1.00	$60.00	$60.00
HD IP PTZ Camera | 4K (Series 3)	BIS-HD-IP-PTZ-4K-S3	3.00	$3,975.00	$11,925.00
Video Camera Tripod (Series 2)	BIS-VC-TP-S2	2.00	$250.00	$500.00
IP Video Decoder w/Multiview	BIS-VC-IP-VDMV	1.00	$750.00	$750.00
Annotation Presentation System w/Wireless Link (Pro)	BIS-CYNAP-PRO	1.00	$8,000.00	$8,000.00
Fold Flat LED Touch Screen | 22" (Series 4)	BIS-FD-LEDTS-22-S4	1.00	$580.00	$580.00
Digital Document Camera (Gen.6)	BIS-DDC-GEN6	1.00	$4,600.00	$4,600.00

Item	Product Code	Qty	Unit Price	Total Price
4K/60 | 4x2 HDMI Matrix Switcher	BIS-EXTRN-DXP-42-HDMI	1.00	$1,700.00	$1,700.00
4K/60 HDMI Distribution Amplifier | 1x2	BIS-EXTRN-DA2-HD-4K	1.00	$850.00	$850.00
1080p/60 Commercial Streaming Media Encoder with Control	BIS-EXTRN-SME-211	1.00	$2,770.00	$2,770.00
IP Link Pro Control Processor | w/ Link License	BIS-EXTRN-IPCP-PRO-555	1.00	$6,750.00	$6,750.00
Apple iPad (32GB)	BIS-iPad-32	1.00	$675.00	$675.00
iPad Security Mount (Black)	BIS-iPad-SMNT-B	1.00	$145.00	$145.00
iPad Ethernet + Power Adapter with Lightning Connector	BIS-iPAD-CON-PAL	1.00	$165.00	$165.00
DCR 4ch Digital A/V Recording Software (incl. 12 month SAS)	DCR-4S	1.00	$3,057.00	$3,057.00
DANTE Virtual Sound Card (up to 64ch)	BIS-DANTE-V64	1.00	$149.00	$149.00
USB Gigabit NIC (10/100/1000)	BIS-NIC-GB	1.00	$45.00	$45.00
Laptop Spec 1	BIS-COM-LPT-S1	1.00	$1,565.00	$1,565.00
75" Commercial Display | 4K	BIS-D-4K-75	1.00	$3,750.00	$3,750.00
Display Cart | w/Camera Shelf & Shelf | 42" - 86"	BIS-LED-CRT-4872-S2	1.00	$2,100.00	$2,100.00
Network Switch w/PoE 16-port (Series 8)	BIS-NS-POE-16-S8	1.00	$1,300.00	$1,300.00
Power Distribution System (Series 2)	BIS-PWR-DIST-S2	1.00	$450.00	$450.00
1U Rack Shelf (Series 2)	BIS-RSLF-1S2	1.00	$110.00	$110.00
1U Brush Grommet Cable Pass-Through Panel (Series 1)	BIS-BGCPT-1U-S1	1.00	$88.00	$88.00
USB 2.0 Cable A to B Series 2 (5 ft.)	BIS-CBL-USB2-AB5-S2	1.00	$13.00	$13.00
3' Shielded CAT6 Patch Cable | Plenum	BIS-CAT6-SPC-3-P	6.00	$44.00	$264.00
6' Shielded CAT6 Patch Cable | Plenum	BIS-CAT6-SPC-6-P	7.00	$58.00	$406.00
25' Shielded CAT6 Patch Cable | Plenum	BIS-CAT6-SPC-25-P	5.00	$146.00	$730.00
HDMI Cable Series 2 (3ft.)	BIS-HDMI-3FT-S2	4.00	$17.00	$68.00
HDMI Cable Series 2 (6ft.)	BIS-HDMI-6FT-S2	8.00	$20.00	$160.00
HDMI Cable Series 2 (25ft.)	BIS-HDMI-25FT-S2	1.00	$59.00	$59.00
Installation Supplies	BIS-INST-SUP	1.00	$1,092.78	$1,092.78
% DISCOUNT	PCT-DISCOUNT			($7,024.82)
Shipping/Handling	S/H	1.00	$5,221.79	$5,221.79
On-site Setup, Installation and Training	SIT	1.00	$5,940.00	$5,940.00
Annual ON-SITE SERVICE / SUPPORT - Contract to be Issued Upon Installation	NMNT-DCR	1.00	$10,022.25	$10,022.25

Subtotal: $101,774.82
Discounts: - $7,024.82
Total (Before Tax): $94,750.00

Proposal Terms and Conditions

Proposal ID	P-2300492
Effective Period	This proposal is valid through 03-20-2024.
Tax Status	Sales tax will be added to an invoice unless a Tax-Exempt Form is on file with the BIS Digital corporate office.
Deposit	All orders above $5,000 require a 50% deposit. Once the deposit for an order is received by BIS Digital, installation scheduling and shipment of goods will occur.
Payment Terms	Payment for the delivery of goods is due upon the transfer of possession of the goods to the buyer or its agent. Payment of services is due when all services have been fully performed in accordance with the terms of the agreement. The buyer shall promptly inspect the goods or services upon receipt and shall notify BIS Digital of any defects or non-conformities. An ACH number will be provided for payment.
Cancellation	In the event a customer cancels or postpones an order after a deposit has been received, BIS Digital reserves the right to invoice for hardware, software, shipping costs, and any other materials procured for the order. Restocking Fee: A 20% restocking fee will be charged for all canceled orders.
Limited Warranty	New software supplied by BIS Digital are covered for 90 days from the date of installation. New hardware supplied by BIS Digital are covered for 90 days from the date of delivery. Manufacturer Warranties do not cover On-Site Technical Support, Shipping costs, or Software upgrades.
Software Assurance	Annual Software Assurance entitles users to software upgrades at a fixed fee assessed at time of purchase.
Substitutions	Unforeseen supply chain disruptions or component shortages may impact the availability of goods. As a result, some items may require substitution and may be subject to price and/or delivery time variances. In these instances, BIS Digital will consult with the customer about options and alternatives

Proposal P-2300492 Accepted By

Full Name (Print):

Title:

Signature:

Date:

PLEASE NOTE:
By signing above and or providing a purchase order number below, your organization is agreeing to the above scope of work, pricing, terms, and conditions, and is authorizing BIS Digital, Inc. to order, install, and bill for ALL materials and applicable services listed in this proposal: P-2300492.

Accounts Payable Information

Full Name (Print):

Phone Number:

Email Address:

Fax Number:

Purchase Order Required for Purchasing?

YES **NO**

Purchase Order Number:

Key System Technology

Digital Court Recorder (DCR)

DCR is a multi-channel audio and video recording platform specifically designed to address the limitations of most recording systems. It allows for up to 32 separate audio channels and up to 8 separate video channels to be recorded and stored in a single file. DCR can be used with a PC or portable system, or remotely capture audio and video from a centralized or non-centralized system without traditional digital USB mixers. It can also be accessed through a standard internet browser or network connection.

The recording can be saved to two locations simultaneously such as a hard drive, network drive, CD, DVD, or other PC-compatible storage media and locations on separate or shared networks. In addition, DCR offers file attachments, sealing of the recording, remote monitoring, and optional features such as remote control operation, case management integration, post-recording management, and virtual conferencing. The solution is compatible with most traditional laptops and tower PCs that run Windows 7 or higher.

In addition to its core recording capabilities, the DCR platform includes several other prominent features. Codec independence allows users to choose the size of the recording file and easily adopt new audio recording codec technology. The platform's equipment agnosticism allows it to capture sound systems, in-person participants, telephone participants, video, and VTC participants simultaneously. Confidence monitoring allows users to see level meters and listen to the audio recording as it is being written to the PC's hard drive, ensuring the best possible quality. Users can also embed notes directly into the audio/video files for easy management and faster retrieval, most notably through the use of bookmarks, DCR's most comprehensive feature.

Bookmarks allow operators to enter notes while a recording is in progress. Each bookmark includes a time stamp and links directly to the audio/video segment. The platform also provides automatic notes indicating the start, pause, and stop of the file and includes information on the time, speaker, and metadata. Users can utilize bookmarks to enter unique identification data relevant to their needs including but not limited to personal information (such as a name or title), officer's badge number, agenda topic, recording ID, etc. They can also attach any digital file type to the aforementioned examples or upload it as a standalone bookmark. Predefined Bookmarks allow for prefilled data to be entered during a recording (such as docket information from an agency's case management system). Whereas Text Substitution allows users to create shortcuts for commonly used words or phrases. In any case, bookmarks can be edited during or after recording.

Integrated into a system, DCR can be set to create a new audio file in specific instances, such as when a hearing starts or a light switch is turned on automatically naming the file based on requirements. Similarly, it can be set to close a file when a hearing ends or a light switch is turned off. If the recording is interrupted, the operator can easily and quickly resume the session. Files can be also started, paused, stopped, and resumed without creating a new file if needed.

DCR Player

DCR handles retrieval, playback, and exporting with DCR Player, which was designed with transcription in mind and is feature-rich to make the process as efficient as possible. DCR Player is 508 compliant and has been certified for use with Magic Screen Magnifier, JAWS Speech Software, and Dragon Software. It is currently supported on Windows, Android, iOS, and Mac OS devices and is also compatible with any USB foot pedal.

DCR Player allows operators to locate recordings by searching for identification data or by searching for any word or phrase in the bookmarks. Users can play, pause, stop, fast forward, rewind, and jump to specific points in the DCR file and navigate through the recording using bookmarks, jump-to-time, or a progressive slider bar.

The player includes a visual indication of the current point in the audio file, the total runtime of the entire file, and the file name. It allows users to listen and control the audio of each participant separately from the others. Or combine any number of channels and use built-in noise-filtering to eliminate ambient background

noise during playback. It can even filter out ultra-low frequencies below 125 Hz to reduce noise from microphone bumps. The player also has auto gain control to maintain a constant audio level during playback, treble and base audio level controls, and variable pitch control to speed up or slow down playback without changing the pitch.

As for exporting, DCR Player allows users to export any part of a file to a WMA, WMV, WAV, MP3, MP4, AVI, PDF, or DCR file with any combination of channels, video, and bookmarks (as long as the format supports it). Music formats break down bookmarks into song tracks and allow users to listen to recordings from CDs, DVDs, USB storage devices, and hard drives. When creating MP4s, DCR Player will also create a separate meta-data file. This includes an HTML file that can be viewed in a browser and allows for playback of the video, audio, and use of bookmarks.

Room Control

BIS Digital provides room control systems to improve the efficiency and convenience of managing multiple systems and devices in a space. With a centralized touchscreen interface, users can easily access and control the various systems and devices in a room, without the need to navigate through multiple separate controls or interfaces. This can help to reduce the time and effort required to set up and manage a space, and it can also help to improve the overall user experience. For instance, in a courtroom, clients may want to be able to control the lighting, temperature, and audio-visual systems from the touch screen, or they may want to be able to access legal documents or other materials from a central location. Similarly, in a council room, clients may want to be able to control the lighting, temperature, and audio-visual systems, as well as access agendas, reports, and other documents from the touchscreen interface. BIS Digital customizes the user controls with the specific functions and features outlined in the scope of work.

Digital Signal Processor

Digital Signal Processors (DSPs) are specialized computers that are used to process and manipulate signals in real time. This is achieved through algorithms that can analyze and manipulate audio in a variety of ways. For example, a DSP might be used to adjust the volume of an audio signal, remove background noise, or cancel out echoes. They are an essential component of many BIS Digital provided audio systems and are used in a wide range of applications including but not limited to courtrooms, council chambers, police stations, and conference rooms.

BIS Digital provides DSPs that offer advanced processing capabilities and a range of connectivity options, particularly where clear, intelligible audio is critical. Specifically, most of our DSPs will handle up to 64 channels of audio and support a range of audio signal types, including analog, digital, and networked audio, such as voice over internal protocols (VOIP) or Dante.

In a typical courtroom environment, we'll use a DSP to amplify the voice of a witness or to reduce background noise so that the testimony can be heard clearly by all parties. In some cases, a white noise sidebar preset may be configured. Or audio may need to be sent from one room to an overflow area. As to the specific functionality for this project, BIS Digital will prioritize the documented requests outlined in the scope of work but will adjust on site, as needed, based on the installation environment and client needs. This allows us to ensure that the final product meets your expectations and functions effectively within any known or unknown constraints.

Assisted Listening System

An assisted listening system is designed to help people with hearing loss or other auditory impairments to better hear and understand speech and other sounds in their environment. In a large room, these systems typically consist of one or more receivers worn by the listener(s), which wirelessly receive a signal from a transmitter connected to the in-room microphones. The receiver amplifies the sound and delivers it directly to the listener's ear. Some assisted listening systems also have additional features, such as noise reduction and speech enhancement, to improve the listening experience. They are often used in settings such as classrooms, meetings, courtrooms, council rooms, and places of worship to help people with hearing loss to more easily participate in these events. BIS Digital special orders assisted listening equipment per the requirements outlined in the scope of work.

Document Camera

A document camera, also known as a visual presenter or visualizer, is a device that is used to display physical documents, objects, or other materials on a screen or monitor for the purpose of sharing them with an audience. BIS Digital typically supplies document cameras that consist of an articulating stand or arm with a camera mounted on top, which is positioned above the document or object that is being displayed. The camera captures an image of the document or object and displays it on client-specified screens in real time, allowing people to see the details of the material being presented.

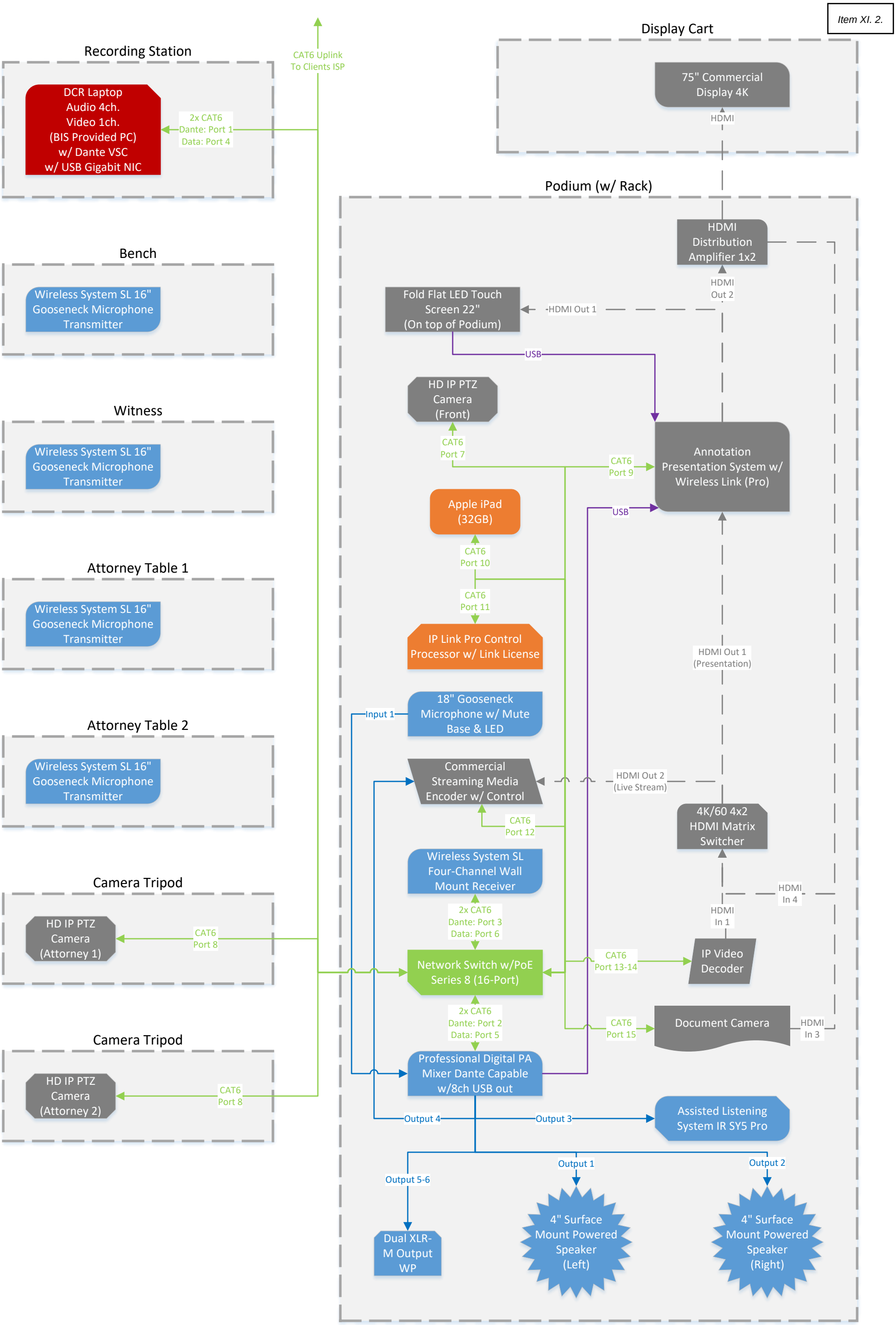
Evidence Presentation

As part of our comprehensive AV system solution, BIS Digital proposes an advanced evidence presentation system that offers optional annotation capabilities. This versatile system can be seamlessly operated on touch-enabled screens or tablet devices, enabling presenters, typically attorneys or witnesses, to interact with the evidence digitally. Our system supports various evidence formats, including documents, images, audio recordings, and videos. In situations where non-digital evidence is required, BIS Digital can integrate a document camera as a source feed into the evidence presentation system. The evidence can then be presented on displays throughout the courtroom, ensuring all participants, including the judge, jury, attorneys, and witnesses, have a clear view.

During presentations, presenters can leverage the touch screen annotation features to emphasize specific sections of the evidence, create diagrams, add notes, or underline important points. Real-time annotation functionality facilitates dynamic and collaborative interaction during evidence analysis. Attorneys can raise objections, present counter-arguments, or pose questions related to the evidence using the touch screen interface. Additionally, judges can use the system to mark rulings or seek clarifications.

To cater to specific room workflows, our solution offers a preview and publish evidence option. This feature allows authorized individuals, such as the judge, to select specific evidence for review by clicking the preview button. The selected evidence will only be displayed on monitors designated as preview monitors. Once the judge has reviewed the evidence and determined its admissibility, there is an option to publish the evidence to the gallery. By selecting the publish option, the evidence becomes accessible to gallery participants, including the jury, witnesses, and opposing counsel, via designated 'publish' monitors.

For added convenience, our larger AV system can optionally record the presented evidence and any annotations made during the session. If integrated with a room control system, the evidence presentation controls can be consolidated into a single control interface, simplifying operation and enhancing efficiency.



Wiring Legend:
- *Audio:*
- *HDMI:*
- *VGA:*
- *Composite:*
- *Network:*
- *USB:*
- *HDBaseT:*

Clients Existing Equipment

Signature:

Date:

ALL IDEAS, DESIGNS AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF BIS DIGITAL. THEY WERE CREATED AND DEVELOPED FOR USE ON THIS SPECIFIED PROJECT ONLY. NONE OF THE IDEAS, DESIGNS AND PLANS SHALL BE USED BY ANY PERSONS OR CORPORATIONS FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BIS DIGITAL

BISDIGITAL
1350 NE 56th STREET, SUITE 300
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WEBSITE: www.bisdigital.com
AUTHOR: M.J.C.

Effingham County Superior Court (GA)
Q-8022605

AUDIO / VIDEO LINE DRAWING

DWG NO 1

DATE: 3.2.2023

SHEET 1 of 1

Installation (I) - BIS-3000077

Effingham County Superior Court

Dan Meyer
dan.meyer@bisdigital.com

Superior Courtroom Option: A

Will this Scope of Work apply to multiple rooms?

No -- This scope does NOT consider multiple rooms.

Description / Notes:

BIS to install podium with all equipment needed including:
DSP
Amp
Wired microphone on podium, wireless microphones for courtroom use
Speakers
Listening Assist system
Touch screen monitor
iPad for audio controls
Network Switch
Wireless presentation capabilities, wired HDMi input at podium
PTZ cameras w/tripods for Zoom/WebEx video conferencing
BIS to install A/V cart with monitor for evidence viewing
Client will have the ability to stream court proceedings to website, as desired by client
BIS to provide laptop w/8ch DCR recording software for recording audio of court proceedings by court reporter

The desired goal is to have an all-in-one podium that can be wheeled into the courtroom, connect power and network connection to hold court proceedings.

NO EQUIPMENT CAN BE MOUNTED ON WALLS

General Scope of Work Description for Installations

BIS Digital is committed to delivering high-quality AV systems that meet the needs of our clients; our Scope of Work process is an integral part of this commitment. Please note that this document is intended as a preliminary assessment only and may be subject to a final technical assessment of your requirements. Its use is limited to the purpose of allowing you to verify, via signature, whether the listed equipment, software, and installation needs were accurately recorded. The final implementation of equipment and functionality may vary due to factors including but not limited to: budget, infrastructure, and manufacturer constraints. This document does not provide any implied or express warranties, and BIS Digital accepts no liability for any reliance on the information contained within it beyond its intended purpose as an initial work assessment. Unless otherwise specified, the following section lists BIS Digital and client responsibilities for a standard installation.

BIS Digital will be responsible for the following:

- Provision of all necessary labor, supervision, tools, equipment, materials, services, testing, and other expenses for the successful installation and delivery of a complete and operable A/V solution.
- Performance of all work as described in the scope of work, including installation and testing of specified equipment and final circuit terminations in the head-end equipment racks.
- Project management, personnel, supervision, staff, labor, installation planning, scheduling, documentation, installation quality, and testing devices as required to complete the work.
- Furnishing of specified equipment, with the caveat that BIS Digital reserves the right to bill for equipment as stored materials when delivery or installation is not possible.
- Recommendation for the installation of dedicated electrical power at the head-end, end-user equipment, or at the location of final control(s).
- Production of deliverables and any substitutions on a schedule established under a purchase agreement.

The client will be responsible for the following:

- Preparation of the installation site, including but not limited to carpentry, network connection installation, and electrical work.
- Provision of scaffolds, ladders, or high-reach equipment for installation work in ceilings over 14 feet.
- Responsibility for any external noise or factors creating noise within the systems not exposed by installed electronic equipment.
- Ensuring that installation structures will support the weight of equipment, including but not limited to wall-mounted displays, hanging loudspeakers, and equipment racks.
- If required, customer-provided contractors will be responsible for the provision, hanging, and installation of all rigid electrical junction boxes, AC power, relay switches, conduits, and any structural reinforcement means as required for the proposed systems.

By signing below, I certify that I am an authorized signer for Effingham County Superior Court and have reviewed and approve the Scope of Work provided by BIS Digital. I understand that this Scope of Work defines the equipment requirements for the project, and certify this document accurately captures the needs of my organization. I also acknowledge that any changes to the Scope of Work must be approved in writing by all parties involved.

Client Name _____ Signature _____ Date _____

Optimal Specifications for BIS Digital Recording PC Systems (v8.5)

Recording PC Minimum Requirements:

2/4 Channel Audio Only
- 8GB RAM (For Windows 7-11 @ 64-bit)
- 500 GB Hard Drive / 8 MB Cache / 7200 RPM
- Intel Core i3 Processor
- Ethernet RJ-45 Network Interface 100/1000
- USB 3.0 Ports
- Microsoft Windows 7-11 Professional

4/8 Channel Audio w/ 4 Video Channel Max
- 8GB RAM (For Windows 7-11 @ 64-bit)
- 1TB Hard Drive / 8 MB Cache / 10,000 RPM
- Intel Core i5 Processor
- Ethernet RJ-45 Network Interface 100/1000
- USB 3.0 Ports
- PCIe Slot (For Non-IP Video Solutions Only)
- Microsoft Windows 7-11 Professional

8/16 Channel Audio w/ 8 Video Channels
- 16GB RAM (For Windows 7-11 @ 64-bit)
- 2TB Hard Drive / 8 MB Cache / 10,000 RPM
- Intel Core i7 Processor
- Ethernet RJ-45 Network Interface 100/1000
- USB 3.0 Ports
- PCIe Slot (For Non-IP Video Solutions Only)
- Microsoft Windows 7-11 Professional

DCR PC Location:

Clerk

DCR PC Status:

Provide New PC

DCR Audio License (New):

4

DCR Primary Storage:

Local PC Hard Drive

DCR Secondary Storage:

Networked Drive

DCR Recording Access:

DCR Player

Does the client currently record?

No -- BIS Digital is introducing recording to the client via DCR.

DCR Video License (New):

1

DCR Control:

- Recording PC

Audio Feeds

A1 Location:	A1 Status:	A1 Placement:	A1 Type:	A1 DCR Channel:	A1 Function:
Judge	Provide 1 New	Desk-sitting	18" Gooseneck (Wireless w/ Mute)	1	Stream Online / VTC
A2 Location:	**A2 Status:**	**A2 Placement:**	**A2 Type:**	**A2 DCR Channel:**	**A2 Function:**
Witness	Provide 1 New	Desk-sitting	18" Gooseneck (Wireless w/ Mute)	2	Stream Online / VTC
A3 Location:	**A3 Status:**	**A3 Placement:**	**A3 Type:**	**A3 DCR Channel:**	**A3 Function:**
Attorney Table 1	Provide 1 New	Desk-sitting	18" Gooseneck (Wireless w/ Mute)	3	Stream Online / VTC
A4 Location:	**A4 Status:**	**A4 Placement:**	**A4 Type:**	**A4 DCR Channel:**	**A4 Function:**
Attorney Table 2	Provide 1 New	Desk-sitting	18" Gooseneck (Wireless w/ Mute)	3	Stream Online / VTC
A5 Location:	**A5 Status:**	**A5 Placement:**	**A5 Type:**	**A5 DCR Channel:**	**A5 Function:**
Podium 1	Provide 1 New	Desk-sitting	18" Gooseneck (w/ Mute)	4	Stream Online / VTC

Speakers

S1 Location:	S1 Status:	S1 Type:	S1 Zone:
Podium 1	Provide 4 New	In-ceiling Speaker	TBD

Video Feeds

V1 Location: Podium 1	**V1 Status:** Provide 1 New	**V1 Placement:** Desk-mounted	**V1 Type:** HDMI Video Feed	**V1 DCR Channel:** N/A	**V1 Function:** Stream Online / VTC
V2 Location: Podium 1	**V2 Status:** Provide 2 New	**V2 Placement:** Cart-secured	**V2 Type:** PTZ IP Camera		**V2 Function:** Stream Online / VTC
V2 Shot: TBD					

Displays and Control Points

D1 Location:
Podium 1

D1 Size (inches):
24"

D1 Status:
Provide 1 New

D1 Type:
Touch Display

D1 Placement:
Desk-mounted (fold-flat)

D1 Content View:
A Single Source (Static) View

D1 Content:
- Multi-Media
- Publish
- VTC Participants

D1 Control:
- BYOD Pairing (On/Off)
- Speakers (Volume/Power)
- Launch VTC Platform
- Live Stream (On/Off)
- Microphones (Levels/Mute)
- Source Select

D2 Location:
Cart

D2 Size (inches):
75"

D2 Status:
Provide 1 New

D2 Type:
Display

D2 Placement:
Cart-secured

D2 Content View:
A Single Source (Static) View

D2 Content:
- Multi-Media
- Publish
- VTC Participants

Equipment

	Location	Status	Make / Model	Ports Available
Amplifier	Podium 1	Provide 1 New		
Assisted Listening System	Podium 1	Provide 1 New		
DSP/Mixer	Podium 1	Provide 1 New		
Network Switch	Podium 1	Provide 1 New		
Power Conditioner	Podium 1	Provide 1 New		
Presentation System	Podium 1	Provide 1 New		

Rack

	Location	Status	Type	Access	Conduit	Units Available
Rack 1	Podium 1	Use 1 Client-Provided	Open-frame	Direct (in-room)	None	10U

System Live Streaming (NOTE: Only the sources selected in the equipment tables will appear in a live stream):

- Viemo

System Video Teleconferencing (NOTE: Only the sources selected in the equipment tables will be used in VTC):

- Zoom

Infrastructure

On-site lockable storage?
Yes -- BIS Digital will use on-site lockable storage.

Loading dock?
Yes -- BIS Digital will use an on-site loading dock.

Network Approval Process?
No

Access above ceiling?
N/A -- Ceiling access is not needed.

Any ceiling height on-site greater than 12 feet?
N/A -- BIS Digital does not need to access the ceiling.

Known asbestos?
Unknown -- Client is not aware of any asbestos at time of scope, but knows that remediation will be necessary if discovered.

Installation Overview

BIS Digital is committed to delivering high-quality AV systems that meet the needs of our clients; our installation process is an integral part of this commitment. The following section is a general overview of the steps we take to ensure a seamless experience. Note: The final schedule is determined with the client after a proposal is accepted and a purchase order is received.

Our installation process begins with careful planning and design to ensure that the AV system meets the needs of the end users and is properly integrated into the space. This includes conducting site surveys to assess the physical space and infrastructure, as well as working with clients to understand their specific needs and requirements. In circumstances where we are not able to conduct a technical walkthrough pre-quotation or believe the project would benefit from an additional review, we will coordinate a site survey at the client's earliest convenience. This allows us to properly assess the physical space and infrastructure, and solidify whether any site preparations need to be made in advance, such as providing lockable storage or installing power outlets as needed to support the AV system. Product orders will commence immediately following this final site review meeting and can take 2-3 weeks, depending on manufacturing and shipping times.

Once the site is prepared, BIS Digital will connect and configure all hardware and software components of the AV system. All work will be performed by BIS Digital Technicians only, with no subcontractors. This may include installing and configuring audio processors, amplifiers, and control systems, as well as integrating the AV system with other building systems as applicable. Installation times can range from two days to two weeks per room depending upon the complexity of the system and environment. Custom programming and support will be provided by BIS Digital programmers, who will be available throughout the installation period and for routine performance upgrades and maintenance through remote service. BIS Digital follows all local building codes and regulations when performing work and ensures that all components are installed safely and securely.

After all elements are installed and tested, our technicians will provide user training to ensure that all end users are comfortable operating the AV system. The scope of training will vary depending on the complexity of the project and the number of users who need to be trained. This may include hands-on training sessions, demonstrations, and the creation of user manuals or other documentation as needed. Ongoing training can also be provided through an on-site service or remote service agreement if desired. Our goal is to ensure that all end users have the knowledge and skills they need to effectively use and maintain the AV system.

Support and Service Overview

At BIS Digital, we are committed to meeting our customers' service and support requirements and honoring all product warranties. We also offer comprehensive maintenance programs that include on-site and remote support, service, and training in addition to warranty fulfillment. Complete details are available upon request.

We have a 24/7 toll-free service hotline staffed by experienced technical service representatives, as well as options for placing service calls directly on our website or by phone. In most cases, we can resolve issues over the phone or in a video conference, but there may be times when an on-site visit is necessary. We use hosted customer relationship management (CRM) software to track the performance of our supported systems and our customers' services. Our technicians receive service calls through our internal service coordinator, and the cost of service coverage depends on the customer's service agreement. When a service call is completed, an automated email is sent to the customer with the results.

To ensure that we're responding quickly and efficiently to our customer requests and service issues, we've also implemented a Service Level Management Escalation Policy that outlines how we handle different levels of severity and how we communicate with our customers. Sometimes, we may need to escalate issues for technical or managerial reasons. Technical escalations involve bringing in additional expertise to resolve technical problems as quickly as possible, while managerial escalations involve higher levels of decision-making authority to address procedural or behavioral obstacles that may be holding up the resolution of a situation.

To optimize these systems, we ask every customer to contact the Technical Support Center first:

(800) 715-1234
Support@BISDigital.com

In the event a BIS Digital technical support representative does not respond in a prompt manner (within 8 business hours), customers can escalate their service issue to the contacts below.

Account Manager – Dan Meyer
(800) 834-7674 x. 4518

Technical Services Manager – Gary Jones
(800) 834-7674 x. 4513

President – Steve Coldren
(800) 834-7674 x. 4504

Judicial Council of Georgia
Administrative Office of the Courts

Chief Justice Michael P. Boggs
Chair

Cynthia H. Clanton
Director

May 19, 2023

The Honorable Gates Peed
Chief Judge
Ogeechee Judicial Circuit
20 Siebald Street
Statesboro, Georgia 30458

Re: The Judicial Council of Georgia American Rescue Plan Act Funding Award-CY23 Cycle 2

Dear Chief Judge Peed:

On behalf of the Judicial Council of Georgia Ad Hoc Committee on American Rescue Plan Act (ARPA Committee), I am pleased to inform you that the Ogeechee Judicial Circuit has been awarded an additional $611,186, increasing the cumulative CY23 award to the Ogeechee Judicial Circuit to $2,029,268. The effective date for the additional award begins on June 1, 2023 and will end December 31, 2023.

Attached are the CY23 Grant Agreement outlining the responsibilities and expectations of both parties and the CY23 approved budget. Please review and sign the Grant Agreement and return it within ***ten days*** of receipt. Upon acceptance of the award, as indicated by returning the signed agreement, the circuit will receive by email the instructions and budget reimbursement form to begin the reimbursement process. The agreement with the ***original*** signature may be mailed or emailed to:

Kari Kitchens, ARPA Grants Coordinator
Administrative Office of the Courts
244 Washington Street, Suite 300 • Atlanta, GA 30334-5900
Kari.kitchens@georgiacourts.gov • 470.734.6655

For future reporting reference, the CFDA is 21.027.

Please notify me or a member of the Grants Team immediately should there be any discrepancies in the attached award or approved budget to resolve the issue.

We continue to appreciate the outstanding efforts exerted in clearing your circuit's backlog of cases and thank you for your service to the State of Georgia and the Judiciary.

Sincerely,

Regina Hailey

Regina Hailey
ARPA Grants Manager

Attachments: *Grant Award Conditions and Restrictions*
Grant Award Agreement
Approved Budget Form

cc: Peyton Fuller via email to pfuller@bullochcounty.org
Kristie King via email to kking@bullochcounty.org
Richard Denney via email to Richard.denney@firstjudicialdistrict.org

JUDICIAL COUNCIL OF GEORGIA
AMERICAN RESCUE PLAN ACT GRANT AWARD
CONDITIONS AND RESTRICTIONS

Judicial Circuit Name: Ogeechee
Award Date: May 19, 2023

Section 1. Conditions

All the following conditions apply to the enclosed grant award:

(a) Grant recipients shall comply with the conditions and restrictions in this attachment.

(b) Grant recipients shall comply with all procedures and instructions detailed in the current *Overview and Instructions, Judicial Branch ARPA FAQs, Award Amendments and Budget Revision Policy, and Audio-Visual Equipment Modernization Policy* (all posted under Quick Links at https://jcaoc.georgiacourts.gov/arpa/).

(c) The ARPA grants awarded by the Judicial Council of Georgia Ad Hoc Committee on American Rescue Plan Act Funding ("ARPA Committee") on May 19, 2023, were awarded for eligible expenses *beginning on June 1, 2023, through the balance of the 2023 calendar year only*. Funding in future calendar years is not guaranteed and is subject to application and the approval of the ARPA Committee in future award cycles.

(d) Any portion of this award that is not expended in the 2023 calendar year shall revert back to the ARPA Committee on January 1, 2024. The ARPA Committee may award funds that revert back to the Committee to any and all applicants in a subsequent grant cycle.

(e) *Grant recipients shall not submit a reimbursement request for any ineligible expenditure listed in Section 2 (b) of this attachment*.

(f) If awarded funds for court-based mental health diversion services, recipient shall (for U.S. Treasury reporting purposes): (1) report the amount of the ARPA funds allocated to evidence-based interventions; and (2) report whether ARPA-funded activities are primarily serving a disproportionally impacted community. See Treasury's Compliance and Reporting Guidance, "Project Demographic Distribution" and "Use of Evidence," pp. 20-21; 33; 37-38; 42; 47 for details. *Such report shall be communicated monthly by letter accompanying the reimbursement requests for applicable expenditures*. EC 1.12; 31 CFR § 35.6 (b) (3) (i) (C).

(g) If awarded funds for court-based substance use diversion services, recipient shall (for U.S. Treasury reporting purposes): (1) report the amount of the ARPA funds allocated to evidence-based interventions; and (2) report whether ARPA-funded activities are primarily serving a disproportionally impacted community. See Treasury's Compliance and Reporting Guidance, "Project Demographic Distribution" and "Use of Evidence," pp. 20-21; 33; 37-38; 42; 47 for details. *Such report shall be communicated monthly by letter accompanying the reimbursement requests for applicable expenditures*. EC 1.13; 31 CFR § 35.6 (b) (3) (i) (C).

(h) If awarded funds for court-based eviction prevention and diversion services, recipient shall (for U.S. Treasury reporting purposes): (1) report the amount of the ARPA funds allocated to evidence-based interventions; and (2) report whether ARPA-funded activities are primarily serving a disproportionally impacted community. See Treasury's Compliance and Reporting Guidance, "Project Demographic Distribution" and "Use of Evidence," pp. 20-21; 33; 37-38; 42-43; 47 for details. *Such report shall be communicated monthly by letter accompanying the reimbursement requests for applicable expenditures*. ECs 2.2, 2.18; 31 CFR § 35.6 (b) (3) (ii) (A) (1), (5).

Section 2. Restrictions

(a) Federally Eligible Uses Currently Authorized by the Executive Branch and the ARPA Committee

Only the following expenditures are currently authorized by the Executive Branch and the ARPA Committee:

(1) *Personnel*. Payroll costs for personnel responding to court case backlogs with a primary focus on serious violent felonies; backfilling positions requiring less experience to reassign more experienced staff to expedite the disposition of serious violent felony cases; or personnel administering the ARPA grant. *As used in this expenditure category only, "primary focus on serious violent felonies" means more than 50 percent of total personnel costs responding to case backlogs awarded in each calendar year under approved Application section (E) (1) shall be dedicated to responding to serious violent felonies*, as defined in OCGA § 17-10-6.1 (a).

(2) *Court-based Eviction, Mental Health, or Substance Use Diversion*. Payroll costs for personnel performing court-based eviction, mental health, or substance use diversion services only if: (i) such services respond to case backlogs; and (ii) a subrecipient provides a *numerical* estimate to the AOC demonstrating that such services will conserve staff time and resources to respond to backlogs of serious violent felony cases, as defined in OCGA § 17-10-6.1 (a). *As used in these expenditure categories, "numerical" means containing one or more of the number symbols 0, 1, 2, 3, 4, 5, 6, 7, 8, or 9; e.g., 20 hours of staff time per week, 18 percent of a judge's caseload, or some other numerical measurement*.

(3) *Other Program Costs*. Reasonable and necessary costs to support a response to court case backlogs with a primary focus on cases involving serious violent felonies or to perform ARPA grant administration, as follows:

(i) The purchase of necessary supplies and materials used by personnel funded by the ARPA grant;

(ii) The purchase or rental of equipment used by personnel funded by the ARPA grant, including any reasonable and required license, basic operating software, or service needed to use such equipment;

(iii) Travel costs of personnel and contractors funded by the ARPA grant traveling between counties in multi-county judicial circuits that are necessary to address the backlog in court cases with a primary focus on cases involving serious violent felonies;

(iv) Rental of temporary space for personnel funded by the ARPA grant;

(v) Printing, publication, media, or postage costs;

(vi) Jury expenditures for the trial of cases that are part of the case backlog caused by the COVID-19 pandemic;

(vii) Jury sequestration costs if necessary for jurors in serious violent felony cases;

(viii) Continuing legal education and professional dues for prosecutors funded by the ARPA grant, as required by the State Bar of Georgia to maintain a law license;

(ix) Mandatory continuing judicial education for judges funded by the ARPA grant, as required by the Institute of Continuing Judicial Education and uniform court rules;

(x) Contracts for professional services or per diem to respond to court case backlogs, including services provided by interpreters, senior judges, state paid county reimbursed (SPCR) prosecutors, and court reporters; or to perform grant administration;

(xi) Mandatory training for victim assistance coordinators and victims' advocates funded by the ARPA grant, as required by law and the Prosecuting Attorneys' Council;

(xii) Mandatory training for district attorney investigators funded by the ARPA grant, as required by law and the Peace Officer Standards and Training Council;
(xiii) Audio-visual equipment modernization in existing courtrooms, as provided in the Audio-Visual Equipment Modernization Policy (posted under Quick Links at https://jcaoc.georgiacourts.gov/arpa/); and
(xiv) Other program costs necessary to address a court backlog caused or exacerbated by the COVID-19 pandemic with a primary focus on cases involving serious violent felonies may be approved by OPB at its sole discretion following a written request for approval by AOC prior to AOC's approval of said costs.

(b) Federally Eligible Uses Not Currently Authorized by the Executive Branch or the ARPA Committee

All the following federally eligible ARPA expenditure categories (ECs) *are not* currently authorized by the Executive Branch or the ARPA Committee:

(1) Professional dues, continuing education, and training for staff (unless an exception is expressly listed in Section 2 (a) (3) of this attachment). ECs 3.5, 7.1; 31 CFR § 35.6 (b) (3) (ii) (E) (4); 87 Fed. Reg. 4,438 (Jan. 27, 2022) (Uniform Guidance (2 CFR 200 Subpart E) applies to ARPA funds); 2 CFR § 200.473 ("The cost of training and education provided for employee development is allowable").
(2) Case management systems and software. EC 7.1; 31 CFR § 35.6 (b) (3) (ii) (E) (4); 87 Fed. Reg. 4,389 (Jan. 27, 2022) ("improvements to case management systems . . . are eligible").
(3) ARPA grants to municipal courts (pursue ARPA funds from cities before contacting the ARPA Committee), public defenders, or conflict attorneys (see funds allocated to GPDC).
(4) COVID-19 testing. EC 1.2; 31 CFR § 35.6 (b) (3) (i) (A). Contact the Georgia Emergency Management and Homeland Security Agency (GEMA) for COVID-19 testing assistance.
(5) The purchase of personal protective equipment (e.g., gloves, masks, and hand sanitizer). EC 1.5; 31 CFR § 35.6 (b) (3) (i) (A). Contact GEMA for personal protective equipment.
(6) Expenditures to prevent COVID-19 in congregate settings (e.g., plexiglass, cleaning supplies or services). EC 1.4; 31 CFR § 35.6 (b) (3) (i) (A). Contact GEMA for assistance with supplies to prevent COVID-19 in congregate settings.
(7) Payroll supplements, stipends, bonuses, "premium pay," or any other payroll payments to staff that do not correspond to actual documented payroll time spent responding to case backlogs or performing ARPA grant administration. "Premium pay" is defined in 31 CFR §§ 35.3, 35.6 (c); EC 4.1.
(8) Except as provided in Section 2 (a) (3) (xiii) of this attachment, long-term infrastructure (i.e., capital) investments in public facilities, such as physical plant improvements, permanent adaptations to existing public buildings, or constructing new facilities to respond to the pandemic or its negative economic impacts. ECs 3.5, 7.1; 31 CFR § 35.6 (b) (3) (i) (A), (b) (3) (ii), (b) (4); 87 Fed. Reg. 4,389 (Jan. 27, 2022). *Grant recipients should rent equipment (if possible, practical, and cost-effective) to avoid violating the prohibition on purchasing permanent infrastructure*.
(9) Adding or upgrading a court's broadband connection, including modernization of cybersecurity for existing or new broadband infrastructure. EC 5.19; 31 CFR § 35.6 (e) (2) (i)-(ii).
(10) Offsets to a reduction in government revenue due to the pandemic, which may be used to maintain existing infrastructure, build new infrastructure, or provide any government service,

excluding contributions to a rainy-day fund. EC 6.1; 31 CFR § 35.6 (d); 87 Fed. Reg. 4,422-4,430 (Jan. 27, 2022).

(11) General modernization of cybersecurity not related to broadband upgrades, including hardware, software, and protection of critical infrastructure (falls under the category of government revenue offsets). EC 6.1; 31 CFR § 35.6 (d); see 31 CFR § 35.6 (e) (2) (ii).

Judicial Council of Georgia
Administrative Office of the Courts

Chief Justice Michael P. Boggs
Chair

Cynthia H. Clanton
Director

Judicial Council of Georgia American Rescue Plan Act Grant Funding
Calendar Year 2023 Grant Agreement

Award Name: 2023_ARPA_ 3Y002	
Recipient Name: OGEECHEE JUDICIAL CIRCUIT	
Award Amount: $ 611,186	**CFDA:** 21.027
Grant Period: June 1, 2023 – December 31, 2023	**Award Effective:** June 1, 2023

With the acceptance of this award, you agree to administer this grant in compliance with your approved application, the grant budget, and the conditions and restrictions set forth in the grant package. Further, in accordance with Department of Treasury regulations 31 CFR Part 205, implementing the Cash Management Improvement Act, you agree to limit your request for reimbursement of federal funds to the minimum amount needed and to time the request in accordance with the actual, immediate requirements in carrying out programs funded through this award. Failure to adhere to these requirements may cause the suspension of grant funds.

Grantee Responsibilities:
Submit monthly reimbursement requests via email to the Administrative Office of the Courts to Kari.Kitchens@georgiacourts.gov and ARPA@georgiacourts.gov, by the 15th of each month.

The monthly reimbursement requests are to be submitted using the Reimbursement Request Form (RRF) and include supporting documentation as outlined on the RRF Submission Checklist.

AOC Responsibilities:
The AOC will review expense documentation for accuracy and completeness and submit the monthly requests for reimbursements to the Governor's Office of Planning and Budget (OPB). Upon reimbursement from OPB, the AOC will remit reimbursements to the grantees.

Acceptance of Terms and Conditions
Signature and Title: **Date:**

Final Approved v.7

JUDICIAL BRANCH ARPA GRANT BUDGET TEMPLATE						COMMITTEE ADJUSTMENTS		
Submitted by: Ogeechee Judicial Circuit								
Budget Categories	**Previous Award (Cycle 1)**	**Application Request (Cycle 2)**				**Adjustment**	**Cumulative Circuit Total**	**Legal Review Comments**
		Salary	**Quantity**	**New Request Total**				
Personnel Services								
Grant Administration and Clerical (include in application section (E) (6))								
Grants Manager - Administrator (Cycle 1)	$ 24,545						$ 24,545	
Total Grant Admin and Clerical Request	**$ 24,545**	**$ -**	**$ -**	**$ -**		**$ -**	**$ 24,545**	
Personnel Directly Responding to Case Backlog (include in application section (E) (1))								
Trial Court Administrator(Cycle 1)	$ 192,318			$ -			$ 192,318	
Legal Assistant (District Attorney)(Cycle 1)	$ 65,820			$ -			$ 65,820	
Victim Witness Advocate (District Attorney)(Cycle 1)	$ 66,735			$ -			$ 66,735	
Assistant District Attorney (District Attorney)(Cycle 1)	$ 433,842						$ 433,842	
Investigator (District Attorney)(Cycle 1)	$ 131,050						$ 131,050	
Deputy Court Clerk (Effingham)(Cycle 1)	$ 50,001			$ -			$ 50,001	
Deputy Court Clerk (Jenkins)(Cycle 1)	$ 44,200			$ -			$ 44,200	
Deputy Clerk (Screven)(Cycle 1)	$ 43,366			$ -			$ 43,366	
Superior Court Senior Judge(Cycle 1)	$ 45,825			$ -			$ 45,825	
Screven State Court Staff Attorney: Per Hour(Cycle 1)	$ 8,000			$ -			$ 8,000	
Screven State Court Judge: Per Diem(Cycle 1)	$ 4,000			$ -			$ 4,000	
Courtroom Technology Engineer/Digital Records Custodian(Cycle 2)		$ 125,000	1	$ 125,000			$ 125,000	
Total-Personnel Directly Responding to Case Backlog	**$ 1,085,157**	**$ 125,000**	**$ 1**	**$ 125,000**		**$ -**	**$ 1,210,157**	
Personnel Court-Based Mental Health Diversion (include in application section (E) (2))								
							$ -	
Personnel Court-Based Mental Health Diversion (include in application section (E) (2))	**$ -**	**$ -**	**$ -**	**$ -**		**$ -**	**$ -**	
Personnel Court-Based Substance Use Diversion (include in application section (E) (3))								
				$ -			$ -	
Personnel Court-Based Substance Use Diversion (include in application section (E) (3))	$ -	$ -	$ -	$ -		$ -	$ -	
Personnel Court-Based Eviction Prevention and Diversion (include in application section (E) (4))								
							$ -	
Personnel Court-Based Eviction Prevention and Diversion (E) (4)	**$ -**	$ -		$ -		$ -	**$ -**	
Total Personnel Costs:	**$ 1,109,702**	**$ 125,000**	**1**	**$ 125,000**		**$ -**	**$ 1,234,702**	
Administrative/Indirect Costs:		**Amount**	**Quantity**	**Total**				
ARPA-Eligible Administrative Expenses (include in application section (E) (6) or (E) (7))								
Equipment < $5,000 (Computers & Printers for add'l staff)(Cycle 1)	$ 15,000						$ 15,000	
Furniture(Cycle 1)	$ 10,000						$ 10,000	
Supplies and Materials(Cycle 1)	$ 10,000						$ 10,000	
Travel – Employee(Cycle 1)	$ 1,500						$ 1,500	
Voice/Data Communications(Cycle 1)	$ 2,500						$ 2,500	
Juror Expenses(Cycle 1)	$ 251,000						$ 251,000	
Education & Training(Cycle 1)	$ 1,500						$ 1,500	
Postage(Cycle 1)	$ 3,500						$ 3,500	
Circuit Court Reporter: Per Diem(Cycle 1)	$ 10,500						$ 10,500	
Victim Witness Trial Expenses(Cycle 2)		$ 80,000		$ 80,000			$ 80,000	
Audio-visual equipment modernization(Cycle)		$ 406,186		$ 406,186			$ 406,186	
Total Indirect/Grant Administration	**$ 305,500**	**$ 486,186**	**$ -**	**$ 486,186**		**$ -**	**$ 791,686**	

Temporary Facilities or Workspace (include in application section (C) (6))						
Real Estate Rentals(Cycle 1)	$ 2,880	$ -		$ -		$ 2,880
Total Temporary Facilities	$ 2,880	$ -	$ -	$ -	$ -	$ 2,880
Total Administrative Costs:	**$ 308,380**	**$ 486,186**	**0**	**$ 486,186**	**$ -**	**$ 794,566**
TOTAL OVERALL BUDGET	**$ 1,418,082**			**$ 611,186**	**$ -**	**$ 2,029,268**

Judicial Council of Georgia
Administrative Office of the Courts

Chief Justice Michael P. Boggs
Chair

Cynthia H. Clanton
Director

Judicial Council of Georgia American Rescue Plan Act Grant Funding
Calendar Year 2023 Grant Agreement

Award Name: 2023_ARPA_3Y002	
Recipient Name: OGEECHEE JUDICIAL CIRCUIT	
Award Amount: $ 611,186	**CFDA:** 21.027
Grant Period: June 1, 2023 – December 31, 2023	**Award Effective:** June 1, 2023

With the acceptance of this award, you agree to administer this grant in compliance with your approved application, the grant budget, and the conditions and restrictions set forth in the grant package. Further, in accordance with Department of Treasury regulations 31 CFR Part 205, implementing the Cash Management Improvement Act, you agree to limit your request for reimbursement of federal funds to the minimum amount needed and to time the request in accordance with the actual, immediate requirements in carrying out programs funded through this award. Failure to adhere to these requirements may cause the suspension of grant funds.

Grantee Responsibilities:
Submit monthly reimbursement requests via email to the Administrative Office of the Courts to Kari.Kitchens@georgiacourts.gov and ARPA@georgiacourts.gov, by the 15th of each month.

The monthly reimbursement requests are to be submitted using the Reimbursement Request Form (RRF) and include supporting documentation as outlined on the RRF Submission Checklist.

AOC Responsibilities:
The AOC will review expense documentation for accuracy and completeness and submit the monthly requests for reimbursements to the Governor's Office of Planning and Budget (OPB). Upon reimbursement from OPB, the AOC will remit reimbursements to the grantees.

Acceptance of Terms and Conditions
Signature and Title:

Date: 5-26-23

244 Washington Street SW • Suite 300 • Atlanta, GA 30334
404-656-5171 • www.georgiacourts.gov

Staff Report

Subject: Approval of Quote from Central Industries, Inc. for repairs to the diesel fuel tank at the Effingham County Fuel Island
Author: Alison Bruton, Purchasing Agent
Department:
Meeting Date: October 3, 2023
Item Description: Quote from Central Industries, Inc. for repairs to the diesel fuel tank at the Effingham County Fuel Island

Summary Recommendation: Staff recommends approval of the Quote from Central Industries, Inc. for repairs to the diesel fuel tank at the Effingham County Fuel Island

Executive Summary/Background:

- The foundation as failed at the Fuel Island which is allowing water to infiltrate the tank. Fred Ryan, Facilities Maintenance Director, obtained quotes to repair this portion of the foundation by demolishing the existing pad, raising the tank service points and replacing the pad with 8” of concrete to prevent future failure.
- Five (5) quotes were obtained with Central Industries, Inc. providing the lowest quote at $35,571.00. This information has been reviewed by Mr. Ryan and the recommendation is award to Central Industries.
- This is being handled as an emergency/urgent repair which is why we did not publish an RFQ, but due to the cost, the Board of Commissioners must approve.

Alternatives for Commission to Consider

1. Approval of Quote from Central Industries, Inc. for repairs to the diesel fuel tank at the Effingham County Fuel Island for $35,571.00
2. Take no action.

Recommended Alternative: 1
Other Alternatives: 2
Department Review: County Manager, Facilities Maintenance, Purchasing
Funding Source: Dept. 21. 100-1565-021-52-2202
Attachments: Quote from Central Industries and others obtained by Mr. Ryan

Under Ground Storage Tank Concrete Pad Replacement

Scope of Work is to Demo Failing Existing Concrete Pad, Raise All Tank Service Points, Replace Pad with 8" Of Concrete to Prevent Future Failure from Heavy Equipment Traffic

Vendor	Quoted Amount
Central Industries	$35,571.00
Collins & Moore LLC.	$37,492.00
J.D. Moore Oil	$41,714.00
Meco of Savannah	$48,533.00
Guardian Fuel Technologies	$71,716.45

Central Industries, Inc
1415 M.L. King Blvd - Box 1225
Savannah, Georgia 31406
(912) 236-5707

QUOTATION AND CONTRACT

QUOTED TO:
EFFINGHAM COUNTY
FLEET FACILITY
SPRINGFIELD, GA
ATTN: FRED RYAN

DATE: 8/17/2023

SALESMAN: TYLER CARVER

PROJECT NAME: TANK SLAB REPLACEMENT

PART#	DESCRIPTION	QUANTITY	COST	EXTENSION
	SUBPUMP			
UNIV-38"	38" ROUND MANHOLE	2	$ 935.00	$ 1,870.00
MISC-CULV	30"X30" PVC CULVERT (IF NEEDED)	2	$ 350.00	$ 700.00
FRT	FREIGHT	2	$ 100.00	$ 200.00
	TANK MONITOR			
UNIV-18"	18" ROUND MANHOLE (TANK MONITOR)	2	$ 195.00	$ 390.00
FRT	FREIGHT	2	$ 75.00	$ 150.00
	FILL MANHOLE			
OPW-1C-2100C-DEVR	SPILL CONTAINMENT MANHOLE (CAST IRON)	2	$ 895.00	$ 1,790.00
OPW-1-21CC	CAST IRON COVER W/ SEAL	2	$ 105.00	$ 210.00
EBW-777-201-01	4" TIGHT FILL CAP	2	$ 65.00	$ 130.00
MOR-305	4" BRASS TIGHT FILL ADAPTER	2	$ 55.00	$ 110.00
MIS-4X5	RISER NIPPLE	2	$ 78.00	$ 156.00

EQUIPMENT TOTAL $ 5,706.00

LABOR & MATERIAL TO INCLUDE:

(1) SAW CUT, BUST & REMOVE 1520 SQ FT CONCRETE SLAB OVER TANKS & HAUL OFF
(2) HAUL IN 2 LOADS OF CLEAN SAND BACKFILL FOR TANK SLAB & COMPACT
(3) REPLACE (2) FILL SPILLBUCKETS, T/M MANHOLES, INSTALL 30" CULVERT PIPE AROUND SUB-PUMPS, REPLACE (2) SUB-PUMP MANHOLES WITH NEW 38" ROUND MANHOLES
(4) RUN FUTURE CONDUIT FROM (2) T/M, (2) SUB-PUMP, & (12) SPARE 3/4" CONDUIT FOR FUTURE USE **(supplied by county)** (CAP AND MARK FUTURE CONDUIT AT EDGE OF TANK FARM CLOSEST TO BARN AREA)
(5) POUR 40'X38'X8" REINFORCED SLAB OVER TANKS , PIN BACK TO EXISTING CONCRETE
(6) CLEAN SITE & REMOVE ANY RUBBLE & WASTE

LABOR & MATERIAL TO INSTALL $ 29,865.00
SALES TAX EXEMPT # ?

CONTRACT TOTAL $ 35,571.00

NOTE:
(1) CUSTOMER TO BEAR COSTS OF ALL STATE AND LOCAL PERMITS
(2) ANY CONCRETE IN EXCESS OF THAT QUOTED WILL BE AT $9.50 PER SQ. FT. AT 8"
(3) ANY CHANGE ORDERS WILL HAVE TO BE SIGNED BY BUYER IN ORDER FOR WORK TO CONTINUE
(4) IF INCLUDED IN PRICE, SALES TAX IS ESTIMATED, IT MAY BE MORE OR LESS DEPENDING ON YOUR COUNTY

THIS QUOTE VALID FOR 30 DAYS
PRICE DOES NOT INCLUDE SALES TAX UNLESS SO STATED

PAYMENT TERMS: (BALANCE DUE 30 DAYS FROM INVOICE DATE)

F.O. B. POINT (ESTIMATE NOT TO EXCEED $500.00)

ACCEPTED BY: _____ **DATE:** _____

REPRESENTATIVE: _____ **DATE:** _____

ACCEPTANCE BY CUSTOMER OF THIS PROPOSAL WILL CONSTITUTE A BONA FIDE CONTRACT, SUBJECT TO TERMS AND CONDITIONS AS OUTLINED ON CENTRAL INDUSTRIES "TERMS AND CONDITIONS AGREEMENT A-P ON THE REVERSE SIDE OF THIS CONTRACT AND ALL OTHER PAGES OF THIS PROPOSAL

Collins & Moore L.L.C.
Petroleum Equipment Contractor
install - repair - remediate

Brunswick Ga 31521

Quote

Date	Quote #
8/22/2023	244

Name / Address
Effingham County Hwy 21 & 119 Springfield GA

Project

Description	Qty	Rate	Total
Job Site: Vehicle Fueling Area			
Work to be performed: Demo, remove and dispose of (1) 40'x40'x8" concrete tank pad, and 2 old existing fill buckets. Install (2) new 38" steel manholes, (1) new 24"x24" manhole, and (2) new heavy duty fill buckets. Re pour a new 40'x40'x8" concrete tank pad to include re bar. Dispose of old manholes and fill buckets. Clean area of debris created by Collins and Moore work.			
(1) 40'x40'x8" concrete pad new.		23,387.00	23,387.00
(2) 38" new steel manholes	2	1,504.00	3,008.00
Freight on the manholes	1	600.00	600.00
(2) OPW heavy duty fill buckets	2	1,022.00	2,044.00
(1) 24"x24" new steel manhole	1	586.00	586.00
Equipment - mini ex with hammer and thumb	1	1,917.00	1,917.00
Equipment - Dump trailer	1	600.00	600.00
Concrete disposal	1	350.00	350.00
Labor	1	5,000.00	5,000.00
		Total	$37,492.00

Phone #

912-443-7755

E-mail

lamar.collins1@icloud.com

J.D.Moore Oil

QUOTATION

210 Perry Lane Road

Brunswick, GA 31525

912-265-7190

DATE August 22, 2023

QUOTATION # 25493

CUSTOMER ID Effingham County

BILL TO

Effingham County

Hwy 21 and 119

Springfield GA

QUOTATION VALID UNTIL November 11, 2023

PREPARED BY Lane Moore

DESCRIPTION		AMOUNT
Remove existing concrete tank pad and dispose of concrete		
Remove 2 overfill buckets and re install new		
Remove 3 old manholes		
3 new manholes and 2 new overfill buckets		$ 7,044.00
Install new 40'x40'x8" concret pad with re bar		$ 26,580.00
Equipment rental		$ 780.00
Concrete dump fee		$ 410.00
Labor		$ 6,900.00
	TOTAL	$ 41,714.00

Due upon completion of work

If you have any questions concerning this quotation, please reach out to Lane at 912-265-7190 lane@jdmooreoil.com

PEI PETROLEUM EQUIPMENT INSTITUTE

MECO

Your full line petroleum and industrial equipment supplier



Sales Quotation & Contract

MECO of Atlanta
4471 Amwiler Road NW
Doraville, GA 30360-2816
[770] 448-6933
Fax: [770] 447-0721

MECO of Albany
1922 Ledo Road
Albany, GA 31707
[229] 446-1515
Fax: [229] 446-1513

MECO of Macon
4300 Interstate Drive
Macon, GA 31210
[478] 757-9173
Fax: [478] 757-9311

MECO of Savannah
311 Stiles Avenue
Savannah, GA 31403
[912] 233-4523
Fax: [912] 234-4376

Quotation To: EFFINGHAM COUNTY FUEL SITE
HWY 21 AND 119
SPRINGFIELD, GA

Date: 8/23/2023
Terms: NET

F.O.B: SITE
Reference: BUCKETS

Quantity	Description	Price	Total
2	38" PEMCO HEAVY STEEL MANHOLES	1,680.00	3,360.00
2	OPW SINGLE WALL SLIP IN SPILL BUCKET 2100 SERIES WITH LATCH	1,199.00	2,398.00
1	24X24 PEMCO STEEL MANHOLE	688.00	688.00
1	EQUIPMENT RENTAL AND EQUIPMENT PROVIDED TO INCLUDE: MINI EX, DUMP TRAILER (CONCRETE DISPOSAL) LABOR PRICE IN A BOTTOM OF QUOTE		
1	CONCRETE PAD TO MEASURE 40' X 40' 8" THICKNESS	26,387.00	26,387.00
	SCOPE OF WORK TO INCLUDE REMOVAL AND DISPOSAL OF EXISTING COCRETE PAD HAUL OFF OF CONCRETE. REPLACE WITH NEW 40'X40X 8 INCH THICK PAD REPLACE 2 EXISTING SPILL BUCKETS. DISPOSAL OF OLD BUCKETS AND MANHOLES		
	Equipment Total		40,233.00
	Appropriate Tax Rate	0.00	0.00
	Installation Labor & Materials Total		8,300.00
	Grand Total		48,533.00

Acceptance of Proposal:

The above prices, specifications, terms and conditions, as stated on the attached Terms & Conditions Page, are satisfactory, and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined by Section P of the attached Terms and Conditions page. I have read the attached Terms and Conditions page.

Signature: _____ **Date:** _____

MECO Authorization: _____ **Date:** 8-23-23

GUARDIAN FUELING TECHNOLOGIES

PEI

To:	**Effingham County Board of Commissioners** **601 N Laurel St** **Springfield , Ga . 31329** **912-754-8000 Ext 1734 / Cell # 912-429-0056** fryan@effinghamcounty.org
ATTN:	**Fred Ryan**

Jacksonville, FL | **Savannah, GA**
Tampa, FL | **Atlanta, GA**
Ft. Myers, FL | **Columbia, SC**
Ft. Lauderdale, FL | **Greensboro, NC**
Pensacola, FL | **Raleigh, NC**
Orlando, FL | **Charlotte, NC**
Tallahassee, FL | **Knoxville, TN**
Birmingham, AL | **Nashville, TN**
Lafayette, LA | **Richmond, VA**

CORPORATE OFFICE: 800-733-2945

guardianfueltech.com / getguardianconnect.com

Guardian Fueling Technologies provides layouts, installation, and service on all Liquid Handling Projects.
We are pleased to offer the following for your consideration

Site Address	**Effingham Cty Maintance** **311 Hwy 119** **Springfield, GA. 31329**	**Quote #**	**SC10515652**	**PROJ**	**Sales Person** *Shawn Crain* *904-237-5165*
		Job Name	**Tank Pad Replacement 40'x40'**	**Date:**	8/17/2023

UNLESS NOTED BELOW, THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE ABOVE
Due to severe volatility in building material pricing due to raw material shortages, surcharges, and supply chain interruptions, adjustments to pricing and/or product substitution can occur at the time of job commencement.

General description of work to be performed:

Guardian Fueling Technologies (GFT) will provide the following labor, materials and equipment in order to perform the work asdescribed below.

Concrete, spill bucket and manhole replacement

Mobilization

- GFT will coordinate with the customer to mobilize men, material and equipment to the site.
- Safe work areas will be set up and secured with visual and/or vehicular barricades.
- GFT will coordinate with the customer to mobilize men, material and equipment to the site.
- An (approx. 40' L x 40' W) area encompassing the spill buckets and grade level manholes over the Regular Unleaded a (RUL) and Diesel (DSL) tanks will be laid out for saw-cutting and demolition. The concrete is assumed to be no more than 8" thick. The concrete will be properly disposed of.
- GFT will excavate in order to expose the RUL and DSL fill buckets and the fill risers. The excavated material will be stored on site for reuse as fill (if suitable).
- The existing RUL and DSL spill buckets risers and associated spill overfill valves, caps, adaptors and nipples will be removed from and disposed of. Any liquids or debris will be removed from the fill bucket and properly disposed of.
- The existing RUL and DSL grade level manhole covers will be removed and properly disposed of.
- New 4" risers will be installed in place of the existing. New double-wall fill buckets will be installed onto the new risers.
- The bare steel risers will be coated with a rust inhibiting mastic.
- The excavated material will be used for backfill.
- GFT will install two (2) 3/4" galvanized steel conduits. These conduits will stub up at the corner of the maintenance building run from the to the top left corner of the pad going to the fueling islands to existing electrical. Each run will be capped with a seal off for future use. The stub up will have a 12" manhole set over top.
- A new 42" grade level manhole will be set over the RUL and DSL manways.
- Cut faces of concrete will be drilled at 12" on centers for the installation of concrete dowls.
- **The area will be formed as necessary and 5,000 psi fiber reinforced concrete & #5 Rebar will be poured and finished. All concrete will be poured with a slope for water runoff.**
- The new buckets will receive a hydro/vacuum test.
- New nipples, cap adaptor, overfill valves and caps will be installed in the fill buckets. Overfill drop tubes will be set to 95% shut-off.
- The lids will be painted to API color standards.
- Upon completion the site will be cleaned of any debris generated by GFT and demobilized of equipment and personnel.
- Test records will be provided to the customer.

Guardian Fueling Technologies (GFT) exclusions and conditions.

- GFT will make efforts to minimize the disruption to the operations of the facility during all work activities. Portions of the facility involved in active work activities will be shut down for safety reasons during that time. If portions of the fuel system require modification to allow for the continued partial operation of the facility, a change order for the modifications will be provided to the customer.
- Disposal of any contaminated materials will be billed to the customer based on type of contaminated material and distance to the disposal facility.
- GFT requires a readily available hose connection for water, to be provided by the customer.
- GFT is not responsible for down time related to weather, site conditions or any other unforeseen circumstances.
- Replacements of the spill bucket risers (if necessary) will be provided at an additional cost to the customer.
- It is assumed that all existing materials, components and equipment slated for reuse is in a functioning and usable condition. Any deficiencies will be brought to the attention of the customer and may be considered a change order.

	TANK SUMP EQUIPMENT			$ 3,020.27	
2	OPW	12" Cast Iron Manhole	104A-1200	110.31	220.61
2	OPW	20" Composite Manhole	OPW6110-4200	1,399.83	2,799.65
	SPILL CONTAINMENT, OVERFILL PROTECTION, AND VAPOR RECOVERY			$ 4,819.39	
2	OPW	10' Tank Overfill Prevention Valve - EVR	71SO-410C	1,261.49	2,522.99
2	OPW	4" Standard Bronze Top Seal Coax Fill Adaptor	633TC-8090	94.71	189.41
2	Emco	Emco, DW, 5 gal, NO DRAIN	EMCA1004EVR-317S	1,017.33	2,034.67
2	Emco	4" Top Fill Cap	A0097-005	36.16	72.32
	Estimated FREIGHT			$ 247.57	247.57
1	Other Freight (excludes Tanks, Dispensers, POS, and FPIV Kits)			247.57	247.57

OUR INSTALLATION PRICE IS CONTINGENT ON THE FOLLOWING:

Due to severe volatility in building material pricing due to raw material shortages, surcharges, and supply chain interruptions, adjustments to pricing and/or product substitution can occur at the time of job commencement.

THE TOTAL PRICE IS AS FOLLOWS:

NOTE: TOTAL PRICE INCLUDES ESTIMATED SALES / USE TAX

EQUIPMENT -	$ 8,087.22
INSTALLATION -	$ 63,629.22
TOTAL PRICE	$ 71,716.45

Initial for Acceptance

***NEW* Fuel Cleaning Prior to New Dispenser Installation**

Water, particulate, and bacteria growth are common in today's fuel which cause equipment to malfunction. Take advantage of special FuelGuard pricing to remove these contaminates at the time of installation and improve the performance of your investment!

1 Tank	$1,250.00	
2 Tanks	$1,800.00	
3 Tanks	$2,250.00	

* does not include per gallon waste disposal

Ask us about Patriot Capital Financing

For more information on financing with Patriot Capital please contact your Guardian Sales Representative or give Patriot a call at 404-255-1770!

http://www.patriotcapitalcorp.com

* Estimated Monthly Payment (Actual finance rates and payment amount determined on credit approval)	$1,434.33

SERVICE / PROJECT PAYMENT TERMS: **Customer Initials Required:** _____

Guardian has the right to refuse delivery and/or installation for past due account balance.
Projects are invoiced upon substantial completion of outlined scope of work and payments are ***due thirty (30) days from invoice date.***
Project payments received later than ***thirty (30) days*** *from invoice date may result in an additional interest charge on your account.*
The deposit and credit approval are required prior to equipment ordering and scheduling. Late payments may result in a site lien.
A 25% restocking fee will apply to cancelled orders. Any deposit balance will apply toward the 25% restocking fee.
Purchaser shall pay for expense of Seller in enforcement of remedies including reasonable attorney's fees and other legal expenses.
All overdue payments, placed with collection agencies or attorneys, shall bear interest at 1 (1/2)% per month from invoice date until paid in full.
NOTE:
All dispenser & POS equipment is invoiced at date of shipment from manufacturer and terms are net seven (7) days.

The minimum deposit required for this order is: $ 17,929.11

The Customer's Account must be current prior to training and start up of new equipment!

We appreciate the opportunity of offering this proposal and trust we may be favored with your most valued business.

GUARDIAN FUELING TECHNOLOGIES

ACCEPTANCE:

This proposal, when accepted by the purchaser, and executed by final approval of Sellers Official Officer, will constitute a bonafide contract between us, subject to all terms and conditions within.
It is expressly agreed that there are no promises, agreements or understandings, oral or written, not specified in this proposal. The person signing below certifies the legal authority to bind the company into this contract.

GFT Salesmar: Shawn Crain

Signature: _____

Phone numbe: 904-237-5165

GUARDIAN FUELING TECHNOLOGIES ACCEPTANCE

Effingham County Board of Commissioners
Company Name

Signature of Officer

Signature (I AGREE TO PAY TERMS ABOVE) Date

Title

Title

Date

Fred Ryan

From: Fred Ryan
Sent: Monday, September 18, 2023 10:47 AM
To: Timothy Callanan
Cc: Alison M. Bruton; Mark Barnes
Subject: RE: Fuel island

Lowest quote was $ 35,571.00 I will be entering into ADG .

I would like to hold off on this and plan for next year's budget, however, I don't think that would be wise. Water continuing to get in the tank will lead to algae in the Diesel Fuel and affect the investments of the newly purchased equipment.

From: Fred Ryan
Sent: Friday, August 11, 2023 11:31 AM
To: Timothy Callanan <TCallanan@EffinghamCounty.org>
Cc: Alison M. Bruton <ABruton@EffinghamCounty.org>
Subject: FW: Fuel island

FYI

I'm working on collecting prices for foundation replacement at the Fuel island . We need to raise the spill buckets / fuel tank inlets and the probes. Current foundation has failed . This will only be the portion over the tanks and not the canopy area. When doing this I will be making provisions for the fuel island upgrades(installing conduits , pull points ,ect) .

My current estimate for this is $25,000.00 hopefully less

From: Fred Ryan
Sent: Wednesday, June 21, 2023 4:20 PM
To: Angela Stanley <astanley@EffinghamCounty.org>
Cc: Kristen Achtziger <kachtziger@eommgmt.com>; Timothy Callanan <TCallanan@EffinghamCounty.org>; Alison M. Bruton <ABruton@EffinghamCounty.org>; Amber Ball <ABall@EffinghamCounty.org>
Subject: Fuel island

Good Afternoon,

Has there been any more discussion for the fuel island?

We are starting to see some issues with water getting in the tanks from rain. The way the foundation is I don't think grading will be the answer.

I had a talk with Angela Olsen and she stated that pond had experiences with doing these types of projects. Just FYI

Staff Report

Subject: Approval of Change Order 1 for the Administration Building Addition/Renovation project with Greenline Architecture
Author: Alison Bruton, Purchasing Agent
Department: Administration
Meeting Date: October 3, 2023
Item Description: Change Order 1 for the Administration Building Addition/Renovation project with Greenline Architecture

Summary Recommendation: Staff recommends Approval of Change Order 1 for the Administration Building Addition/Renovation project with Greenline Architecture

Executive Summary/Background:

- Over the course of the design process, additional needs have been presented that need to be added to the scope of the project. These items include additional square footage being added for the expansion, additional renovation design needs, landscape design, and additional design for the parking lot expansion.
- The breakdown for this change order is as follows:
    - As-built site survey: $7,296.00 (already provided)
    - Construction documents phase: $62,520.00 (Civil: $8,920; MEP: $21,600; Structural: $6,000; Architectural: $26,000)
    - Construction administration phase: $11,560.00
    - TOTAL ADD: $81,376.00
- This change order has been reviewed by staff and Albeck Group, LLC and they recommend approval.

Alternatives for Commission to Consider

1. Approval of Change Order 1 for the Administration Building Addition/Renovation project with Greenline Architecture in the amount of $81,376.00. This brings the total contract total to $205,376.00
2. Take no action.

Recommended Alternative: 1
Other Alternatives: 2
Department Review: County Manager, Albeck Group
Funding Source: SPLOST
Attachments: Change Order Request from Greenline

GREENLINE ARCHITECTURE

ADDITIONAL SERVICES

28E 35TH STREET SAVANNAH, GA 31401
p: 912.447.5665 | f: 912.447.5664 | www.greenlinearch.com

Date: **August 1, 2023 (rev 8/29/2023)**

Project Name: **Effingham Admin Building Addition/Renovations**

Submitted To: **Tim Callanan, Effingham County Manager**

Project No.: **23.009**

Description of Additional Work Requested:

Tim, the original scope of Greenline's design work was a 3,150 SF addition to the ground level and 1,900 SF unfinished, future expansion space on second level of the existing "bank" building. With Effingham Admin. staff input, and to cover your current and future growth needs, the project has expanded to include an addition of 3,900 SF on the ground level and 4,300 SF of finished office space on the second level. Additionally, the site work has grown to add an additional parking lot to the south of the site, landscape design, EPD review preparation, storm water detention modeling and a multi-phase erosion plan due to the sitework growing to over one acre. Due to the substantial additional work required, we and our consultants respectfully request additional compensation for architectural, civil, structural and MEP scope. I also want to let you know that although we do not have a professional cost estimate, our opinion of the probable cost of this work has increased from a range of $1.2 - $1.5 M to a range between $2.5 - $2.9 Million. The sitework alone is estimated at $300,000, not including exterior site lighting, signage or landscaping/irrigation.

Fee for Additional Work to be added/amended to Greenline Proposal dated Feb 9, 2023:
As-Built Site Survey by EMC: **$7,296.00** (already provided)
Construction Documents Phase: Add **$62,520.00** (includes Civil $8,920; MEP $21,600, Structural $6,000 & Architectural $26,000)
Construction Administration Phase: Add **$11,560.00**

Revised Total Fee: $205,376.00 (Total Add of **$81,376.00** to previously approved $124,000.00)

Submitted By: Monica Mastrianni, AIA
Greenline Architecture, Inc.

Signature: Monica Mastrianni
Printed Name & Date: Monica D. Mastrianni 8/29/2023

Approved: Tim Callanan, County Manager
for Effingham County Commission, Owner

Signature: _____
Printed Name & Date: _____

Staff Report

Subject: **City of Guyton Annexation - Map# 271 Parcel# 39**
Author: Stephanie Johnson, County Clerk
Department: Administration
Meeting Date: October 3, 2023
Item Description: Consideration to approve a Petition for Annexation as submitted by the City of Guyton for a property located on Gracen Road Map# 217 Parcel# 39

Summary Recommendation:
According to an aerial photography provided by Effingham County GIS data, this parcel is contiguous with other properties within the city limits of Guyton.

Executive Summary:
As required under state law O.C.G.A §36-36-6 upon accepting an application for annexation or a petition for annexation, the governing authority of the annexing municipality shall provide written notice to the governing authority of the county where the proposed annexation is located.

A public hearing of the City of Guyton's Planning & Zoning Board will take place October 3, 2023 at 7:00 pm and a meeting of the Mayor and City Council will take place October 10, 2023 at 7:00 pm to consider this petition. Said property is currently zoned AR-1, proposed zoning upon annexation will be R-1.

Background:
Annexation documentation was received via certified mail from the City of Guyton. This parcel identified as Map# 271 Parcel# 39 consisting of approximately121 acres *(owned by Janice E. Sullivan)* is located on Gracen Road. This property lies within the Guyton's water and sewer service area.

Alternatives for Commission to Consider:
1. Acknowledge the Petition Requesting Annexation as presented by the City of Guyton
2. Do not approve the Petition Requesting Annexation.

Recommended Alternative: Staff leaves the decision to the Board's discretion.

Other Alternatives: N/A **Department Review:** Administration

Funding Source: No funding is required related to this request.

Attachments:
1. Petition for Annexation
2. Aerial Map *(related parcels and depicting city boundary)*

CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Mayor
Russell Deen
City Manager
Meketa H. Brown
City Clerk
Fabian M. Mann, Jr.

RECEIVED
SEP 11 REC'D
By SDJ

September 6, 2023

Effingham County
Board of Commissioners
601 N. Laurel Street
Springfield, GA 31329

Dear Members of the Effingham County Board of Commissioners,

Pursuant to O.C.G.A. §§ 36-36-6 and 36-36-111, this letter and the materials attached hereto serve as the required notice to Effingham County as the City of Guyton's intention to annex via the 100% annexation method (O.C.G.A. §§ 36-36-20, 36-36-21) certain property contiguous to the City's corporate boundaries. I have enclosed in this letter the Petition for Requesting Annexation and accompanying documents received by the City of Guyton on September 5, 2023.

The parcel proposed to be annexed is Parcel ID 02710039. The property is currently zoned AR-1 and is part of unincorporated Effingham County. The property is approximately 121 acres and located on Gracen Road. The property is shown on a map in the attached Petition Requesting Annexation.

The Applicant has requested that the property be rezoned to R-1. The Applicant has proposed the development of single-family residential housing. The Applicant requests public utilities from the City of Guyton.

Under O.C.G.A § 36-36-113(c), the Effingham County Board of Commissioners has forty-five days to object to the proposed annexation described in this letter and the enclosed Petition Requesting Annexation.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Fabian Martin Mann, Jr.
City Clerk, City of Guyton

AUTHORIZATION FOR ANNEXATION

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application. AS is shown in the records of Effingham County, Georgia. I authorize the person named below to act as the applicant in the pursuit of annexation of this property.

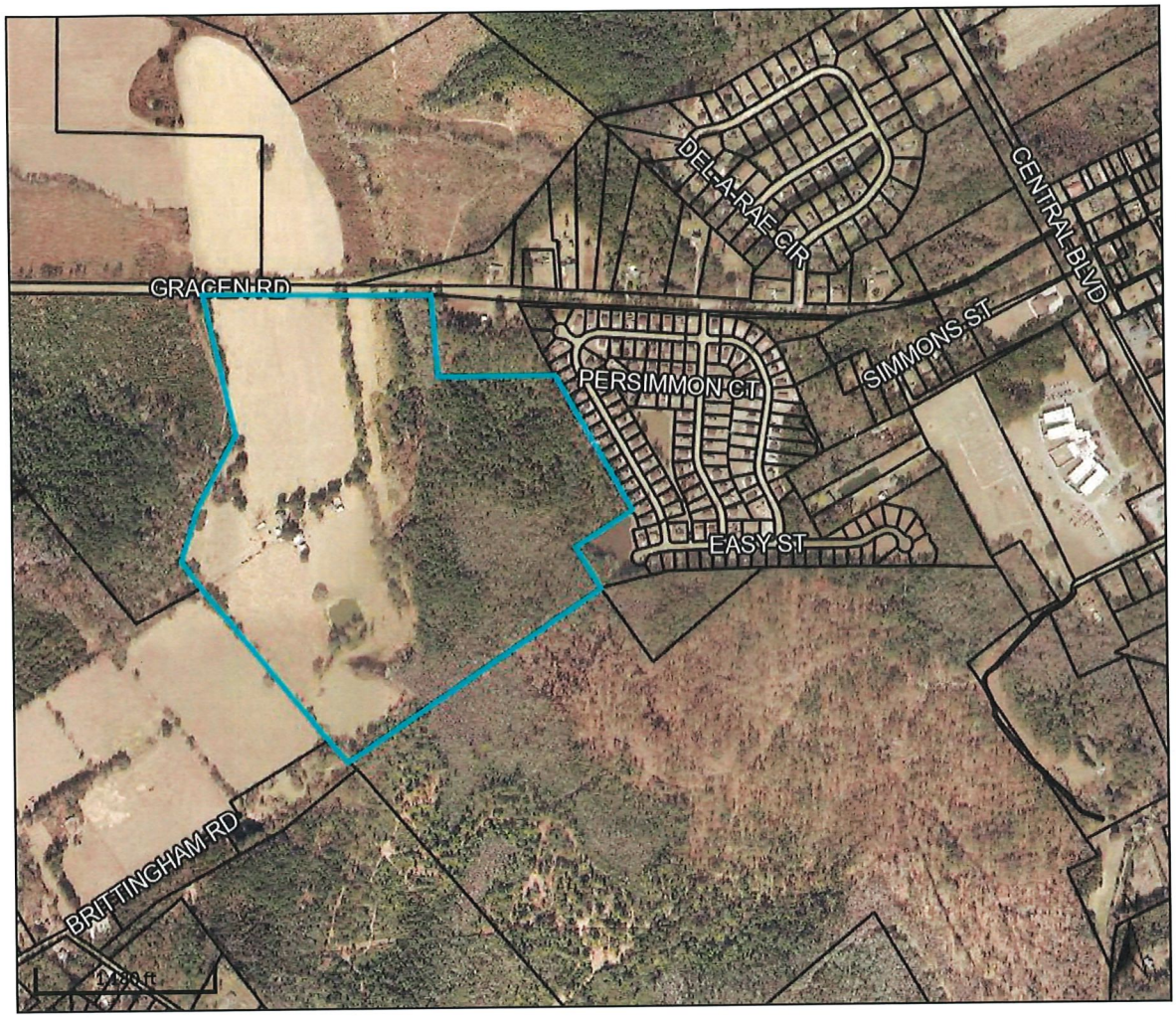
Applicant's Name: Mr. Wes Simmons – Horizon Home Builders
Owner's Name:
James E. Sullivan
Property Address: 895 Graceen Road
County: Effingham
State: Georgia

Applicant Phone: (912) 354-0838
Owner Phone: 912-312-9140

Signature of Applicant:

Signature of Owner:
James E. Sullivan
8/4/23

qPublic.net™ Effingham County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	02710039
Class Code	Consv Use
Taxing District	01-County County
Acres	121.0

(Note: Not to be used on legal documents)

Owner	SULLIVAN JANICE E 895 GRACE RD GUYTON, GA 31312
Physical Address	895 GRACEN RD
Assessed Value	Value $957435

Last 2 Sales

Date	Price	Reason	Qual
1/29/2021	0	D	U
12/17/2008	0	UI	U

Date created: 9/5/2023
Last Data Uploaded: 9/5/2023 12:27:34 AM

Developed by Schneider GEOSPATIAL

CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Mayor
Russell Deen
City Manager
Meketa H. Brown
City Clerk
Fabian M. Mann, Jr.

Notice of Public Hearing for Property Annexation

On October 3, 2023, at 7:00 pm, the City of Guyton Planning and Zoning Board will hold a public hearing followed by a Planning and Zoning meeting.

On October 10, 2023, at 7:00 pm, the Mayor and City Council of the City of Guyton will hold a public hearing followed by a City Council meeting.

Both public hearings will be held to receive public comments on the following item:

- Request for Annexation – Parcel ID 02710039 requesting annexation into the City of Guyton. The property will be rezoned from AR-1 to R-1.

Both public hearings and meetings will be held in the Guyton Gymnasium at 505 Magnolia Street, Guyton, GA 31312.

After Recording, Return To:
RATCHFORD & RATCHFORD LLP
P.O. Box 1039, Springfield, GA
STATE OF GEORGIA

COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this _____ day of December, 2009, by and between MYRTLE H. SULLIVAN as GRANTOR of Effingham County, Georgia and GEORGE H. SULLIVAN AND JANICE E. SULLIVAN as GRANTEE of Chatham County, Georgia.

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection she has for GEORGE H. SULLIVAN and JANICE E. SULLIVAN, the said GRANTEE, and the sum of One Dollar ($1.00) together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does grant, bargain and convey, and by these presents does hereby give, grant, and convey unto the said GRANTEE, their heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing one hundred (100) acres, more or less, bounded on the North by lands, now or formerly, of E.H. Robertson; on the Southeast by lands, now or formerly, of the Estate of Ed Gracen and others; on the Southwest by the Spier field, now or formerly, owned by E.H. Robertson; and on the Northwest by the tract of land, now or formerly, willed to C.Y. Gracen by his father T.J. Gracen, the dividing line to run thirty-three (33) feet northwest from the residence of the late C.Y. Gracen and parallel with the Northwest end of the dwelling house. Also, all that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing Ninety (90) acres, more or less, bounded on the Northwest by lands, now or formerly, of E.H. Robertson from which is separated by a Public Road; on the Northeast by lands, now or formerly, of E.H. Robertson, and the part of the John Butler land lying on the East side of the Run of Dark Bay; on the South, now or formerly, by Homestead Tract of the late T.J. Gracen, now or formerly, owned by Andrew B. Smith; and on the West by lands, now or formerly, of Nease and of others. Said two (2) parcels of land adjoining, being contiguous and in One (1) body, and as a whole containing one hundred eighty-two and one-half (182½) acres, by actual survey and having metes and bounds as shown by a survey, made by Paul Weitman, County Surveyor, on the 6th day of November, 1951, plat of which is recorded in Book G, page 115, of the Surveyor's records of Effingham County, Georgia.

appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE, their heirs and assigns in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

_____ (SEAL)
MYRTLE H. SULLIVAN

Signed, sealed and delivered
in the presence of:

_____
WITNESS

_____
NOTARY PUBLIC

AUTHORIZATION FOR ANNEXATION

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application. AS is shown in the records of Effingham County, Georgia. I authorize the person named below to act as the applicant in the pursuit of annexation of this property.

Applicant's Name: Mr. Wes Simmons – Horizon Home Builders
Owner's Name:
James E. Sullivan
Property Address: 895 Gracen Road
County: Effingham
State: Georgia

Applicant Phone: (912) 354-0838
Owner Phone: 912-312-4140

Signature of Applicant:

Signature of Owner:
James E. Sullivan
8/1/23

PETITION REQUESTING ANNEXATION
CITY OF GUYTON, GEORGIA
TO THE HONORABLE CITY COUNCIL OF GUYTON, GEORGIA

1. The undersigned, as the owner(s) of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Guyton, Georgia, and the City boundaries include the same.
2. The territory to be annexed abuts the existing boundary of Guyton, Georgia and the description of such territory area is as follows:

   Address/ Description of Property: The property is located at 855 Gracen Road. The parcel identification number is 07100039. The parcel is currently part of unincorporated Effingham County with the zoning designation of AR-1. The property is approximately 121 acres. The property is currently used for agricultural purposes and consists of pasture and timber lands. There are existing residential/farm structures on site that will be removed as part of the proposed use.
3. It is requested that this territory to be annexed shall be zoned: R-1 (approximately 121 acres) for the following reasons.

   The site is currently zoned AR-1. The parcel is currently part of unincorporated Effingham County. In order to be developed for single family residential housing, it is our request to be annexed into the City of Guyton. This development will require public utilities from the City of Guyton. Furthermore, the site is directly adjacent to property currently within the city limits of Guyton making it the ideal site for annexation. We believe this project will bring much needed quality housing for current and future residents of the City of Guyton.
4. Therefore, the Petitioners pray that the City Council of the City of Guyton pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Laws ,1946 do by proper ordinance annex said property to the city limits to City of Guyton.

Respectfully,

Owner/Purchaser

Owner/Purchaser

RATCHFORD & RAFTER, LLP

ATTORNEYS AT LAW

WARREN E. RATCHFORD P.C.
RICHARD R. RAFTER P.C.
GREGORY S. REEVES

1575 HIGHWAY 21 SOUTH
P.O. BOX 1039
SPRINGFIELD, GEORGIA 31329

TELEPHONE: (912) 754-7800
FAX (912) 754-7841 (Real Estate)
FAX (912) 754-4614 (Litigation)

WWW.RATCHFORDLAW.COM

April 25, 2007

George H. Sullivan
Janice E. Sullivan

RE: 100 acres more or less, Effingham County, Georgia; Deed of Gift recorded 8:00 am on February 28, 2007, Deed Book 1591, page 439, Effingham County, Georgia records

Dear George H. Sullivan and Janice E. Sullivan:

It is our pleasure to provide you with the original Deed of Gift to your property. Since this is the original of this important document, please keep it in a safe place. If you do misplace this document and you need a copy for any reason, you may obtain a certified copy for a nominal charge by going to the Clerk of Superior Court for the county in which the property is located.

We wish you continued success and good fortune as you enjoy your newly acquired property.

Best Regards,
Ratchford & Rafter, LLP.

Jennifer M. Bourbois
Legal Assistant

JMB
Enclosure

01591 0439
2007 FEB 28 AM 8:00
CLERK ECCSC

After Recording, Return To:
RATCHFORD & RAFTER, LLP
P.O. Box 1039, Springfield, GA

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

DEED OF GIFT

THIS INDENTURE, made the 26th day of February, 2007, by and between MYRTLE H. SULLIVAN as GRANTOR of Effingham County, Georgia; and GEORGE H. SULLIVAN AND JANICE E. SULLIVAN as GRANTEE of Chatham County, Georgia:

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection she has for GEORGE H. SULLIVAN and JANICE E. SULLIVAN, the said GRANTEE, and the sum of One Dollar ($1.00) together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey, and by these presents does hereby give, grant, and convey unto the said GRANTEE, their heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing one hundred (100) acres, more or less, bounded on the North by lands, now or formerly, of E.H. Robertson; on the Southeast by lands, now or formerly, of the Estate of Ed Gracen and others; on the Southwest by the Spier field, now or formerly, owned by E.H. Robertson; and on the Northwest by the tract of land, now or formerly, willed to C.Y. Gracen by his father T.J. Gracen, the dividing line to run thirty-three (33) feet northwest from the residence of the late C.Y. Gracen and parallel with the Northwest end of the dwelling house. Also, all that certain lot, tract or parcel of land situate lying and being in the 10th G.M. District, Effingham County, Georgia, containing Ninety (90) acres, more or less, bounded on the Northwest by lands, now or formerly, of E.H. Robertson from which is separated by a Public Road; on the Northeast by lands, now or formerly, of E.H. Robertson, and the part of the John Butler land lying on the East side of the Run of Dark Bay; on the South, now or formerly, by Homestead Tract of the late T.J. Gracen, now or formerly, owned by Andrew B. Smith; and on the West by lands, now or formerly, of Nease and of others. Said two (2) parcels of land adjoining, being contiguous and in One (1) body, and as a whole containing one hundred eighty-two and one-half (182½) acres, by actual survey and having metes and bounds as shown by a survey, made by Paul Weitman, County Surveyor, on the 5th day of November, 1951, plat of which is recorded in Book C, page 115, of the Surveyor's records of Effingham County, Georgia.

TO HAVE AND TO HOLD the said described property, with all and [illegible] and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE, their heirs and assigns, in FEE SIMPLE FOREVER.

01591 0440

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Myrtle H. Sullivan (SEAL)
MYRTLE H. SULLIVAN

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

WARREN E. RATCHFORD NOTARY PUBLIC EFFINGHAM COUNTY, GA MY COMM. EXP. APRIL 10, [illegible]

After Recording, Return To:
RATCHFORD & RAFTER, LLP
P.O. Box 1039, Springfield, GA

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

QUITCLAIM DEED

THIS INDENTURE, made the _____ day of December, 2008, by and between MYRTLE H. SULLIVAN as GRANTOR of Effingham County, Georgia; and GEORGE H. SULLIVAN AND JANICE E. SULLIVAN as GRANTEE of Chatham County, Georgia;

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection she has for GEORGE H. SULLIVAN and JANICE E. SULLIVAN, the said GRANTEE, and the sum of One Dollar ($1.00) together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey, and by these presents does hereby give, grant, and convey unto the said GRANTEE, their heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing one hundred (100) acres, more or less, bounded on the North by lands, now or formerly, of E.H. Robertson; on the Southeast by lands, now or formerly, of the Estate of Ed Gracen and others; on the Southwest by the Spier field, now or formerly, owned by E.H. Robertson; and on the Northwest by the tract of land, now or formerly, willed to C.Y. Gracen by his father T.J. Gracen, the dividing line to run thirty-three (33) feet northwest from the residence of the late C.Y. Gracen and parallel with the Northwest end of the dwelling house. Also, all that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing Ninety (90) acres, more or less, bounded on the Northwest by lands, now or formerly, of E.H. Robertson from which is separated by a Public Road; on the Northeast by lands, now or formerly, of E.H. Robertson, and the part of the John Butler land lying on the East side of the Run of Dark Bay; on the South, now or formerly, by Homestead Tract of the late T.J. Gracen, now or formerly, owned by Andrew B. Smith; and on the West by lands, now or formerly, of Nease and of others. Said two (2) parcels of land adjoining, being contiguous and in One (1) body, and as a whole containing one hundred eighty-two and one-half (182½) acres, by actual survey and having metes and bounds as shown by a survey, made by Paul Weitman, County Surveyor, on the 5th day of November, 1951, plat of which is recorded in Book G, page 115, of the Surveyor's records of Effingham County, Georgia.

appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE, their heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Myrtle H. Sullivan (SEAL)
MYRTLE H. SULLIVAN

Signed, sealed and delivered
in the presence of:

WITNESS

Donna Regan
NOTARY PUBLIC

DONNA REGAN
NOTARY
Comm. Exp.
PUBLIC
EFFINGHAM COUNTY, GA.

Proposed Parcel Annexation 271-39

Vicinity Map

271-3
271-4
271-39A
271-39
271-40
271-25
271-29
294-14
294-16
GRACEN RD
OLD LOUISVILLE CT
OLD LOUISVILLE RD
BLACKBERRY CIR
PERSIMMON CT
SUMMER PLACE DR
SIMMONS ST
SIMMONS ST EXT
EASY ST
-A-RAE CIR

1 inch = 500 feet

0 500 1,000 2,000 3,000 4,000 Feet

Legend

Road Centerlines

- Interstate
- Arterial
- Collector
- Local
- Proposed Parcel Annexation
- County Parcels
- Municipal Boundary

150

Staff Report

Subject: **City of Springfield Annexation - Map# 389 Parcel# 7**
Author: Stephanie Johnson, County Clerk
Department: Administration
Meeting Date: October 3, 2023
Item Description: Consideration to approve a Petition for Annexation as submitted by the City of Springfield for a property located at the corners of Hwy 21 and McCall and Courthouse Road Map# 389 Parcel# 7

Summary Recommendation:
According to an aerial photography provided by Effingham County GIS data, this parcel is contiguous with other properties within the city limits of Springfield.

Executive Summary:
As required under state law O.C.G.A §36-36-6 upon accepting an application for annexation or a petition for annexation, the governing authority of the annexing municipality shall provide written notice to the governing authority of the county where the proposed annexation is located.

A public hearing of the City of Springfield's Planning & Zoning Board and the Mayor and City Council was held September 19, 2023 at 6:00 pm to consider this petition. Said property is currently zoned AR-1, proposed zoning upon annexation will be B-1.

Background:
Annexation documentation was received via certified mail from the City of Springfield. This parcel identified as Map# 389 Parcel# 7 consisting of approximately 14.57 acres *(owned by Kildare Land Company, LLC)* is located on Courthouse Road. This property lies within the Springfield's water and sewer service area.

Alternatives for Commission to Consider:
1. Acknowledge the Petition Requesting Annexation as presented by the City of Springfield
2. Do not approve the Petition Requesting Annexation.

Recommended Alternative: Staff leaves the decision to the Board's discretion.

Other Alternatives: N/A **Department Review:** Administration

Funding Source: No funding is required related to this request.

Attachments:
1. Petition for Annexation
2. Aerial Map *(related parcels and depicting city boundary)*

City of Springfield
The heart of Effingham

Tim Callanan
County Administrator, Effingham County
804 S. Laurel Street
Springfield, GA 31329

8/15/2023

Reference: Notice of Annexation Petition regarding parcel 389-7

Dear Mr. Callanan

In accordance with O.C.G.A. §§ 36-36-6 and 36-36-111, please be advised that the City of Springfield, Georgia, by the authority vested in the Mayor and Council of the City by Article 2 of Chapter 36, Title 36 of the Official Code of Georgia Annotated, will vote whether or not to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council on October 10th, 2023.

The properties being considered for annexation is the lower portion of parcel number 389-7, near the intersection of Ga Hwy 21 S. McCall Rd. consisting of approximately 14.57 acres in total. A survey and legal description of this property are enclosed, along with a copy of the annexation petition and a map showing the location of the area to be annexed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Springfield, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed within 5 business days of receipt of this letter. If the County has an objection under O.C.G.A.§ 36-36-113, in accordance with the statutory objection and resolution process, you must notify the City of Springfield within 45 calendar days of the receipt of this notice.

The following public hearings will be held regarding the rezoning of the property being considered for annexation from Effingham County Zoning Classification AR-1 to Springfield Zoning Classification B-1:

Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
September 19, 2023 at 6:00pm

Sincerely,

Erin Phillips
Community Development Director

Authentisign ID: 7D175070-0332-EE11-B8F0-6045BDED1B5F

City of Springfield
Community Development Department

130 S. Laurel Street
PO Box 1
Springfield, GA 31329
(912) 754-7617

Application for Annexation

Tax Map Number: 389-7 Date: August 11, 2023

Address of subject property: SW Quadrant of GA Hwy 21 and McCall Rd/Courthouse Rd

Owner of Property: Kildare Land Company, LLC

Owner's Address: 6529 Clyo Kildare Road - Newington, GA 30446

Telephone Number: Applicant - Kern & Co., LLC - Chad Zittrouer - 912-354-8400

Housing Units: N/A Other Buildings: See Attached Sketch Plan

Total Acreage 14.57 AC

Please Include the Following:

A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.

B. Property Description - A legal description and plat.

C. Copy of Property Deed

D. *Current Zoning Certification letter*

E. Fee - No fees required.

F. Petition Requesting Annexation – Owner(s) must complete Page 2.

G. Authorization by Property Owner – Owner(s) must complete Page 3.

Applicant Signature

Authentisign ID: 7D175070-0332-EE11-B8F0-6045BDED185F

Authorization by property owner

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Effingham County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

I hereby also authorize the applicant to file a conditional use application on the proprerty associated with the annexation application.

Name of Applicant: Kern & Co., LLC - Chad Zittrouer

Address: P O Box 15179

Savannah	GA	31416
City	State	Zip Code

Telephone Number: 912-354-8400

Authentisign
Joseph Burns 08/03/23
Signature of Owner

BK:2754 PG:545-547
D2021015774

FILED IN OFFICE
CLERK OF COURT
12/31/2021 12:20 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: $1,555.00

3883633903
PARTICIPANT ID

Return Recorded Document to:
The Ratchford Firm
1575 GA Hwy 21 S
Springfield, GA 31329

Our File #: **21-596**

PT-61 051-2021-004290

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 31st day of **December, 2021**, between **Cheryl Christain Geary**, of the County of **Effingham**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Kildare Land Company, LLC, a Georgia limited liability company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the abovedescribed property unto the said Grantee against the claims and demands of all persons holding by, through or under the above Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 31st day of December, 2021, in the presence of:

Unofficial Witness

Notary Public

My commission expires 8/25/25

(Notary Public Seal Affixed)

Christain Christain (Seal)
Cheryl Christain Geary

northwest by lands of Cheryl H. Christain, on the east-northeast by the McCall Road known as County Road #176; on the south by lands of Rewis L. Hinely and on the west by lands of Rewis L. Hinely.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated February 27, 1998 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "B", Slide 14B, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by Rewis L. Hinely to Linda S. Hinely as evidenced by quitclaim deed, dated May 8, 1998 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 478 page 247.

TCT.4 - .67 ACRES

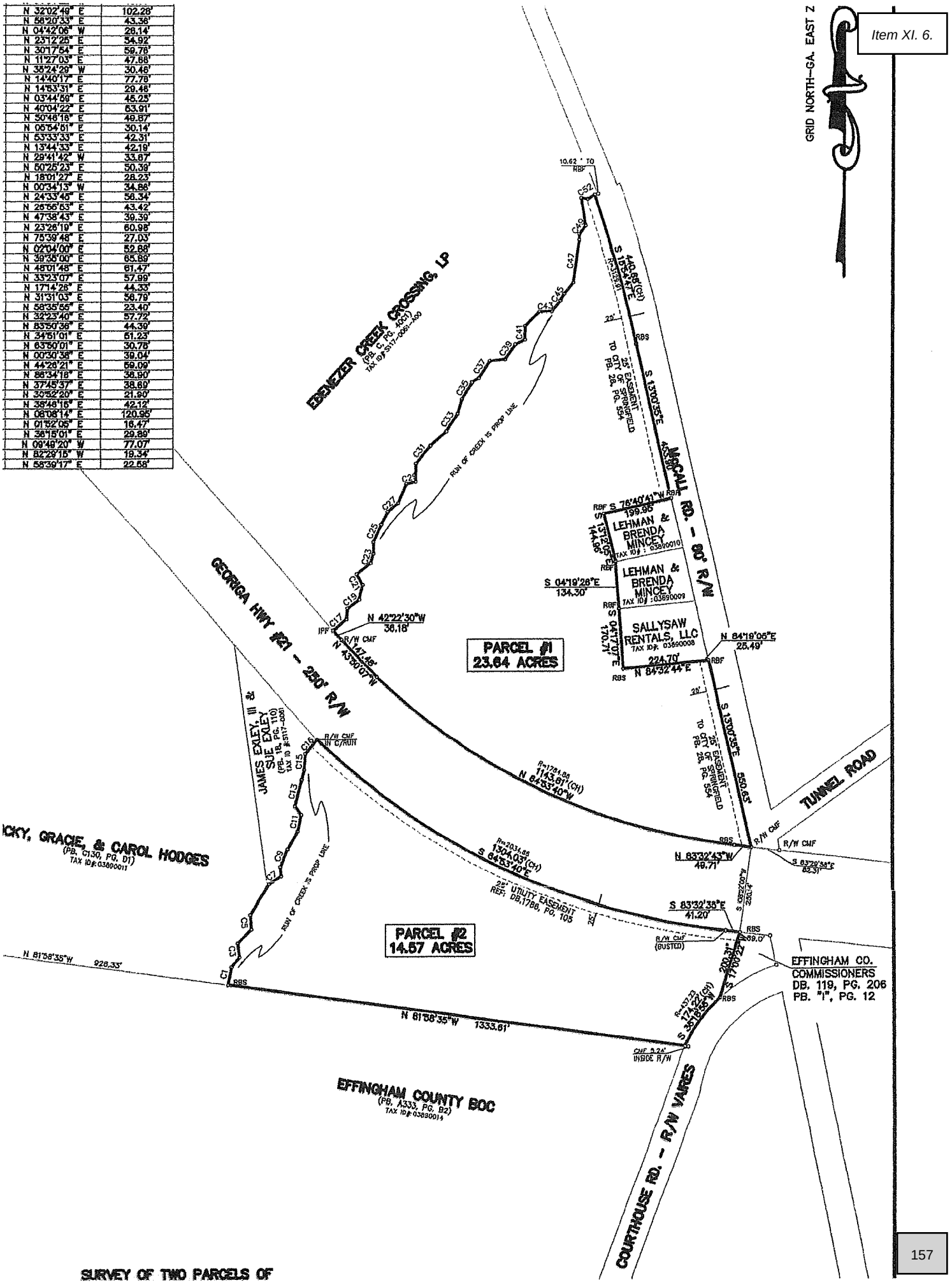
All that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing a total of sixty-seven hundredths (.67) acre, more or less, being more particularly described on a plat by Paul D. Wilder, R.L.S. No. 1559, dated March 8, 1989, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 22, Page 177, said plat being specifically incorporated herein as part of this description.

This being the same property conveyed by Rewis L. Hinely to Sidney R. Christain and Cheryl H Christain as evidenced by gift deed, dated June 15, 1989 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 269 page 363.

The above-described Thirty-nine and Forty-six Hundredths (39.46) acres, more or less, being the same property conveyed by Executor's Assent to Devise from the Estate of Rewis Lanier Hinely to Cheryl Christain Geary, dated February 20, 2019, and recorded in Deed Book 2511, Page 893, aforesaid records.

SUBJECT TO all restrictions, easements and rights-of-way of record.

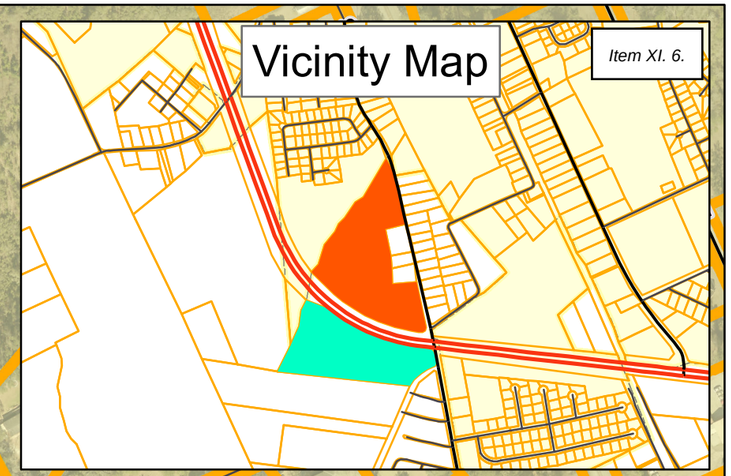
The same also identified by the Effingham County tax Assessor as Tax Parcel 03890-007-000.



SURVEY OF TWO PARCELS OF

Proposed Parcel Annexation
14.57 Acres of 389-7

Vicinity Map



W THIRD ST
389-11
ROSE DR
HOLLY DR
HOLLY CT
S104-22
389-4
389-3
389-2
389-1
389C-1
389C-2
389C-3
389C-4
389C-5
389C-6
389C-7
389C-8
389C-9
389C-10
389C-11
TUNNEL RD
S117-61A
389-10
389-9
389-8
389-7
23.64 Acres
(Remainder)
389-11
S117-61
S110-17
389-7
14.57 Acres
(Portion to be Annexed)
HWY 21 S
S110-18A
MCCALL RD
389-12
389-14

1 inch = 300 feet

0 300 600 1,200 1,800 2,400 Feet

Legend

Road Centerlines

- Interstate
- Arterial
- Collector
- Local
- Portion of Parcel Annexation
- Remainder of Parcel Annexation
- County Parcels
- Municipal Boundary

Staff Report

Subject: **Middle Coastal Unified Development Authority (MCUDA)**
Author: Stephanie Johnson, County Clerk
Department: Administration
Meeting Date: October 3, 2023
Item Description: Consideration to approve to continue the county's participation with the Middle Coastal Unified Development Authority

Summary Recommendation:
Effingham County has been a part of the above mentioned authority since its inception. We received a letter from the Board Chair, Michele Johnson requesting confirmation as to our desire to continue participation or offer an exit strategy. The subject matter arose due to lack of a quorum at the meetings. A reply has been requested by October 13, 2023. Staff position is to allow the board to have a discussion and make a decision accordingly.

Executive Summary:
The Middle Coastal Unified Development Authority (MCUDA) is pursuant to the provisions of Official Code of Georgia Annotated (O.C.G.A) § 36-62-1 et.seq. 36-62-5.1. The purpose of the MCUDA, in part, is to promote the economic development of the middle coastal region of Georgia (also designated as Region 8 by the Governor's Development Council) and exercise the powers granted to the authority as outlined by state law.

Background:
The Middle Coastal Unified Development Authority (MCUDA) d/b/a Greater Savannah Regional Alliance is organized as a regional development authority. The voting members consist of two (2) persons from each member county appointed by the Board of Commissioners and must be a resident of the county they present. Currently Doug Morgan and Commissioner Jamie Deloach are the appointed members serving on this committee *(terms set to expire December 31, 2027.)*

There are also eight (8) regional representatives appointed by the Governor's Development Council. These participants are ex officio members who share in all meetings but are non-voting members.

Regular meetings of the voting members (directors) are held on the third Wednesday of January, April, July and October each year. The annual meeting takes place at the July meeting.

Alternatives for Commission to Consider:
1. To approve to continue participation in the Middle Coastal Unified Development Authority d/b/a Greater Savannah Regional Alliance
2. To discontinue participation in the authority
3. To have further discussion with other stakeholders prior to making a decision.

Recommended Alternative: Staff leaves the decision to the Board's discretion.

Other Alternatives: N/A **Department Review:** Administration

Funding Source: No funding is required related to this request.

Attachments:
1. Letter/Board Roster
2. Bylaws

Middle Coastal Unified Development Authority (MCUDA)
DBA Greater Savannah Regional Alliance (GSRA)
2805 East First Street
Vidalia, Georgia 30474

September 5, 2023

Effingham County Board Of Commissioners
804 South Laurel Street
Springfield, Georgia 31329

Dear Commissioners,

The Greater Savannah Regional Alliance (GSRA) planning session was held on July 19, 2023. Georgia Power resource partners provided a brief overview of/facilitated discussion of the Authority's history, mission, and bylaws, including benefits, membership, and compliance. As we have struggled to reach a quorum for multiple recent meetings, there was extensive discussion as to how we might regroup post-pandemic and move forward as a committed, compliant group. The decision was made to submit a formal letter to each participating County's Board of Commissioners to confirm either a continued commitment to participate with quality appointments or a desire for an appropriate exit strategy, contingent upon determination there is a legal mechanism to do so. Members will review responses and consider next steps during the October meeting.

To that end, please reply to this letter by October 13, 2023, to confirm which option is desirable to your Board…

Option 1. Continued Participation

> If so, please find attached the Board Roster, including attendance record for past three (3) meetings. Please review and consider appointees for the County. Please note these are 4-year terms and development authority training is a legal requirement. If your positions require a new appointment/reappointment, please submit appointment/reappointment letters to me by October 13, 2023. Please remind your appointees that training documentation is required for compliance and annual registration.

Option 2. Exit Strategy

> If so, please consider sharing why this is your chosen option as follows…
> - Participating in alternate opportunities
> - Lack of interest
> - No benefit
> - Other (Please explain.)

Please reach out to me at 912.537.4466 or michelej@greatervidaliachamber.com if you have questions, comments, or concerns. Otherwise, I look forward to hearing from you soon.

Thank you for your time and consideration,

Michele Johnson

Michele Johnson
Chair

Attachment

Greater Savannah Regional Alliance (GSRA)
Board Roster 2023

Director Name	County Represented	Contact Information	Term Dates	Training Type	Training Date	Notes	Attendance Record (last 3 reg mtgs) 1/18/23	4/19/23	7/19/23
Anna Chafin	Bryan	anna.chafin@bryan-county.org	July 1, 2021 - June 30, 2025	Carl Vinson (CVIOG)	5/11/2017		A	A	A
Ralph Forbes	Bryan	forbes.r@thomas-hutton.com	July 1, 2018 - June 20, 2022			Need appointment/reappointment letter & training information.	A	A	A
Paul Roesel	Bulloch	paulr@hasack.com	July 1, 2019 - June 30, 2023	Fanning Institute	2011	Need appointment/reappointment letter.	P	A	A
Benjy Thompson	Bulloch	benjy.thompson@advantagebulloch.com	July 1, 2017 - June 30, 2021	Seyfarth Shaw w/Dan McRae	3/7/2018	Need appointment/reappointment letter.	P	A	A
Dustin Durden	Candler	ddurden@pinelandtelco.com	July 1, 2022 - June 30, 2026	Seyfarth Shaw w/Dan McRae	8/9/2019		P	A	P
Luke Lanier	Candler	llanier@durdenbc.com	July 1, 2020 - June 30, 2024	Seyfarth Shaw w/Dan McRae	8/9/2019		N/A	N/A	P
Jesse Dillon	Chatham	jdillon@seda.org	July 1, 2016 - June 30, 2020	Seyfarth Shaw w/Dan McRae	8/9/2019	Need appointment/reappointment letter.	A	A	A
Trip Tollison	Chatham	ttollison@seda.org	July 1, 2018 - June 30, 2022	Carl Vinson (CVIOG)	March 2013	Need appointment/reappointment letter.	A	A	A
Jamie Deloach	Effingham	jamiedeloachdistrict3@gmail.com	July 1, 2022 - June 30, 2026	Carl Vinson (CVIOG)	3/16/2015		P	P	A
Doug Morgan	Effingham	doug_morgan@emc-eng.com	July 1, 2020 - June 30, 2024	Carl Vinson (CVIOG)	3/16/2015		P	A	P
Adam Kennedy	Evans	akennedy@claxtonevanseda.com	July 1, 2022 - June 30, 2026	Seyfarth Shaw w/Dan McRae	8/9/2019		P	P	P
Caughey Hearn	Evans	chearn@chearnagent.com	July 1, 2020 - June 30, 2024			Need training information.	A	P	P
Carmen Cole	Liberty	carmen.cole@lcda.com	July 1, 2022 - June 30, 2026	Fanning Institute	3/16/2015		A	P	P
Ron Tolley	Liberty	ron.tolley@lcda.com	July 1, 2020 - June 30, 2024	Seyfarth Shaw w/Dan McRae	3/9/2017		A	P	P
Robert V. Parker	Long	robertp1z@yahoo.com	July 1, 2018 - June 30, 2022	Exempt - County Commissioner	Exempt	Need appointment/reappointment letter.	A	A	P
Jimmy Shanken	Long	jimmy.shanken@coldwellbanker.com	July 1, 2020 - June 30, 2024	Carl Vinson (CVIOG)		Need training date.	P	P	P
Joe Filippone	Montgomery	jfmcda@windstream.net	July 1, 2018 - June 30, 2022	Seyfarth Shaw w/Dan McRae	2015	Need appointment/reappointment letter.	A	P	P
Arren Moses	Montgomery	arrenmoses@yahoo.com	July 1, 2016 - June 30, 2020			Need appointment/reappointment letter & training information.	P	P	P
Dorie Bacon	Screven	dbacon@georgia.org	July 1, 2018 - June 30, 2022	Seyfarth Shaw w/Dan McRae	3/10/2015	Need appointment/reappointment letter.	P	A	P
Dorothy Glisson	Screven	dorothyhglisson@yahoo.com	July 1, 2016 - June 30, 2020			Need reappointment letter & training information.	P	A	P
Wayne Dasher	Tattnall	wiregras@windstream.net	July 1, 2018 - June 30, 2022	Carl Vinson (CVIOG)	2014	Need appointment/reappointment letter.	P	P	P
Bill Kicklighter	Tattnall	Mattlock218@gmail.com	July 1, 2022 - June 30, 2026	Exempt - County Commissioner	Exempt		N/A	N/A	P
Michele Johnson	Toombs	michelej@toombschamber.com	July 1, 2022 - June 30, 2026	Seyfarth Shaw w/Dan McRae	12/6/2017		P	P	P
Pollyann Martin	Toombs	pmartin@thetemplescompany.com	July 1, 2020 - June 30, 2024	Seyfarth Shaw w/Dan McRae	2015		P	P	A
Eric Smith	Wheeler	esmith@southernco.com	July 1, 2022 - June 30, 2026	Carl Vinson (CVIOG)	5/5/2022		N/A	N/A	P
Pam Lee	Wheeler	mayor@cityofalamo.us	July 1, 2020 - June 30, 2024	Exempt - Mayor	Exempt	May resign due to time constraints. If so, need new appointment letter with contact information & training information.	A	A	A

A = Absent
P = Present
N/A = New Appointee

BYLAWS
OF THE
MIDDLE COASTAL UNIFIED DEVELOPMENT AUTHORITY

ARTICLE I

NAME OF AUTHORITY

The name of the authority shall be the **"MIDDLE COASTAL UNIFIED DEVELOPMENT AUTHORITY"** (hereinafter sometimes referred to as "MCUDA").

ARTICLE II

AUTHORIZATION AND PURPOSE

The MCUDA is organized as a regional development authority pursuant to the provisions of O.C.G.A. Section 36-62-1 et.seq. and O.C.G.A. Section 36-62-5.1. The purpose of the MCUDA is:

(a) to promote the economic development of the middle coastal region of Georgia (also designated as Region 8 by the Governor's Development Council);

(b) to encourage cooperation among economic development organizations within the member counties;

(c) to exercise all of the powers granted to a development authority pursuant to the provisions of O.C.G.A. Section 36-62-1 et.seq.;

(d) to perform the duties and responsibilities of a regional development council for Region 8; and

(e) to function as the liaison organization between Region 8 and the Governor's Development Council and the Council of Economic Development Organizations.

ARTICLE III

MEMBERS

3.1 Voting Members. The property, affairs and business of the MIDDLE COASTAL UNIFIED DEVELOPMENT AUTHORITY shall be managed by its voting members, consisting of two (2) persons from each member county (hereinafter sometimes referred to as "Directors"). The two (2) members from each county shall be appointed by the Board of Commissioners of such county and must be residents of the county they represent.

3.2 Ex Officio Members. The eight (8) regional representatives appointed by the Governor's Development Council and the person primarily responsible for directing economic development activities within each member county shall serve as ex officio members of the MCUDA. Ex Officio members shall participate in all meetings of the MCUDA but shall be non-voting members.

3.3 Supporting Members. Supporting membership in the MCUDA will be offered to qualifying individuals, corporations, businesses, agencies and other organizations interested in the economic development of the region based on a dues structure to be established from time to time by the MCUDA. Supporting members shall participate in the annual meeting of the MCUDA but shall be non-voting members.

ARTICLE IV

DIRECTORS

4.1 Directors. The affairs of the MCUDA shall be controlled and administered by the Directors appointed pursuant to Section 3.1 above.

4.2 Term. One-half (1/2) of the Directors shall serve for an initial term of two (2) years, and one-half (1/2) shall serve an for initial term of four (4) years. Thereafter, all Directors shall be appointed for a term of four (4) years.

4.3 Vacancies. Upon any vacancy occurring on the Board of Directors, a new Director shall be immediately appointed, as provided by law, to fill such vacancy, and said appointee shall serve for the unexpired portion of the term vacated. The term "vacancy" shall include in its definition and shall occur by reason of any of the following: death, resignation, removal, disqualification, failure to attend three (3) consecutive meetings, or otherwise as provided by law or the bylaws of the MCUDA. A Director shall be considered incapacitated if for any reason he shall be unable to carry on the duties of his office and the remaining Directors shall have declared such Director incapable of service by two-thirds (2/3) vote of the Directors voting.

4.4 Powers. The Directors shall have such power and authority as is conferred upon them by the Development Authorities Law, as the same now exists or may hereafter be amended, and such other power and authority as may be contained

under the Constitution and the Laws of the State of Georgia as the same may now or hereafter exist.

4.5 Regular Meetings. Regular meetings of the Directors shall be held on the third (3rd) Wednesday of January, April, July and October of each year. Notice of the time and place of such meeting may from time to time be fixed by resolution of the MCUDA or by the Chairman.

4.6 Annual Meetings. The regular meeting scheduled for the third (3rd) Wednesday in July of each year shall be the annual meeting of the MCUDA.

4.7 Special Meetings. Special meetings of the MCUDA may be called by the Chairman or Vice Chairman and must be called by either of them on the written request of any five (5) Directors.

4.8 Notice of Meetings. Notice of all regular meetings of the Directors, except as otherwise provided, shall be given by mail at least five (5) days before the meeting to the usual business or residence address of the Directors. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least forty-eight (48) hours prior to the time of the meeting. Written notice may be sent by mail, fax transmittal, or delivered personally. If delivered personally or by fax transmittal, such notice shall be delivered forty-eight (48) hours prior to the time of the meeting. If written notice is sent by mail, such notice shall be mailed five (5) days prior to the time of the meeting. No notice shall be required to be given any Director

who at any time before or after the meeting waives notice of the meeting in writing.

4.9 Chairman. At all meetings of the Directors, the Chairman or Vice Chairman, or in their absence a chairman chosen by the Directors present, shall preside.

4.10 Quorum. At all meetings of the Directors, a majority of the Directors shall be sufficient to constitute a quorum for the transaction of business and the act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the Directors, except as may be otherwise specifically provided by statute or by these Bylaws.

4.11 Compensation. The Directors shall serve without compensation.

4.12 Parliamentary Procedures. In case of dispute concerning parliamentary procedures governing the conduct of meetings of the MCUDA, Roberts Rules of Order shall govern.

ARTICLE V

OFFICERS

5.1 Number. The Officers of the MCUDA shall be the Chairman, Vice Chairman, Secretary, Treasurer, and such other officers with such powers and duties not inconsistent with these Bylaws as may be appointed and determined by the Directors. Any two offices, except those of President and Secretary may be held by the same person.

5.2 Election, Term of Office, and Qualifications. The Officers shall serve a term of two (2) years and shall be elected

at the annual meeting in odd-numbered years by the Directors from among their number.

5.3 Vacancies. In case any office of the MCUDA becomes vacant by death, resignation, retirement, disqualification, or any other cause, the majority of the Directors then in office may elect an Officer to fill such vacancy, and the Officer so elected shall serve for the remaining portion of such unexpired term.

5.4 Chairman. The Chairman is the Chief Executive Officer and shall be responsible for carrying out the purposes of the MCUDA. Duties of the Chairman shall include, but not be limited to, presiding at all meetings of the Directors and the membership. The Chairman shall perform all duties as usually pertaining to the office of the Chairman, as well as such duties as may be assigned by the Directors. The Chairman shall be an ex-officio member of all committees.

5.5 Vice Chairman. The Vice Chairman shall perform such duties as may be assigned by the Chairman or by the Directors. During any period in which the Chairman is unable to act, the Vice Chairman shall perform the duties of the Chairman.

5.6 Secretary. The Secretary shall be responsible for keeping the minutes and records of the MCUDA and, with the assistance of such staff as is available, shall prepare the agenda of regular and special meetings under the direction of the Chairman, provide notice of all meetings, attend to correspondence of the MCUDA and perform such other duties as are normally carried out by a Secretary.

5.7 Treasurer. The Treasurer shall have general supervision of the finances of the MCUDA and shall keep or cause to be kept full and accurate records and accounts showing the transactions of the MCUDA which records shall be audited annually by an Auditing Committee of three (3) Directors appointed by the Chairman. A copy of the annual audit shall be furnished to each Director and others as directed by the Chairman.

ARTICLE VI

EXECUTIVE COMMITTEE

6.1 Members. The officers of the MCUDA shall serve on an Executive Committee.

6.2 Meetings. The Executive Committee shall meet from time to time on call of the Chairman or of any two or more members of the Executive Committee. Meetings of the Executive Committee may be held at such place or places as the Executive Committee shall determine or as may be specified or fixed in the respective notices or waivers of such meetings. The Executive Committee may fix its own rules or procedure, including provision for notice of its meetings. It shall keep a record of its proceedings and shall report these proceedings to the Directors at the meeting thereof held next after they have been taken.

6.3 Voting. The Executive Committee shall act by majority vote of its members.

ARTICLE VII

ADVISORY COMMITTEE

The Directors may appoint from their members, or from among such persons as the Directors may see fit, one or more advisory committe

such committees. The members of any such committee shall serve during the pleasure of the Directors. Such advisory committees shall advise with and aid the Officers of the MCUDA in all matters designated by the Directors. Each such committee may, subject to the approval of the Directors, prescribe rules and regulations for the call and conduct of meetings of the committee and other matters relating to its procedure.

ARTICLE VIII

FISCAL YEAR

The fiscal year of the MCUDA shall begin on the first day of July of each year and end on the last day of June of each year.

ARTICLE IX

CORPORATE SEAL

The Seal of the MCUDA shall consist of an impression bearing the name "MIDDLE COASTAL UNIFIED DEVELOPMENT AUTHORITY" around the perimeter and the word "SEAL" and the year of activation in the center thereof. In lieu thereof, the MCUDA may use an impression or writing bearing the word "SEAL" enclosed in parentheses or scroll, which shall also be deemed the seal of the MCUDA.

ARTICLE X

DEPOSITORIES

10.1 Depositories. The MCUDA shall from time to time provide by resolution or resolutions for the establishment of depositories for funds of the MCUDA.

10.2 Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the MCUDA shall be signed by any two officers of the MCUDA.

ARTICLE XI

AGENTS AND REPRESENTATIVES

The Directors may appoint agents and representatives of the MCUDA to perform such acts or duties on behalf of the MCUDA as the Directors may see fit, consistent with these Bylaws and to the extent authorized by law.

ARTICLE XII

AMENDMENTS

The bylaws of the MCUDA shall be subject to alteration, amendment or repeal, and new bylaws not inconsistent with any laws of the State of Georgia creating the MCUDA may be made by affirmative vote of a majority of the Directors then holding office at any regular or special meeting of the Directors. Proposed amendments shall be submitted in writing to all Directors at least ten (10) days prior to the meeting at which such amendment will be considered. If such written proposed amendment is submitted by mail, it shall be deemed to be delivered when deposited in the United States Mail properly addressed and with sufficient postage thereon.

Adopted this _____ day of _____, 1993.

_____
Chairman

ATTEST: _____
Secretary

Staff Report

Subject: Approval of an agreement with Roebling Road Raceway
Author: Wanda McDuffie
Department: 19/EMS
Meeting Date: October 3, 2024
Item Description: Approve an agreement with RRR for ambulance coverage.

Summary Recommendation: Staff recommends approval of an agreement to provide an ambulance and personnel to RRR for test and event days.

Executive Summary/Background:

- Roebling Road Raceway is a non-spectator track located at 1135 Roebling Road.
- RRR requires emergency personnel and equipment to be present when the track is being used for test and event days.
- Annually on average, there are 180-200 days scheduled for testing and events.
- Hours of operation are from 8a-5p. Sunday through Saturday. Quiet hour is observed from 11a to Noon on Sundays.
- RRR will be charged a fee per day, to cover the cost of emergency personnel and equipment.
- This agreement will be reviewed annually and fees adjusted to cover the cost of services.
- Off duty personnel will cover the days when requested.

Alternatives for Commission to Consider

1. **Approve the agreement with RRR.**
2. **Take no action**

Recommended Alternative: 1

Other Alternatives:

Department Review: County Manager, Human Resources, Finance and County Attorney

Funding Source: General Fund

Attachments: EMS Service Agreement

THIS DRAFT AGREEMENT IS FOR DISCUSSION PURPOSES ONLY AND IT HAS NOT BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY AND IT IS SUBJECT TO REVISION BY THE BOARD OF COMMISSIONERS

EMS SERVICES AGREEMENT

This EMS Services Agreement (hereinafter referred to as "Agreement") is made this 14th day of September, 2023 ("Effective Date"), between Buccaneer Region, Sports Car Club of America, Inc., (hereinafter referred to as "Roebling Raceway"), and the Board of Commissioners of Effingham County (hereinafter referred to as the "County") (collectively, the "Parties").

WHEREAS, Roebling Raceway operates a raceway located at 1135 Roebling Road, Bloomingdale, Georgia 31302 that is accessible by the public (hereinafter referred to as "Racetrack"); and

WHEREAS, the County is empowered to provide emergency medical services with advanced life support through appropriately licensed and qualified advanced emergency medical technicians and paramedics (hereinafter referred to as "EMT" or "EMTs"); and

WHEREAS, Roebling Raceway desires to contract with the County to provide emergency medical services at the Racetrack; and

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth in this Agreement, the Parties agree as follows:

1. SERVICES:

1.1 The County shall assign one (1) paramedic and one (1) emergency medical technician to the Racetrack to perform emergency medical duties (hereinafter referred to as "Services"). The Services shall only encompass duties and functions customarily rendered by the County and EMTs assigned to Roebling Raceway shall at all times be subject to the control and direction of the County.

1.2 Each EMT shall dress in the standard uniform issued by the County.

1.3 Roebling Raceway shall not exercise control over EMT's duties in providing emergency medical services. However, Roebling Raceway shall be responsible for directing the EMT's and ambulance across the racetrack. EMTs shall be subject to, and shall abide by, all county and departmental rules and regulations as well as complying with all local, state and federal laws.

1.4 EMTs may, in their sole discretion, interrupt their provision of Services in order to discharge their public duties as EMTs and attend to emergencies and other exigent circumstances outside the scope of this Agreement.

1.5 The County's primary obligation is to serve the citizens of Effingham County. Therefore, the County reserves the right to reassign the EMT's and ambulance at the Racetrack to assist in a Force Majeure Event as described in Section 14 below.

2. RIGHT TO REQUEST EMS:

Nothing in this Agreement shall be construed to interfere with the rights of Roebling Raceway or its employees as citizens to request that the County, in its capacity as a public emergency medical service, or that an EMT, in their capacity as licensed emergency medical technicians, respond to requests for emergency medical assistance. The County and EMTs shall retain sole and exclusive discretion to respond to requests for emergency medical assistance in such manner and to such extent, as the law and their training may require.

3. TERM AND TERMINATION:

This Agreement shall become effective on the Effective Date and shall remain in force until June 30, 2024. The payment term in Section 4 below shall be in effect from January 1, 2024 through December 31, 2024. The Parties may agree to renew this Agreement annually subject to increases in payment and any other terms that may need to be revised. Either Party may terminate this Agreement at any time without cause by providing sixty (60) days prior written notice to the other party. The County Manager or EMS Director has sole authority to terminate this Agreement on behalf of the County. In the event of a material breach by a party, the non-breaching party shall have the right to terminate this Agreement immediately.

4. PAYMENT:

Roebling Raceway shall reimburse the County for the full amount of any and all costs associated with paying the EMT for the work performed pursuant to the EMT's regular rate of pay, over time where necessary, all health and retirement benefits, leave time and other fringe or employment benefits that the County would be obligated by law or local ordinances, regulations, or policies to pay. In exchange for Services rendered, Roebling Raceway shall pay fees ("Fees") in the amounts and according to the terms set forth below:

Ambulance: $175.00 per day per ambulance; one day minimum.

Paramedic: $35.00 per hour per EMT; eight hours minimum with one paramedic required per ambulance.

Example: One ambulance and the EMTs required to staff that ambulance for a day would cost $735.00.

Roebling Raceway shall not be responsible for withholding taxes, Social Security taxes, payroll expenses, workers' compensation insurance, benefits, professional liability insurance, and state and federal unemployment insurance, or any other payroll related payment or deduction.

The County shall provide Roebling Raceway with a statement of said compensation to be reimbursed on a monthly basis. Roebling Raceway shall pay fees to the County within 10 calendar days from the date of the statement. Invoices shall be mailed to the following address: PO Box 369, Bloomingdale, GA 31302

5. COUNTY'S STATUS AS INDEPENDENT CONTRACTOR.

The County at all times shall be considered an independent contractor for all purposes under this Agreement, including the performance of Services. Nothing in this Agreement shall be deemed or construed to create a joint venture, partnership or employer/employee relationship between the Parties. Neither Roebling Raceway nor the County shall hold itself out as the representative or agent of the other Party. Neither Roebling Raceway nor the County has the right and neither shall seek to exercise any control over the other Party, its employees, its EMTs or its agents. The County, its employees, and EMTs assigned to the Racetrack shall not be deemed employees or joint employees of Roebling Raceway for any purpose. The County retains the sole right and authority to recruit, hire, promote, discipline, demote, discharge, determine rates of pay for, establish the terms and conditions of employment of, and/or to direct and control the manner in which its employees and EMTs discharge their professional and work duties. The County is responsible for instructing and training its EMts consistent with this Agreement. The County retains the sole right and authority to decide and direct which EMTs it shall assign, and at what times, to provide Services under this Agreement. The County shall be solely responsible for all employee wages, timesheets, payroll deductions, federal and state taxes, unemployment compensation contributions, social security taxes, and benefits of its employees and EMTs. Neither the County nor its employees, agents or EMTs are entitled to receive any benefits, including but not limited to salary, vacation pay, sick leave, retirement benefits, social security, workers' compensation, health, disability, unemployment and stock options that Roebling Raceway may provide to its employees. It is understood that Roebling Raceway will not provide and shall not be responsible for worker's compensation coverage for the County or any EMT. Responsibility for providing such coverage remains solely with the County. When rendering Services at the Racetrack, EMTs act solely as the agents of the County.

6. QUALIFICATIONS:

The County warrants and represents that each EMT meets all requirements for service as an EMT in the State of Georgia and Effingham County.

7. INDEMNIFICATION:

Roebling Raceway agrees to protect, defend, indemnify, and hold harmless the County, its commissioners, officers, agents, and employees from and against any and all liability, damages, claims, suits, liens, and judgments, of whatever nature, including claims for contribution and/or indemnification, for injuries to or death of any person or persons, or damage to the property or other rights of any person or persons caused by or resulting from the negligence, recklessness, or intentionally wrongful conduct of Roebling Raceway or other persons or entities employed or utilized by Roebling Raceway in the performance of the contract. Roebling Raceway further agrees to investigate, handle, respond to, provide defense for, and to protect, defend, indemnify,

and hold harmless the County, at its sole expense, and agrees to bear all other costs and expenses related thereto, even if such claims, suits, etc., are groundless, false, or fraudulent, including any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee of Roebling Raceway or its subcontractors or anyone directly or indirectly employed by any of them. Roebling Raceway's obligation to indemnify the County shall not be limited in any way by the agreed-upon contract price, or to the scope and amount of coverage provided by any insurance maintained by Roebling Raceway.

8. INSURANCE:

For the term of this Agreement, Roebling Raceway shall, at its own expense, maintain and carry insurance in full force and effect that includes, but is not limited to, commercial general liability with a minimum of two (2) million dollars for each occurrence and a minimum of five (5) million dollars in the aggregate with financially sound and reputable insurers. The general liability insurance shall include at least the following: personal injury, cross liability, contractual liability, and thirty (30) days prior written notice of material change to, cancellation, or non-renewal of the policy. Upon the County's request, Roebling Raceway shall provide the County with a certificate of insurance and policy endorsements for all insurance coverage required by this Section 8 and shall not do anything to invalidate such insurance. Nothing in this Section 8 is intended to limit or affect the indemnification provisions of Section 7 above.

9. NOTICES:

Any notice required or provided for herein shall be in writing and shall be deemed to have been given when delivered personally or upon placement in the U.S. Mail as registered or certified mail, postage prepaid, to address of the other party shown below:

To Roebling Raceway: Donnie Johnson, CEO, 104 Wheelstone Way, Guyton, Georgia 31312.

To the County: County Manager, 804 South Laurel Street, Springfield, Georgia 31329.

10. ASSIGNMENT OF RIGHTS:

This Agreement, or any of the parties' respective rights or obligations hereunder, may not be assigned or transferred, directly or indirectly, by operation of law or otherwise, by either party without the prior written consent of the other party.

11. SURVIVAL:

No termination or expiration of this Agreement shall affect the rights and obligations of the parties accruing prior to the effective date of termination or expiration.

12. NO THIRD-PARIY BENEFICIARIES:

Nothing in this Agreement is intended to or shall be deemed to confer any rights upon any person who is not a party hereto, including any EMT.

13. NO FIDUCIARY RELATIONSHIP:

Nothing in this Agreement creates any relationship of trust or other fiduciary relationship between the parties hereto, or any EMT.

14. FORCE MAJEURE:

No Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make previously owed payments to the other Party hereunder) when and to the extent such failure or delay is caused by or results from acts beyond the impacted Party's ("Impacted Party") reasonable control, including, without limitation, the following force majeure events ("Force Majeure Event(s)") that frustrates the purpose of this Agreement: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national, regional, or local emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances; (i) epidemic, pandemic or similar influenza or bacterial infection (which is defined by the United States Center for Disease Control as virulent human influenza or infection that may cause global outbreak, or pandemic, or serious illness); (j) emergency state; (k) shortage of adequate medical supplies and equipment; (l) shortage of power or transportation facilities; and (m) other similar events beyond the reasonable control of the Impacted Party.

15. COUNTERPARTS:

This Agreement may be executed in one or more counterparts, all of which shall be deemed one and the same agreement and shall become effective when each of the parties has signed one or more counterparts.

16. ENTIRE AGREEMENT; MODIFICATION:

This Agreement with Exhibits constitutes the entire agreement of the parties and supersedes all prior agreements, negotiations, dealings, and understandings, whether written or oral, between the parties regarding the subject matter hereof. No waivers, amendments, or modifications of this Agreement or any part thereof shall be valid unless in writing signed by both parties.

17. SECTION HEADINGS:

Section headings as to the contents of particular sections are for convenience only and are in no way to be construed as part of this Agreement or as a limitation of the scope of the particular sections to which they refer.

18. SEVERABILITY:

In the event any provision hereof is held to be invalid and unenforceable, such invalidity or unenforceability shall not affect the validity of enforceability of any other provision hereof.

19. WAIVER:

No consent or waiver, expressed or implied, by a party to any breach or default by any other party in the performance by such other party of the obligations thereof under this Agreement shall be deemed or construed to be a consent or waiver of any other breach or default in the performance by such other party of any other obligations of such party of this Agreement. Failure on the part of any party to complain of any act or failure to act of any other party or to declare such party in default, irrespective of how long such failure continues, shall not constitute a waiver of such party of the rights thereof under this Agreement.

20. APPLICABLE LAW:

This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Georgia.

21. CONTRACT DRAFTING:

No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provision.

22. AUTHORITY TO EXECUTE AND ENTER AGREEMENT

By his, her, or their signature(s) below, the person or persons signing on behalf of Roebling Raceway warrant that (1) they are authorized to sign on behalf of Corporation; and (2) that the corporate entity is currently in existence and is validly registered with appropriate government offices.

IN WITNESS WHEREOF, the undersigned parties have executed, or caused this Agreement to be executed by their duly authorized representatives, under the seal as of the day and year above written.

BUCCANEER REGION, SPORTS CAR CLUB OF AMERICA, INC.

BY: Donnie Johnson RE L.S.
Donnie Johnson

ITS: CEO

ATTESTED BY:

BY: Nona Heinzen L.S.
Nona Heinzen

ITS: Secretary

IN WITNESS WHEREOF, the undersigned parties have executed, or caused this Agreement to be executed by their duly authorized representatives, under the seal as of the day and year above written.

BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA

By: _____
Wesley Corbitt
Its: Chairman

Attest: _____
Stephanie Johnson
Its: County Clerk

Staff Report

Subject: Speed Zone Ordinance – Stillwell Road
Author: Tim Callanan, County Manager
Department: County Manager
Meeting Date: October 3, 2023
Item Description: Consideration to approve the First Reading of an ordinance to Reduce the speed limit on a section of Stillwell Road.

Summary Recommendation:
Staff is recommending to reduce the speed limit on a section of Stillwell Road from Mingledorff Way at Copperfield Subdivision to the CSX Railroad tracks at Long Bridge Road and Stillwell Clyo Road from speed limits of 40 to 55 MPH to 35 MPH.

Executive Summary/Background:
Staff believes that due to the curves, dips and width of the road in this area along with this area being designated as a bike route, that the current speed limits of 40 to 55 MPH is excessive and poses as a threat to property and public safety. Decreasing the speed limit will remove the road from the county radar enforcement list until such time that a traffic study performed by GDOT recommends a speed limit of 35 MPH.

Alternatives for Commission to Consider:
1. Approve the ordinance to set the speed limit on Stillwell Road between Mingledorff Way at Copperfield Subdivision to the CSX Railroad tracks at Long Bridge Road and Stillwell Clyo Road to 35 MPH.
2. Do not approve the ordinance.
3. Provide Staff with direction.

Recommended Alternative:
Staff recommends Alternative 1 – Approve the ordinance to set the speed limit on Stillwell Road between Mingledorff Way at Copperfield Subdivision to the CSX Railroad tracks at Long Bridge Road and Stillwell Clyo Road to 35 MPH.

Other Alternatives: None

Department Review: *(list departments)*
Sheriff's Office, County Attorney, County Manager

Funding Source:
Minor as a result of sign replacements from Public Works budget.

Attachments:
Ordinance

STATE OF GEORGIA
COUNTY OF EFFINGHAM

SPEED ZONE ORDINANCE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

Pursuant to Official Code of Georgia Annotated §40-6-183 concerning Local Authorities' power to alter speed limits, the following ordinance regulating speed limits within the County of Effingham, Georgia is adopted.

Be it ordained that the following speed zone is established:

Stillwell Road

- **35 mph from Mingledorff Way at Copperfield Subdivision to the CSX Railroad tracks at Long Bridge Road and Stillwell Clyo Road**

Signs to be erected by Effingham County

Be it ordained that any person convicted of a violation of the Ordinance shall be punished as provided by law.

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

This Ordinance shall become effective when appropriate signs are erected.

This _____ day of _____, 2023

_____
Wesley M. Corbitt, Chairman
Effingham County Board of Commissioners

ATTEST:

_____
Stephanie D. Johnson, County Clerk

First Reading Approved _____

Second Reading Approved _____

Staff Report

Subject: Memorandum of Agreement By and Between Georgia Department Of Transportation and Effingham County For Right of Way
Author: Tim Callanan, County Manager
Department: County Manager
Meeting Date: October 3, 2023
Item Description: Consideration to Approve the Memorandum of Agreement By and Between Georgia Department of Transportation and Effingham County for Right of Way

Summary Recommendation:
Staff recommends approval of the Memorandum of Agreement By and Between Georgia Department of Transportation and Effingham County For Right of Way.

Executive Summary/Background:
Georgia Department of Transportation (GDOT) recognizes the need to assist in the replacement of many deficient locally owned bridges throughout the state. The Local Bridge Replacement Program (LOCBR) was created to assist in the replacement of locally owned, deficient and weight-restricted bridges that do not meet the eligibility requirements of Low Impact Bridge (LIBP) or State Funded Local Bridge Program (SFLB). Long Bridge Road over Ebenezer Creek, 4 miles East of Springfield has been identified as a potential replacement project in the LOCBR program. GDOT will fund preliminary engineering, utility coordination and reimbursement (if applicable), construction and a portion of the right-of-way phase. If Effingham County selects to participate, we will need to provide financial support and agree to pay $75,000.00 towards the cost of right-of-way phase within thirty (30) days from the date listed on the GDOT invoice and billing request.

Alternatives for Commission to Consider:
1. Approve the Memorandum of Agreement between GDOT and Effingham County.
2. Do not approve the proposed agreement.
3. Provide Staff with direction.

Recommended Alternative:
Staff recommends alternative number 1 – Approve the Memorandum of Agreement between GDOT and Effingham County.

Other Alternatives:
None.
Department Review: *(list departments)*
County Attorney, County Manager

Funding Source:
SPLOST 2017

Attachments:
- Memorandum of Agreement By and Between Georgia Department of Transportation and Effingham County For Right of Way
- Appendix A – Certification of Local Government Drug Free Workplace
- Appendix B – Certification of Compliances with State Audit Requirement
- Appendix C – Georgia Security and Immigration Compliance Act Affidavit

MEMORANDUM OF AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
EFFINGHAM COUNTY
FOR
RIGHT OF WAY

THIS MEMORANDUM OF AGREEMENT (the "Agreement") is made and entered into as of _____ (the "Effective Date"), by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter called the "DEPARTMENT" or "GDOT"), and **EFFINGHAM COUNTY,** acting by and through its Chairman and Board of Commissioners (hereinafter called the "LOCAL GOVERNMENT").

WHEREAS, PI NO. 0019186 LONG BRIDGE ROAD (CR 307) OVER EBENEZER CREEK 4 MI E OF SPRINGFIELD (hereinafter called "PROJECT") has been added to the Statewide Transportation Improvement Plan; and

WHEREAS, the DEPARTMENT policy requires, and the LOCAL GOVERNMENT has agreed, that the LOCAL GOVERNMENT shall fund a portion of the DEPARTMENT expenses associated with Right of Way ("ROW") Phase (hereinafter called the "ROW Phase") for the PROJECT; and

WHEREAS, the DEPARTMENT has determined guidance for estimating the amount contributed by each Local Government for ROW contributions for each PROJECT based on the level of complexity for the particular project; and

WHEREAS, the LOCAL GOVERNMENT has agreed to pay the amount for the ROW Phase to the DEPARTMENT as set forth herein; and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another "for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide." Ga. Constitution Article IX, §III, ¶I(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree each with the other as follows:

1. **RECITALS.** The recitals set forth above are true and correct and are incorporated into this Agreement.

2. **PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT**
   a. Based on the assessed level of complexity and subject to the provisions of this Section 2 of the Agreement, the LOCAL GOVERNMENT shall be responsible for providing payment in the amount of **seventy-five thousand dollars ($75,000.00)** to the DEPARTMENT within thirty (30) days from the date listed on the GDOT invoice and billing request.

   b. All payments by the LOCAL GOVERNMENT to the DEPARTMENT shall be sent to the following address:

      For payments made by check:

      Georgia Department of Transportation
      P.O. Box 932764
      Atlanta, GA 31193-2764

c. If there is an unused balance after completion of all the phases of the PROJECT for the PROJECT, pending audit by the DEPARTMENT, the remainder will be refunded to the LOCAL GOVERNMENT.

d. The DEPARTMENT will prepare Specific Activity Agreements for funding applicable to other PROJECT activities, such as right of way, utilities and construction phases, when appropriate.

e. Both the LOCAL GOVERNMENT and the DEPARTMENT hereby acknowledge that Time is of the Essence.

f. If, for any reason, the LOCAL GOVERNMENT does not make payment to the DEPARTMENT pursuant to Section 2(a) above, the DEPARTMENT reserves the right, where applicable, to delay or cancel the PROJECT.

3. COMPLIANCE WITH APPLICABLE LAWS.

a. The undersigned, on behalf of the LOCAL GOVERNMENT, certifies that the provisions of Sections 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated ("O.C.G.A.") relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.

b. The provisions of O.C.G.A. §50-24-1 through 50-24-6 of the Official Code of Georgia Annotated relating to the ""Drug Free Workplace Act"" have been complied with in full, as stated in **Appendix A** of this Agreement.

c. The LOCAL GOVERNMENT has read and understands the regulations for the State Audit Requirement and will comply in full with said provisions of O.C.G.A. § 36-81-7.

d. By execution of this Agreement, the undersigned, on behalf of the LOCAL GOVERNMENT, certify under penalty of law that the LOCAL GOVERNMENT is in compliance with the service delivery strategy law (O.C.G.A. § 36-70-1 et seq.) and is not debarred from receiving financial assistance from the State of Georgia.

e. The LOCAL GOVERNMENT hereby agrees that it shall comply with all applicable requirements of the American with Disabilities Act of 1990 (ADA), 42 U.S.C. 12101, et seq. and 49 U.S.C. 322; Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 791; and regulations and amendments thereto.

f. The LOCAL GOVERNMENT hereby agrees that it shall comply with O.C.G.A. § 25-9-1 et. seq, Georgia Underground Facility Protection Act, CALL BEFORE YOU DIG 1-800-282-7411.

g. Pursuant to O.C.G.A. § 13-10-91, the LOCAL GOVERNMENT is and shall be at all times, in compliance with the Federal Work Authorization Program. LOCAL GOVERNMENT agrees that it will comply with all E-Verify and Title VI requirements and execute any documents reasonably required related to such compliance.

h. The LOCAL GOVERNMENT hereby agrees that it shall not discriminate on the basis of age, race, color, sex, national origin, religion or disability and that it shall comply, at a minimum, with the following Georgia laws: the Georgia Age Discrimination Act (O.C.G.A. § 34-1-2 et seq.); the Georgia Equal Employment for Persons with Disabilities Code (O.C.G.A. 34-6A-1 et seq.); and the Sex Discrimination in Employment (O.C.G.A. 34-5-1 et seq.). The LOCAL GOVERNMENT further agrees that it will comply with any and all state

and federal laws not specifically stated herein addressing discrimination to the extent that such is applicable.

i. LOCAL GOVERNMENT acknowledges and agrees that failure to complete appropriate certifications or the submission of a false certification shall result in the termination of this Agreement.

4. MISCELLANEOUS

a. Any notices, requests, demands or other communications that may be required hereunder, shall be in writing and transmitted via hand delivery, overnight courier, or certified mail to the Parties at the respective addresses set forth below. Notices may also be sent by email provided that the recipient acknowledges receipt. Notices will be deemed to have been given when received, unless otherwise noted in the Agreement.

GEORGIA DEPARTMENT OF TRANSPORTATION Attn: Neoma Walker Title: Bridge Program Manager Address: 600 West Peachtree NW, Atlanta, GA 30308 Phone: 404-985-1545 Email: nwalker@dot.ga.gov	**EFFINGHAM COUNTY** **Attn:** **Title:** **Address:** **Phone:** **Email:**

b. The individual signing this Agreement on behalf of each party represents and warrants that (s)he has the actual authority to sign this Agreement on behalf of such party, and to bind such party to the terms and conditions of this Agreement.

c. This Agreement may be modified or amended only by means of a written document executed on behalf of all parties to this Agreement.

d. The section and paragraph headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

e. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

f. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.

g. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the parties hereto, any rights or benefits under or by reason of this Agreement.

h. It is mutually agreed between the parties hereto that this Agreement shall be deemed to have been executed in Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

i. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representatives as of the Effective Date.

GEORGIA DEPARTMENT OF TRANSPORTATION	EFFINGHAM COUNTY
By: _____	By: _____
Name: Russell McMurry	Name: _____
Title: Commissioner	Title: _____
Attest: _____	Attest: _____
Name: _____	Name: _____
Title: _____	Title: _____

This Agreement approved by Local Government,
the _____day of _____, 20__.

FEIN: _____

APPENDIX A
CERTIFICATION OF LOCAL GOVERNMENT
DRUG FREE WORKPLACE

I hereby certify that I am a principal and duly authorized representative of _____ whose address is_____ and it is also certified that:

1. The provisions of Section 50 24 1 through 50 24 6 of the Official Code of Georgia Annotated, relating to the ""Drug Free Workplace Act"" have been complied with in full; and

2. A drug free workplace will be provided for the LOCAL GOVERNMENT's employees during the performance of the contract; and

3. Each subcontractor hired by the LOCAL GOVERNMENT shall be required to ensure that the subcontractor's employees are provided a drug free workplace. The LOCAL GOVERNMENT shall secure from that subcontractor the following written certification:

   ""As part of the subcontracting agreement with _____ _____, _____ certifies to the LOCAL GOVERNMENT that a drug free workplace will be provided for the subcontractor's employees during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50 24 3""; and

4. It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

_____ _____

Date Signature

Name:_____

Title:_____

APPENDIX B
CERTIFICATION OF COMPLIANCES
WITH STATE AUDIT REQUIREMENT

I hereby certify that I am a principal and duly authorized representative of _____ whose address is _____and it is also certified that:

I. PROCUREMENT REQUIREMENTS

The below listed provisions of State Procurement requirements shall be complied with throughout the Agreement period:

(a) Provisions of Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated. Specifically, as to the County the provisions of O.C.G.A. § 32-4-40 et seq. and as to the Municipality the provisions of O.C.G.A. § 32-4-92 et seq.

II. STATE AUDIT REQUIREMENT

The provisions of Section 36-81-7 of the Official Code of Georgia Annotated, relating to the "Requirement of Audits" shall be complied with throughout the contract period in full, including but not limited to the following provisions:

(a) Each unit of local government having a population in excess of 1,500 persons or expenditures of $550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government.

(b) The governing authority of each local unit of government not included above shall provide for and cause to be made the audit required not less often than once every two fiscal years.

(c) The governing authority of each local unit of government having expenditures of less than $550,000.00 in that government's most recently ended fiscal year may elect to provide for and cause to be made, in lieu of the biennial audit, an annual report of agreed upon procedures for that fiscal year.

(d) A copy of the report and any comments made by the state auditor shall be maintained as a public record for public inspection during the regular working hours at the principal office of the local government. Those units of local government not having a principal office shall provide a notification to the public as to the location of and times during which the public may inspect the report.

(e) Provisions of Section Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated.

III. SERVICE DELIVERY STRATEGY REQUIREMENT

The provisions of Section 36-70-20 et seq. of the Official Code of Georgia, relating to the "Coordinated And Comprehensive Planning and Service Delivery By Counties And Municipalities", as amended, has been complied with throughout the Agreement period.

_____ _____

Date Signature

Name:_____

Title:_____

Appendix C

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	EFFINGHAM COUNTY
Solicitation/Contract No./ Call No. or Project Description:	PI NO. 0019186 LONG BRIDGE ROAD (CR 307) OVER EBENEZER CREEK 4 MI E OF SPRINGFIELD

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10- 91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____ _____

Federal Work Authorization User Identification Number (EEV/E-Verify Company Identification Number)

Date of Authorization

_____

Name of Contractor

I hereby declare under penalty of perjury that the foregoing is true and correct

_____ _____

Printed Name (of Authorized Officer or Agent of Contractor)

Title (of Authorized Officer or Agent of Contractor)

_____ _____

Signature (of Authorized Officer or Agent)

Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, _____

_____

Notary Public

[NOTARY SEAL]

My commission expires: _____

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Alex Long** request approval of a **sketch plan** for "Xander Woods" Located on Courthouse Road, zoned **AR-1,** proposed zoning **R-1. [Map# 348 Parcel# 16]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Xander Woods."

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- At the July 24, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, access management, wetlands, water availability and septic requirements, and development plan review requirements.
- This 5-lot subdivision will be served by individual wells and septic systems.
- A joint driveway is proposed for lots 1 & 2, while the proposed access for lots 2 thru 5 will be a 60' access & drainage easement along the south edge of the property.
- The surrounding properties to all sides are Agricultural Residential, the proposed 15' vegetative buffer around the property is in compliance with the Effingham County Code of Ordinance.
- At the September 12, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion to approve the sketch plan with staff recommendations. Mr. Brad Smith seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve the **sketch plan** for "Xander Woods."
2. Deny the **sketch plan** for "Xander Woods."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Xander Woods

Name of Applicant/Agent Alex Long Phone 912-663-2980

Company Name Lawrence Alexander Homes

Address PO Box 1190 Rincon GA 31326

Owner of Record GSL Cattle Company LLC Phone _____

Address 117 Ackerman Road Rincon GA 31326

Engineer Travis Bazemore (EMC Engineering Services, Inc.) Phone 912-644-3207

Address 5857 Hwy 21 South Rincon GA 31326

Surveyor _____ Phone _____

Address _____

Proposed water Individual Well Proposed sewer Individual Onsite Septic System

Total acreage of property 14.635 Acreage to be divided 14.635 Number of Lots Proposed 5

Current Zoning AR-1 Proposed Zoning R-1 Tax map – Block – Parcel No 03480016

Are any variances requested? _____ If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 3rd day of August, 2023.

Angela Robbins
Notary

Applicant

Owner

ANGELA ROBBINS NOTARY PUBLIC EFFINGHAM COUNTY GEORGIA MY COMMISSION EXPIRES JULY 20, 2026

4/11/2006

	✓	**7.** Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	✓	**8.** Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

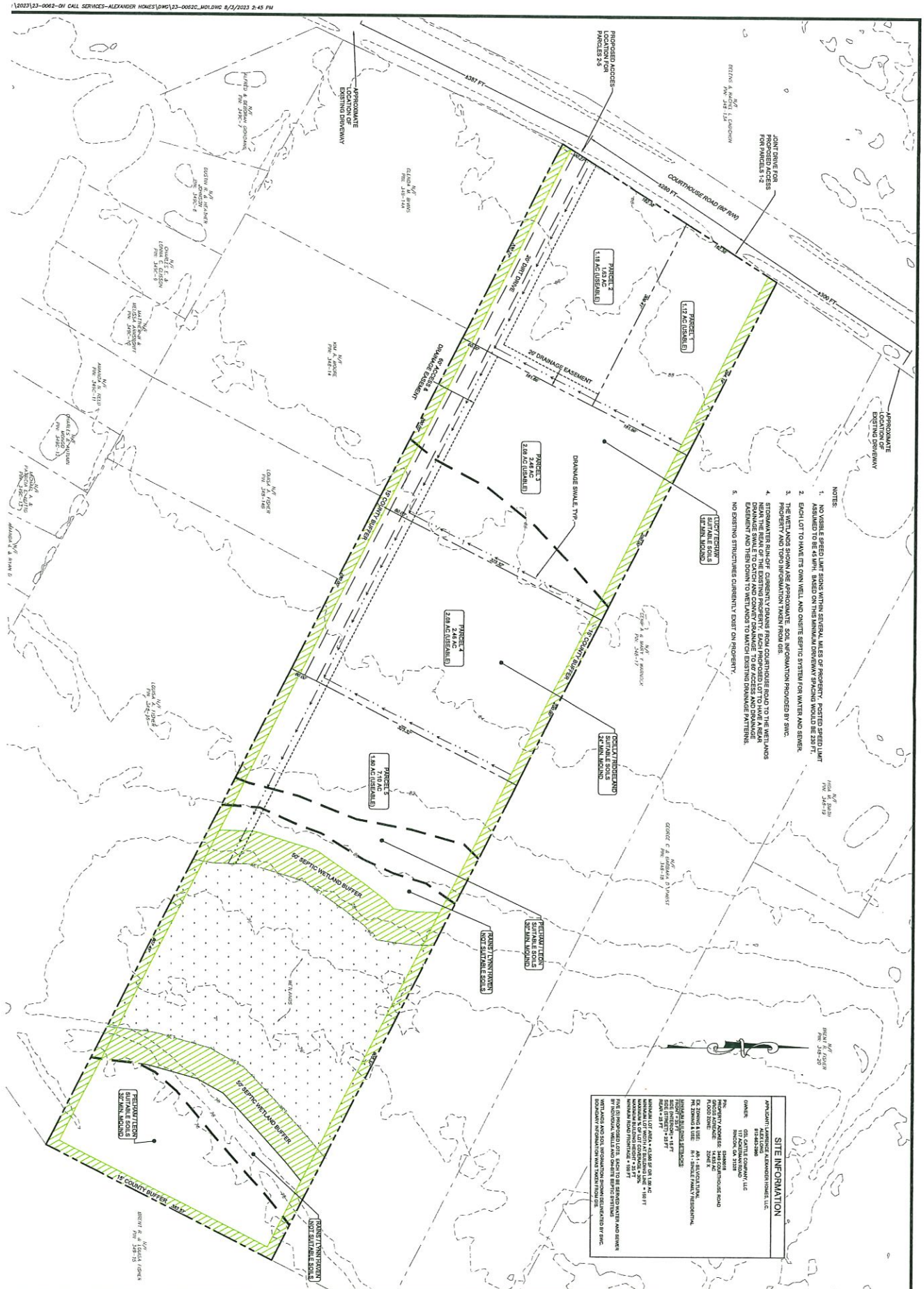
This 3rd day of August, 2023.

BAR Angela Robbins
Notary

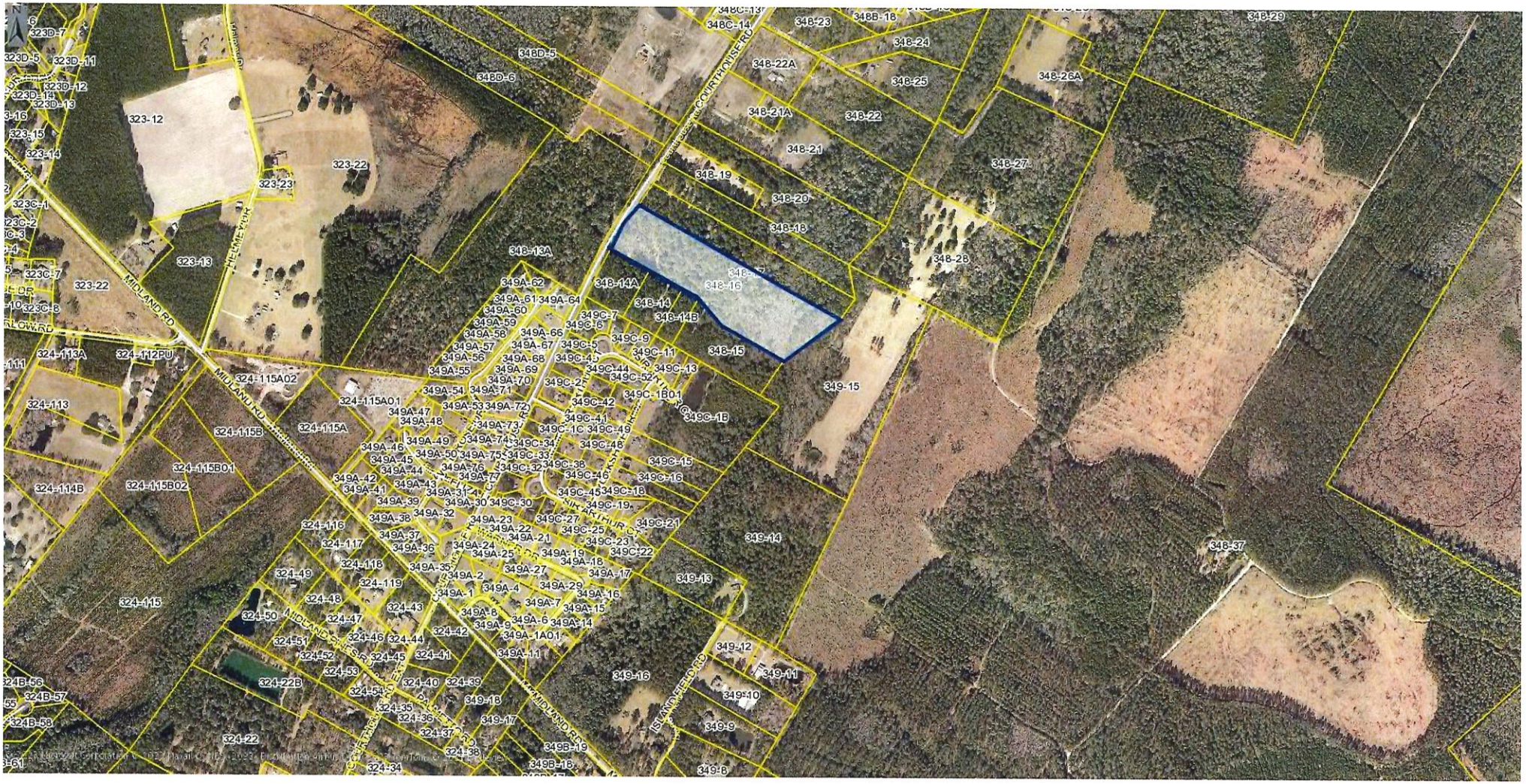
Applicant

Owner

ANGELA ROBBINS NOTARY PUBLIC EFFINGHAM COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 20, 2024


PROPOSED ACCESS LOCATION FOR PARCELS 2-5
APPROXIMATE LOCATION OF EXISTING DRIVEWAY
JOINT DRIVE FOR PROPOSED ACCESS FOR PARCELS 1-2
COURTHOUSE ROAD (60' R/W)
1397 FT
1280 FT
1500 FT
PARCEL 1
1.17 AC (USEABLE)
PARCEL 2
1.53 AC
1.19 AC (USEABLE)
PARCEL 3
2.09 AC (USEABLE)
PARCEL 4
2.44 AC
2.09 AC (USEABLE)
PARCEL 5
7.19 AC
1.90 AC (USEABLE)
20' DRAINAGE EASEMENT
DRAINAGE SWALE TYP.
15' COUNTY BUFFER
50' SEPTIC/WETLAND BUFFER
PERC/MOUND SUITABLE SOILS
NOT SUITABLE SOILS
NOTES:
1. NO VISIBLE SPEED LIMIT SIGNS WITHIN SEVERAL MILES OF PROPERTY. POSTED SPEED LIMIT ASSUMED TO BE 45 MPH. BASED ON THIS MINIMUM DRIVEWAY SPACING WOULD BE 230 FT.
2. EACH LOT TO HAVE ITS OWN WELL AND ONSITE SEPTIC SYSTEM FOR WATER AND SEWER.
3. THE WETLANDS SHOWN ARE APPROXIMATE. SOIL INFORMATION PROVIDED BY SWC.
4. STORMWATER RUN-OFF CURRENTLY DRAINS FROM COURTHOUSE ROAD TO THE WETLANDS NEAR THE REAR OF THE EXISTING PROPERTY. EACH PROPOSED LOT TO HAVE A REAR DRAINAGE EASEMENT. LOTS ADJACENT TO WETLANDS TO BE GRADED TO 60' ACCESS AND DRAINAGE EASEMENT AND THEN DOWN TO WETLANDS TO MATCH EXISTING DRAINAGE PATTERNS.
5. NO EXISTING STRUCTURES CURRENTLY EXIST ON PROPERTY.
SITE INFORMATION
APPLICANT: LAWRENCE ALEXANDER HOMES, LLC.
ALEX LONG
OWNER: GSC CATTLE COMPANY, LLC
177 ACKERMAN ROAD
RINCON, GA. 31326
PIN: 348-1
PROPERTY ADDRESS: 3448 COURTHOUSE ROAD
GUYTON, GA. 31312
FLOOD ZONE: ZONE X
EX. ZONING & USE: AR-1 - REVOCULTURAL
PR. ZONING & USE: AR-1 - SINGLE FAMILY RESIDENTIAL
MINIMUM BUILDING SETBACKS
FRONT = 50 FT
SIDE (PERIMETER) = 15 FT
REAR = 25 FT
MINIMUM LOT AREA = 43,560 SF OR 1.00 AC
MINIMUM LOT WIDTH AT BUILDING LINE = 150 FT
MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM ROAD FRONTAGE = 150 FT
PROPOSED UTILITIES
WATER: PRIVATE WELL PER INDIVIDUAL LOT
SEWER: PRIVATE SEPTIC SYSTEM PER INDIVIDUAL LOT
WETLANDS AND SOIL INFORMATION SHOWN GENERATED BY EMC.
BY INDIVIDUAL WELLS AND ONSITE SEPTIC SYSTEMS
BOUNDARY INFORMATION WAS TAKEN FROM GIS.
SKETCH PLAN
XANDER WOODS
COURTHOUSE ROAD
EFFINGHAM COUNTY, GA
Prepared for:
ALEX LONG
EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA
GRAPHIC SCALE: 1" = 60'
NO. REVISION DESCRIPTION DATE
PROJECT NO.: 23-0062
DRAWN BY: TDB
DESIGNED BY:
CHECKED BY:
SCALE: 1" = 60'
DATE: AUG. 2023
SHEET 1 OF 1

Courthouse Road



348-16 / Courthouse Road



8/13/2023

Tax Parcel Labels

Tax Parcels

Roads

Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

FEMA Flood Zone

A

X, AREA OF MINIMAL FLOOD HAZARD

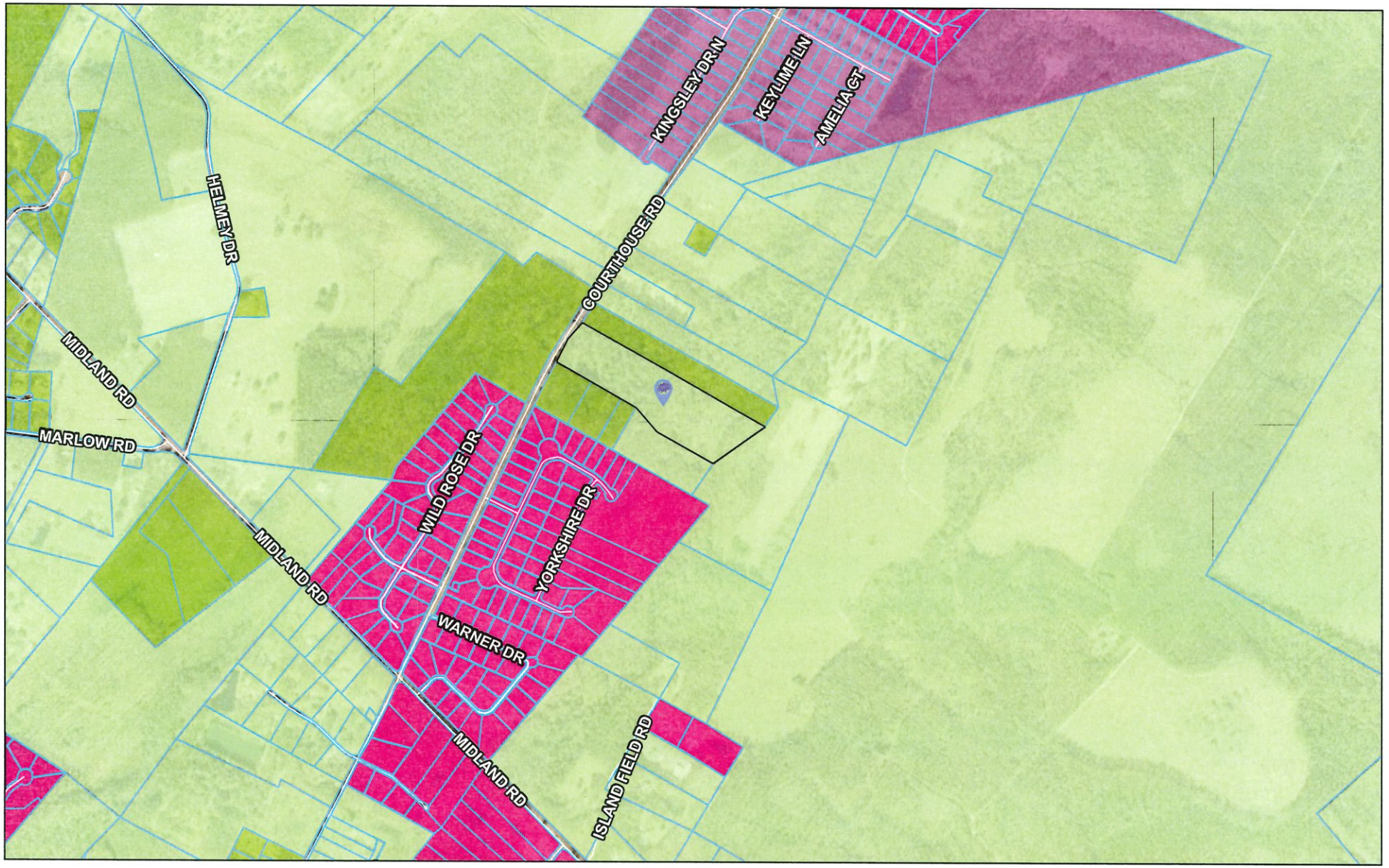
1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

348-16 / Courthouse Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
PD

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: September 12, 2023
Item Description: **Coleman Company** request approval of a **sketch plan** for "Oetgen Industrial." Located on Oetgen Road, zoned **I-1. [Map# 399 Parcel# 3, 3D, 3Q & 3R]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Oetgen Industrial."

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- The proposed warehouse will be approximately 451,000 square feet and the total project site will cover 157.80 acres.
- A private wastewater septic system and privet well and fire tank are proposed for this site.
- A 300' buffer is proposed to all surrounding residentially zoned parcels. The small triangular shaped parcel across the street is part of the rezoning to I-1 so the buffer to the east is proposed to be 50' along Godley Road.
- Access to this site is proposed at Godley Road, EOM does recommend a technical traffic memorandum will be needed for the proposed access.
- At the September 12, 2023 Planning Board meeting, Mr. Ryan Thompson explained that his decision for the recommendation of denial is because the rezoning for this parcel to I-1 was also recommended for denial.
- Mr. Ryan Thompson made a motion to deny the sketch plan. Mr. Brad Smith seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives

1. **Approve** the **sketch plan** for "Oetgen Industrial."
   1. A technical traffic memorandum be performed for the proposed access to the site.

2. **Deny** the **sketch plan** for "Oetgen Industrial."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision OETGEN INDUSTRIAL

Name of Applicant/Agent GREG COLEMAN Phone 912-200-3041

Company Name COLEMAN COMPANY, INC.

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405

Owner of Record SEE ATTACHED LIST OF OWNERS Phone 912/598-1771

Address 15 Lake Street, Suite 210 Savannah GA 31411

Engineer COLEMAN COMPANY, INC. Phone 912-200-3041

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405

Surveyor COLEMAN COMPANY, INC. Phone 912-200-3041

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405

Proposed water PRIVATE WELL Proposed sewer SEPTIC SYSTEM

Total acreage of property 270.56 Acreage to be divided NA Number of Lots Proposed 1

Current Zoning AR-1,I-1, R-4 Proposed Zoning I-1, Tax map – Block – Parcel No SEE ATTACHED 399-3; 399-30; 399-30; 399-3R

Are any variances requested? NO If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 9th day of August, 2023

Brianne Schonfeld
Notary

Applicant _____

Owner _____, Attorney for Ernest J. Oetgen Estate

BRIANNE J. SCHONFELD NOTARY EXPIRES GEORGIA Jan. 26, 2024 PUBLIC CHATHAM COUNTY

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
	Y	**1.** Proposed name of development.
	Y	**2.** Names, addresses and telephone numbers of owner and applicant.
	Y	**3.** Name, address and telephone number of person or firm who prepared the plans.
	Y	**4.** Graphic scale (approximately 1"=100') and north arrow.
	Y	**5.** Location map (approximately 1" = 1000').
	Y	**6.** Date of preparation and revision dates.
	NA	**7.** Acreage to be subdivided.
(b) Existing Conditions:		
	Y	**1.** Location of all property lines.
	Y	**2.** Existing easements, covenants, reservations, and right-of-ways.
	Y	**3.** Buildings and structures.
	Y	**4.** Sidewalks, streets, alleys, driveways, parking areas, etc.
	Y	**5.** Existing utilities including water, sewer, electric, wells and septic tanks.
	Y	**6.** Natural or man-made watercourses and bodies of water and wetlands.
	Y	**7.** Limits of floodplain.
	Y	**8.** Existing topography.
	Y	**9.** Current zoning district classification and land use.
	Y	**10.** Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	NA	**1.** Layout of all proposed lots.
	Y	**2.** Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	Y	**3.** Proposed zoning and land use.
	Y	**4.** Existing buildings and structures to remain or be removed.
	Y	**5.** Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	Y	**6.** Proposed retention/detention facilities and storm-water master plan.

	*	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	*	8. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 9th day of August, 2023.

Notary Brianne Schonfeld

Applicant

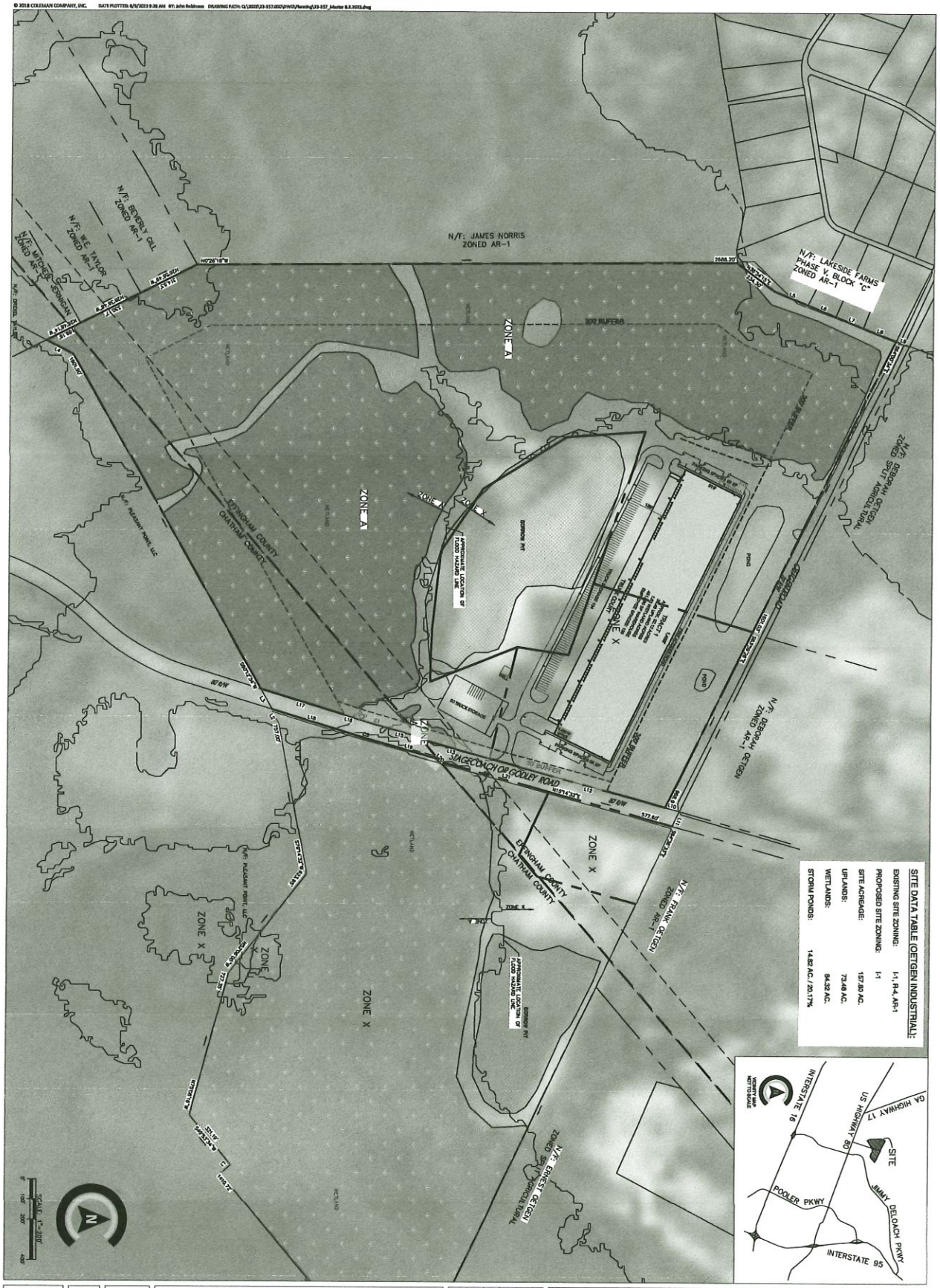
Owner , Attorney for Ernest J. Oetjen Estate

BRIANNE J. SCHONFELD NOTARY EXPIRES GEORGIA Jan. 26, 2024 PUBLIC CHATHAM COUNTY

ADDITIONAL RESPONSE TO CHECKLIST ITEMS:

* 7. A PRIVATE WASTEWATER SEPTIC SYSTEM IS PROPOSED.

* 8. A PRIVATE WELL AND FIRE TANK ARE PROPOSED.



CONCEPTUAL PLAN
OF
OETGEN INDUSTRIAL

LOCATED IN EFINGHAM COUNTY, GA

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

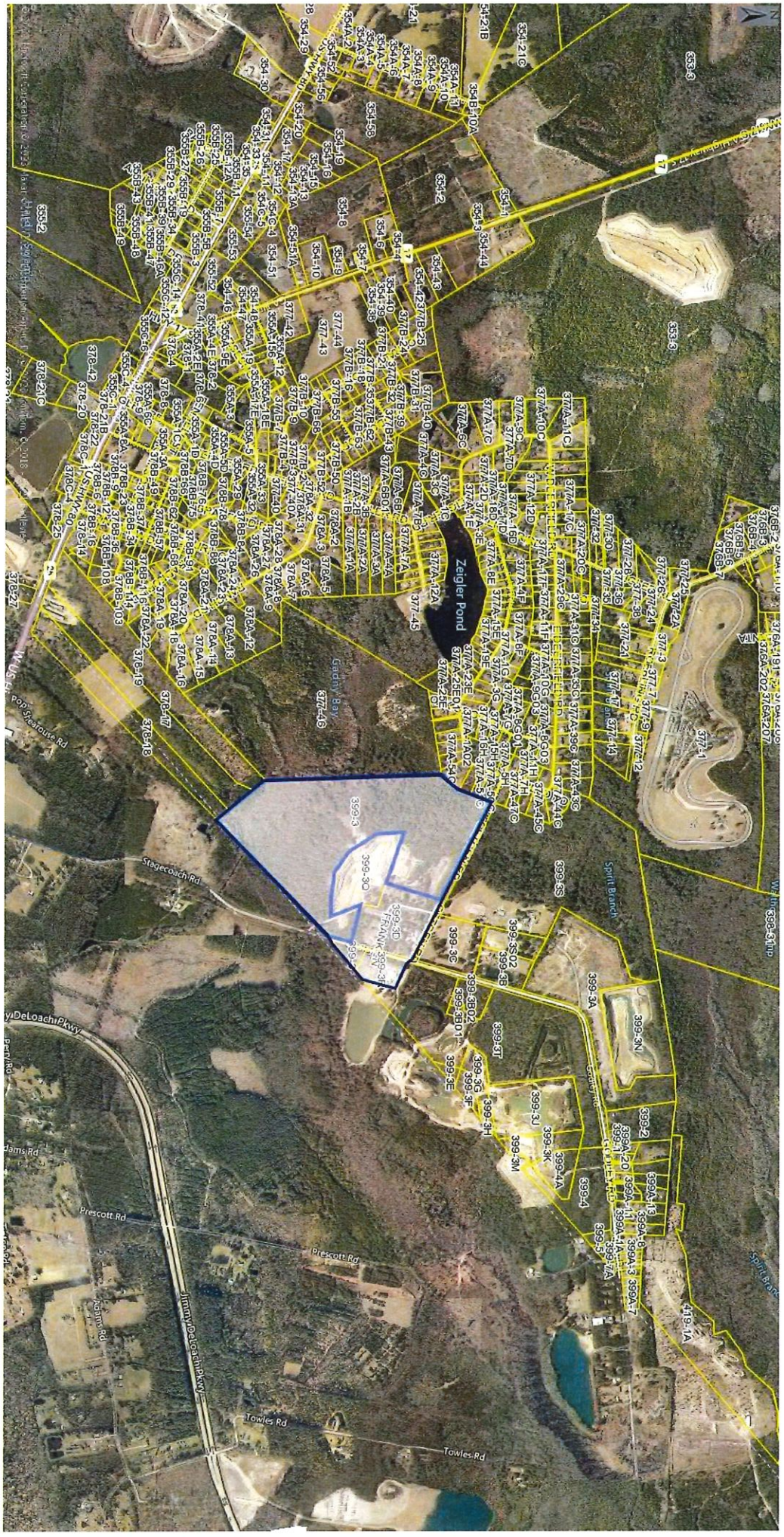
REVISIONS:

JOB NUMBER: 23-357
DATE: 8/02/23
DRAWN BY: JWR
CHECKED BY: DEF
SCALE: AS NOTED

CONCEPT PLAN

SHEET: CP1.0

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-0041 | COLEMANCO.COM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Gadsby Bay
Spirit Branch
Stagecoach Rd
Prescott Rd
Towles Rd
Towles Rd
Jimmy DeLoach Pkwy
Adams Rd
Adams Rd
Pope Steakhouse Rd
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399A-1SL
399A-1SM
399A-1SN
399A-1SO
399A-1SP
399A-1SQ
399A-1SR
399A-1SS
399A-1ST
399A-1SU
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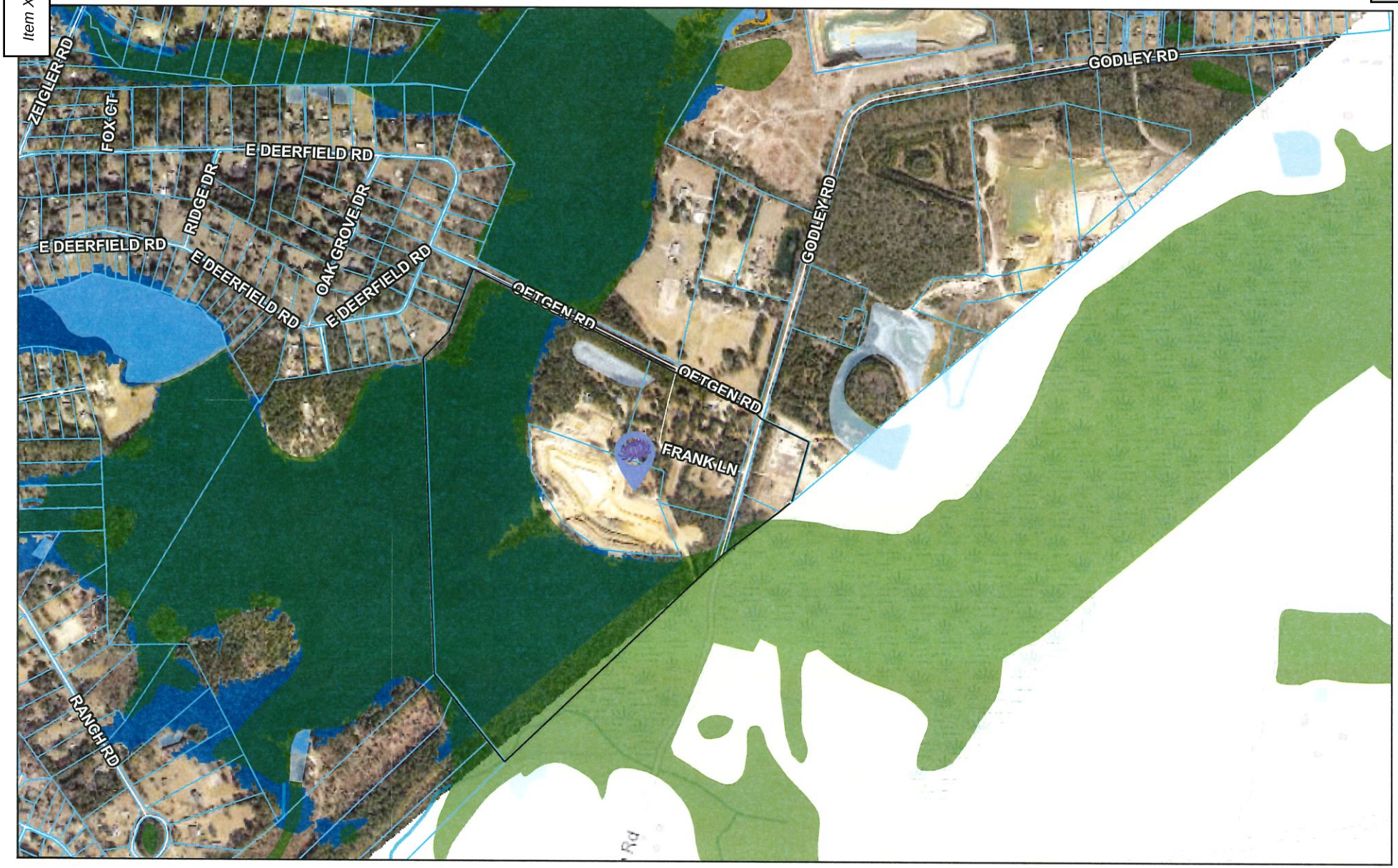
399A-1ZO
399A-1ZP
399A-1ZQ
399A-1ZR
399A-1ZS
399A-1ZT
399A-1ZU
399A-1ZV
399A-1ZW
399A-1ZX
399A-1ZY
399A-1ZZ

399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond

Lake
Riverine

FEMA Flood Zone
A
AE

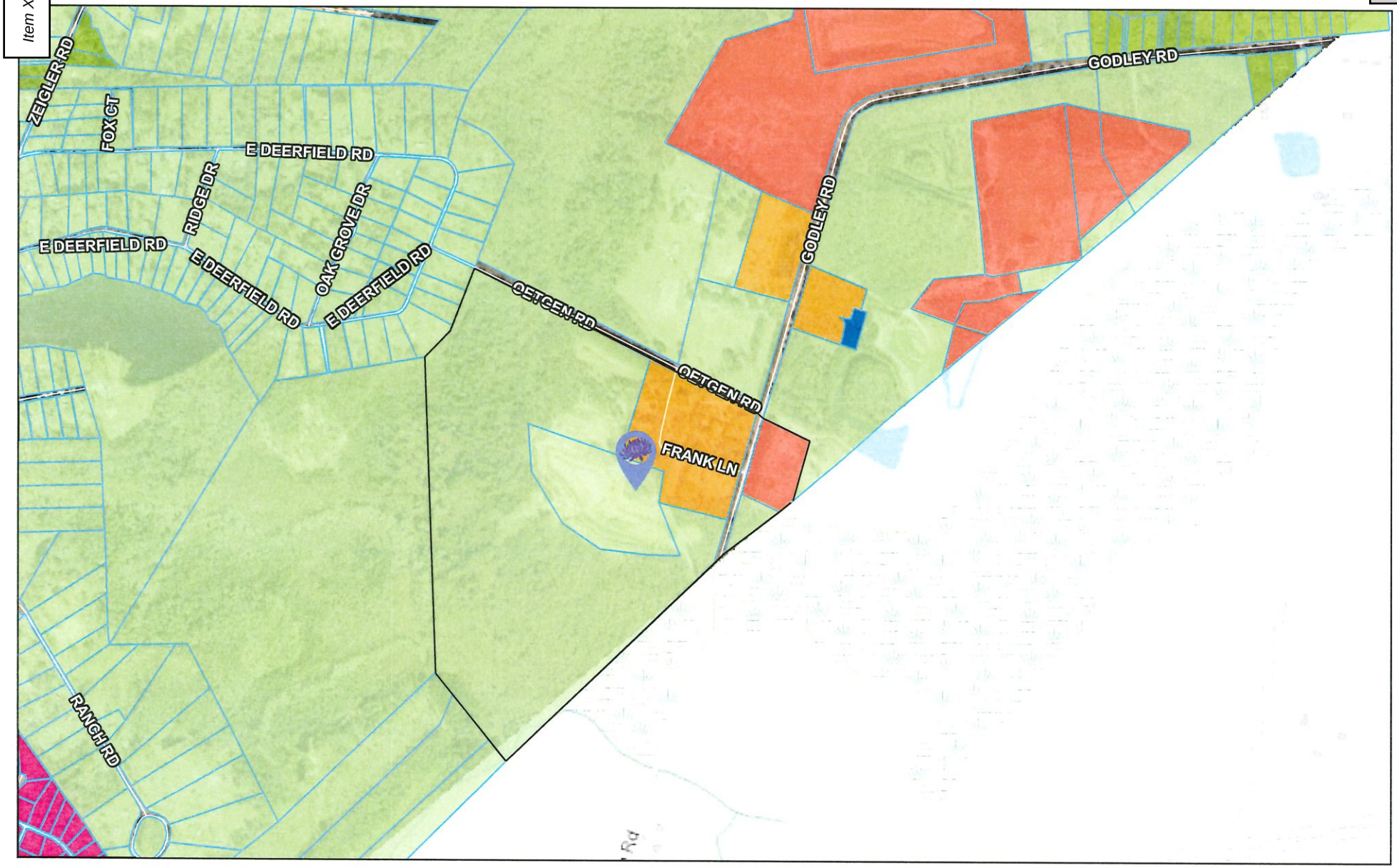
1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-4
B-2
I-1

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Staff Report

Subject: Sketch Plan (Third District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **MRD Partners, LLC** request approval of a **sketch plan** for "Horizon Business Center." Located on McCall Road, zoned **AR-1 & R-2**, proposed zoning **I-1. [Map# 450D Parcel# 4A, 4B & 5]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Horizon Business Center."

Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- Collectively this development proposes to be a 156,000 square foot building with 30 docking positions, 2 drive in ramps, 18 trailer positions, and 70 commuter parking spaces.
- The proposed development is bordered to the North and West by the OmniTrax Industrial Development along McCall Road.
- There is a proposed 300' undisturbed buffer along the subdivision to the south and along the industrial zoned properties there is a 25' proposed undisturbed buffer.
- The applicant has asked for a variance to the buffers along McCall Road, the proposed buffer is 25'.
- Once Gateway Parkway is completed, this development will utilize that access.
- At the September 12, 2023 Planning Board Meeting, Mr. Alan Zipperer made a motion for approval with staff recommendations. Mr. Ryan Thompson seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve the **sketch plan** for "Horizon Business Center."
2. Deny the **sketch plan** for "Horizon Business Center."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Horizon Business Center

Name of Applicant/Agent Nolan Andrews Phone (912) 228-2263

Company Name MRD Partners, LLC

Address 463 Johnny Mercer Blvd, B-7-120, Savannah, GA 31410

Owner of Record See on page 3 Phone (912) 228-2263

Address _____

Engineer Hussey Gay Bell & DeYoung Inc. Phone (912) 354-4626

Address 329 Commercial Drive, Suite 200, Savannah, GA 31406

Surveyor Hussey Gay Bell & DeYoung Inc. Phone (912) 354-4626

Address 329 Commercial Drive, Suite 200, Savannah, GA 31406

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 19.01 Acreage to be divided N/A Number of Lots Proposed 1

Current Zoning AR-1 & R-2 Proposed Zoning I-1 Tax map – Block – Parcel No See on page 3 - _____

Are any variances requested? Yes If so, please describe: A buffer variance is requested on the McCall Rd boundary of the site due to the locational characteristics of the site and the support of the adjacent property owners.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 4th day of August, 2023

Notary

OFFICIAL SEAL
LAUREN RAY JEFFORDS
Notary Public
Washington County
State of Georgia
My Comm. Expires Oct. 30, 2023

Applicant

Owner

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
	Y	**1.** Proposed name of development.
	Y	**2.** Names, addresses and telephone numbers of owner and applicant.
	Y	**3.** Name, address and telephone number of person or firm who prepared the plans.
	Y	**4.** Graphic scale (approximately 1"=100') and north arrow.
	Y	**5.** Location map (approximately 1" = 1000').
	Y	**6.** Date of preparation and revision dates.
	N/A	**7.** Acreage to be subdivided.
(b) Existing Conditions:		
	Y	**1.** Location of all property lines.
	Y	**2.** Existing easements, covenants, reservations, and right-of-ways.
	Y	**3.** Buildings and structures.
	Y	**4.** Sidewalks, streets, alleys, driveways, parking areas, etc.
	Y	**5.** Existing utilities including water, sewer, electric, wells and septic tanks.
	Y	**6.** Natural or man-made watercourses and bodies of water and wetlands.
	Y	**7.** Limits of floodplain.
	Y	**8.** Existing topography.
	Y	**9.** Current zoning district classification and land use.
	N/A	**10.** Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	N/A	**1.** Layout of all proposed lots.
	Y	**2.** Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	Y	**3.** Proposed zoning and land use.
	Y	**4.** Existing buildings and structures to remain or be removed.
	Y	**5.** Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	Y	**6.** Proposed retention/detention facilities and storm-water master plan.

	*	**7.** Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	*	**8.** Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 9th day of August, 2023.

Notary

OFFICIAL SEAL
LAURA RAE JEFFORDS
Notary Public
Washington County
State of Georgia
My Comm. Expires Oct. 30, 2023

Applicant

Owner

Additional Response to Checklist Items:

(c) Proposed Features:

4. Existing buildings and structures to remain or be removed.
   Roberts Tract (Parcels 0450D004A00 & 0450D004B00)
   Two single family homes and out buildings to be removed.

   Chenkin Tract (Parcel 0450D005)
   Single family home, shop, and out buildings to be removed.

*7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
   We propose a private wastewater collection system on-site. This would include a low pressure force main and private grinder station that would connect to Effingham County's force main in the McCall Road ROW.

*8. Water distribution infrastructure plan.
   We propose a connection to Effingham County's 16" watermain in the McCall Road ROW.

Owners of Record:

Ronald V. Roberts
Parcels 0450D004A00 & 0450D004B00
4828 & 4838 McCall Rd

Barry Chenkin
Parcel 0450D005
4884 McCall Rd



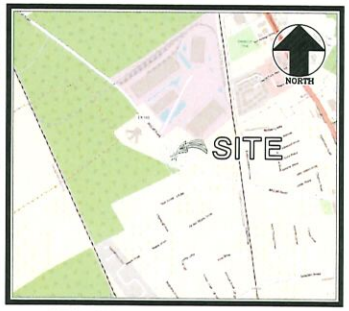
SITE HIGHLIGHTS:

TOTAL AREA = 18.3 ACRES
UPLANDS = 11.9 ACRES
WETLANDS = 6.4 ACRES
CURRENT ZONING = R-2
PROPOSED ZONING = I-1

BUILDING 1 - SINGLE LOAD
196,000 SF (600' X 260')
50 DOCK POSITIONS
2 DRIVE IN RAMPS
18 TRAILER POSITIONS
70 - COMMUTER PARKING

LEGEND

- WETLANDS
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOOD PLAIN
- DETENTION
- BUILDING
- PAVING



VICINITY MAP
SCALE 1"=2000'

HORIZON BUSINESS CENTER

CONCEPT PLAN - MCCALL ROAD
EFFINGHAM COUNTY, GA
DATE: AUGUST 07, 2023 SCALE: 1" = 60'

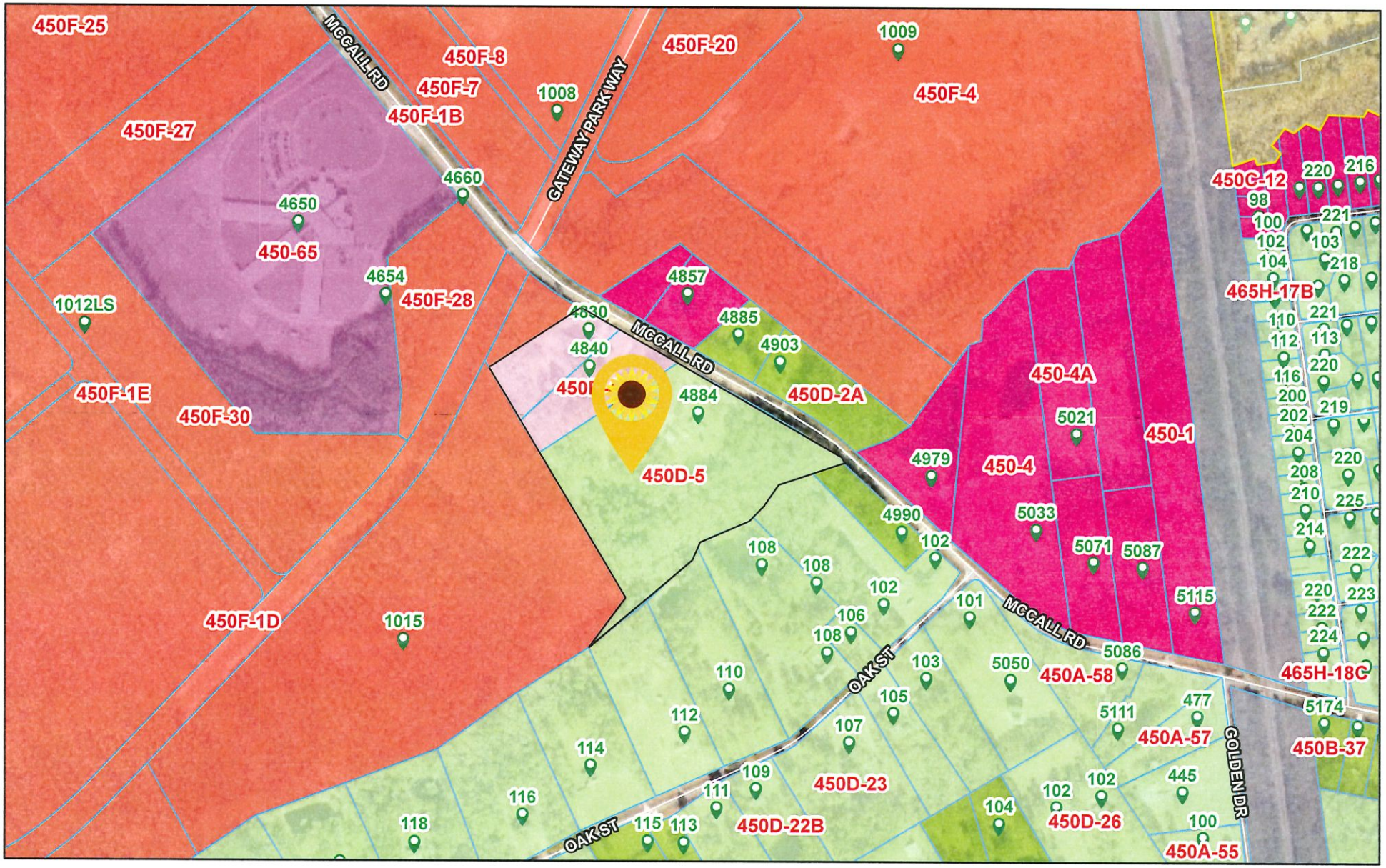
GRAPHIC SCALE
1" = 60'
0 30 60 90 120

HUSSEY GAY BELL
Established 1958

4830, 4840 & 4884 McCall Road



4830, 4840 & 4884 McCall Rd \ 450D-4A,4B & 5



7/7/2023

Municipal Boundaries
Address Points
Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-2
I-1
PD
Other

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Staff Report

Subject: Sketch Plan (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Wesley Sherrod** request approval of a **sketch plan** for "Chris Moon Storage Facility." Located at 120 Nease Road, zoned **B-1. [Map# 396 Parcel# 19]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Chris Moon Storage Facility."

Executive Summary/Background
- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- This parcel was rezoned to B-1 at the June 15, 2021 Board of Commissioners Meeting.
- At the July 13, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, access management, wetlands & floodplain, water availability and septic requirements, and development plan review requirements.
- The applicant stated that a mobile home is currently on the property and will be removed as this is part of the conditions for the original B-1 zoning.
- The applicant proposes to have access along Midland Road & Nease Road. The Sketch Plan shows a 10' vegetative buffer along Midland Road and Nease Road per Effingham County Code of Ordinances,
  3.4.2 Adjacent public street buffers:
  All development excluding industrial development shall maintain a ten-foot wide landscaped buffer between any parking or loading area and an adjacent accessed public right-of-way (ROW). In single family subdivisions a ten-foot landscaped buffer must be maintained between any lot or internal street and any public collector or arterial ROW accessed from the subdivision.
  Where parcels abut a street without access to that street the buffer on that side of the parcel shall equal the required buffer for the use on the other side of the street.
- To the North and West of this property there is a 30' vegetative buffer due to the adjacent properties being zoned AR-1.
- This property is located in floodplain A, site development plans must comply with and **Chapter 34 – Flood Damage Prevention.**
- At the September 12, 2023 Planning Board Meeting, Mr. Brad Smith made a motion for approval with staff recommendations. Mr. Ryan Thompson seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve the **sketch plan** for "Chris Moon Storage Facility."
1. The mobile home that is currently on the property must be removed.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Design Manual and **Chapter 34 – Flood Damage Prevention.**

2. Deny the **sketch plan** for "Chris Moon Storage Facility."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Chris Moon Storage Facility

Name of Applicant/Agent Wesley Sherrod, P.E. Phone 912-764-7722

Company Name Parker Engineering, LLC

Address 36 Courtland St. Suite B Statesboro, GA 30458

Owner of Record Chris Moon Phone _____

Address 120 Nease Road Guyton GA 31312

Engineer Wesley Parker, P.E. Phone 912-764-7722

Address 36 Courtland St. Suite B Statesboro, GA 30458

Surveyor Michael Gardner Phone 912-661-0479

Address 120 Varnedoe Ave Garden City, Ga 31408

Proposed water N/A Proposed sewer N/A

Total acreage of property 2.5 Acreage to be divided N/A Number of Lots Proposed 1

Current Zoning B-1 Proposed Zoning B-1 Tax map – Block – Parcel No 396 - - 19

Are any variances requested? No If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 8th day of August, 2023

Notary

Applicant

Owner

ROBERT WADE ELLIS NOTARY PUBLIC BULLOCH COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 08, 2024

4/11/2006

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
x		**1.** Proposed name of development.
x		**2.** Names, addresses and telephone numbers of owner and applicant.
x		**3.** Name, address and telephone number of person or firm who prepared the plans.
x		**4.** Graphic scale (approximately 1"=100') and north arrow.
x		**5.** Location map (approximately 1" = 1000').
x		**6.** Date of preparation and revision dates.
n/a		**7.** Acreage to be subdivided.
(b) Existing Conditions:		
x		**1.** Location of all property lines.
x		**2.** Existing easements, covenants, reservations, and right-of-ways.
x		**3.** Buildings and structures.
x		**4.** Sidewalks, streets, alleys, driveways, parking areas, etc.
n/a		**5.** Existing utilities including water, sewer, electric, wells and septic tanks.
x		**6.** Natural or man-made watercourses and bodies of water and wetlands.
x		**7.** Limits of floodplain.
x		**8.** Existing topography.
x		**9.** Current zoning district classification and land use.
n/a		**10.** Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
n/a		**1.** Layout of all proposed lots.
x		**2.** Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
x		**3.** Proposed zoning and land use.
x		**4.** Existing buildings and structures to remain or be removed.
x		**5.** Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
x		**6.** Proposed retention/detention facilities and storm-water master plan.

n/a		**7.** Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
n/a		**8.** Water distribution infrastructure master plan.

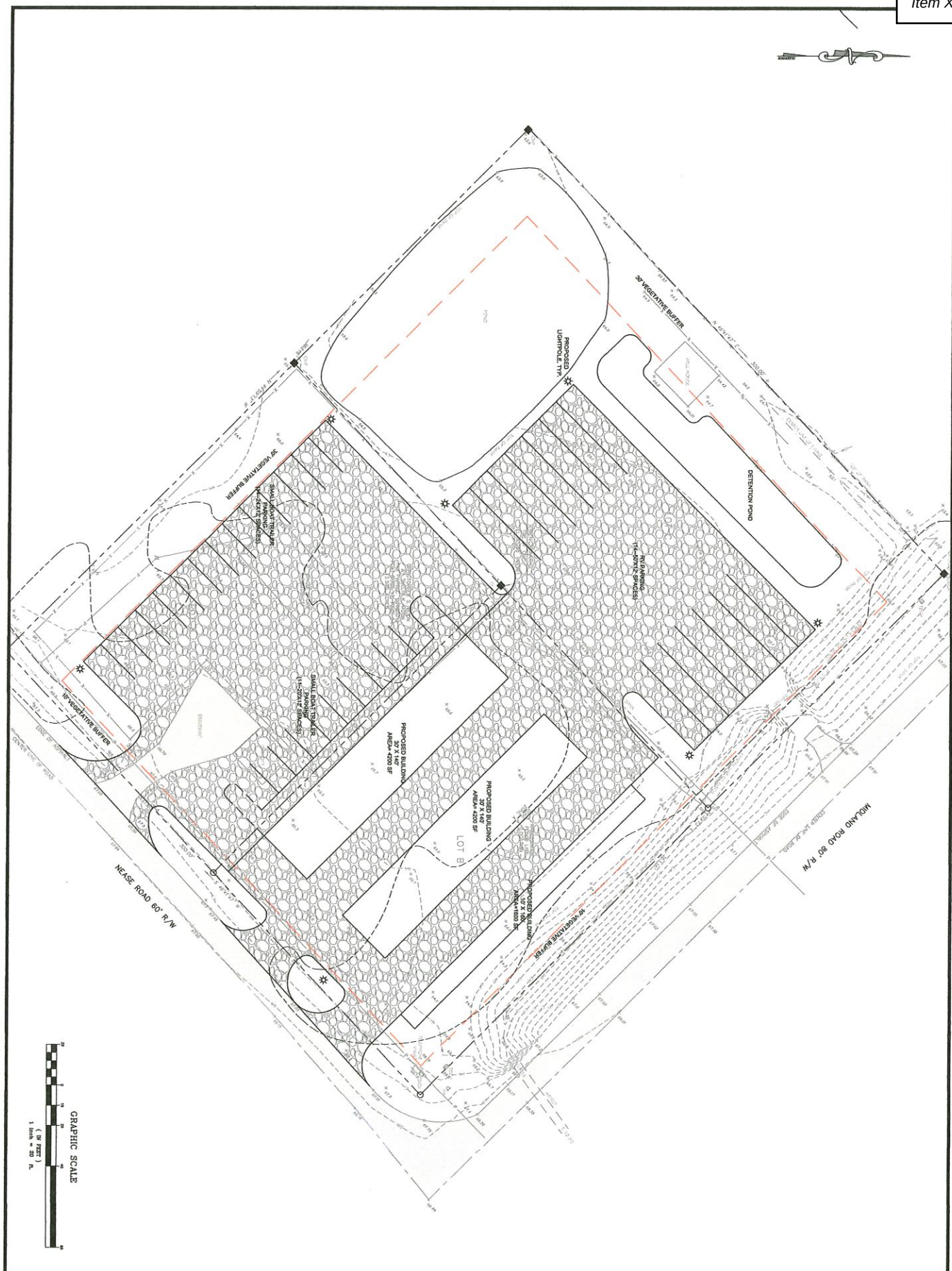
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This _____ day of _____, 20__.

Wesley Harrod
Applicant

Notary

Owner



Drawn by:	WAS
Designed by:	WAS
Checked by:	GWP
Scale:	1"=20'
Project No.	PE23178

Sheet Title: STAKING PLAN

Sheet 1

No.	Date	Revision
1	XX/XX/XX	INITIAL PLAN SET

CHRIS MOON STORAGE FACILITY
EFFINGHAM COUNTY, GEORGIA
prepared for:
MR. CHRIS MOON

PARKER Engineering

36 Courtland Street, Suite B
Statesboro, Georgia 30458
Phone: 912-764-7722

CONSTRUCTION
NOT FOR CONSTRUCTION

Midland & Nease Road



396-19 / Nease & Midland Road



8/13/2023

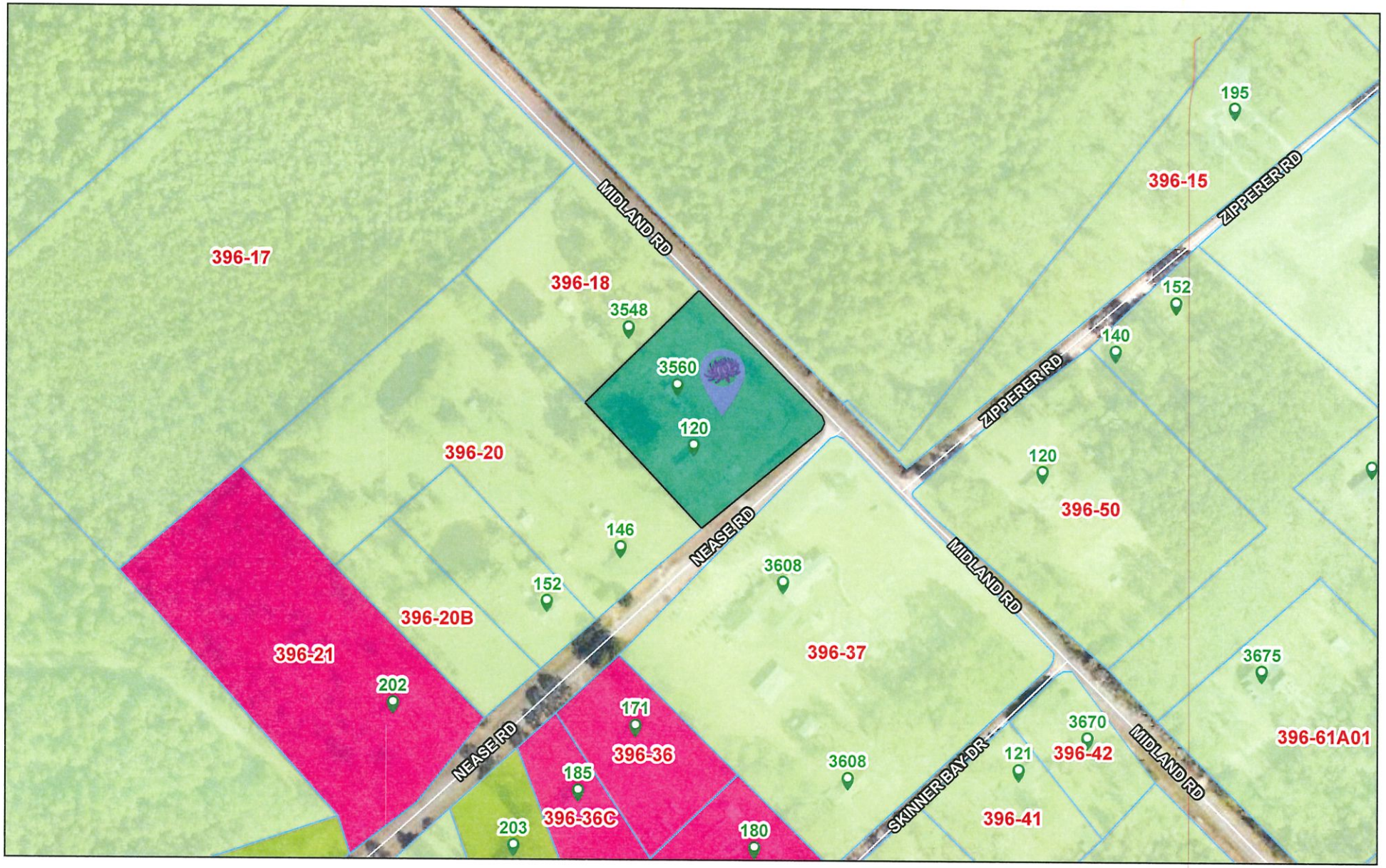
Address Points
Tax Parcel Labels
Tax Parcels
Roads
Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
FEMA Flood Zone
A

1:3,950

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

396-19 / Nease & Midland Road



8/13/2023

Address Points
Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
B-1

Efn_fin_cache
Red: Band_1
Green: Band_2

1:3,950

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Coleman Company** request approval of a **sketch plan** for "Ramsey Landing Phase 3." Located on Ebenezer Road, zoned **R-1. [Map# 445 Parcel# 28]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Ramsey Landing Phase 3."

Executive Summary/Background
- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- This parcel was rezoned to R-1 at the May 2, 2006 Board of Commissioners Meeting.
- The Sketch Plan for Ramsey Landing Phase 1 was approved in 2004 and Ramsey Landing Phase 2 Sketch Plan was approved in 2006.
- At the February 27, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, wetlands & floodplain, stormwater management, water & sewer, and development plan review requirements.
- This phase is proposed to have 133 lots and water & sewer will be provided by the City of Springfield.
- Access to this phase will be from an existing stub out from Cubbedge Drive and will connect to the cul-de-sac on Gnann Way.
- At the September 12, 2023 Planning Board Meeting, Mr. Neil McKenzie explained that the City of Springfield has committed to providing water & sewer for the first 52 lots.
- Mr. Peter Higgins made a motion for approval with staff recommendations. Mr. Brad Smith seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve the **sketch plan** for "Ramsey Landing Phase 3."
2. Deny the **sketch plan** for "Ramsey Landing Phase 3."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision RAMSEY LANDING PHASE 3

Name of Applicant/Agent NEIL P. MCKENZIE, PE Phone 912-200-3041

Company Name COLEMAN COMPANY, INC.

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GA 31405

Owner of Record SLA RL HOLDINGS, LLC Phone 912-572-0424

Address 152 THUNDERBIRD DR, SUITE 207, RICHMOND HILL, GA 31324

Engineer SAME AS APPLICANT Phone _____

Address _____

Surveyor SAME AS APPLICANT Phone _____

Address _____

Proposed water CITY OF SPRINGFIELD Proposed sewer CITY OF SPRINGFIELD

Total acreage of property 97.92 Acreage to be divided _____ Number of Lots Proposed 133

Current Zoning R-1 Proposed Zoning R-1 Tax map – Block – Parcel No 04450028

Are any variances requested? YES If so, please describe:

REDUCE FRONT YARD SETBACK FROM 35' TO 30' IN ORDER TO PROVIDE MORE BACKYARD SPACE

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 17TH day of JULY, 2023.

Notary

Applicant

Owner

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
	X	**1.** Proposed name of development.
	X	**2.** Names, addresses and telephone numbers of owner and applicant.
	X	**3.** Name, address and telephone number of person or firm who prepared the plans.
	X	**4.** Graphic scale (approximately 1"=100') and north arrow.
	X	**5.** Location map (approximately 1" = 1000').
	X	**6.** Date of preparation and revision dates.
	X	**7.** Acreage to be subdivided.
(b) Existing Conditions:		
	X	**1.** Location of all property lines.
	X	**2.** Existing easements, covenants, reservations, and right-of-ways.
	X	**3.** Buildings and structures.
	X	**4.** Sidewalks, streets, alleys, driveways, parking areas, etc.
	X	**5.** Existing utilities including water, sewer, electric, wells and septic tanks.
	X	**6.** Natural or man-made watercourses and bodies of water and wetlands.
	X	**7.** Limits of floodplain.
		8. Existing topography.
	X	**9.** Current zoning district classification and land use.
	X	**10.** Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	X	**1.** Layout of all proposed lots.
	X	**2.** Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	X	**3.** Proposed zoning and land use.
	X	**4.** Existing buildings and structures to remain or be removed.
	X	**5.** Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	X	**6.** Proposed retention/detention facilities and storm-water master plan.

	X	**7.** Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	X	**8.** Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 17TH day of JULY, 2023.

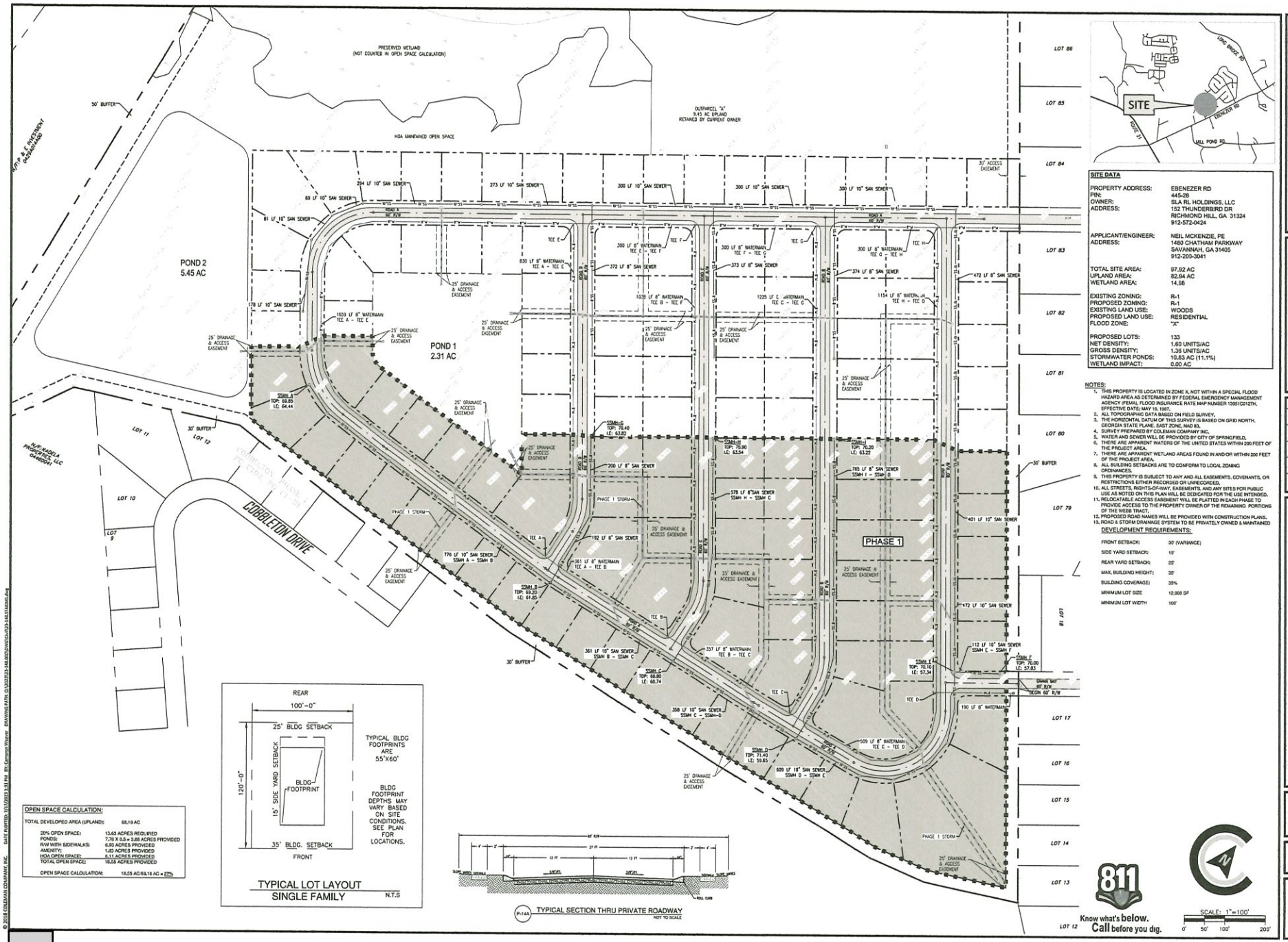
NOTARY PUBLIC SAVANNAH WOODS ROGERS EFFINGHAM COUNTY, GEORGIA My Commission Expires 09-09-2025

Notary

NJR

Applicant

Owner



SITE DATA

PROPERTY ADDRESS:	EBENEZER RD
PIN:	445-28
OWNER:	SLA RL HOLDINGS, LLC
ADDRESS:	152 THUNDERBIRD DR RICHMOND HILL, GA 31324 912-572-0424
APPLICANT/ENGINEER:	NEIL MCKENZIE, PE
ADDRESS:	1480 CHATHAM PARKWAY SAVANNAH, GA 31405 912-200-3041
TOTAL SITE AREA:	97.92 AC
UPLAND AREA:	82.04 AC
WETLAND AREA:	14.98
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
EXISTING LAND USE:	WOODS
PROPOSED LAND USE:	RESIDENTIAL
FLOOD ZONE:	"X"
PROPOSED LOTS:	133
NET DENSITY:	1.60 UNITS/AC
GROSS DENSITY:	1.36 UNITS/AC
STORMWATER PONDS:	10.83 AC (11.1%)
WETLAND IMPACT:	0.00 AC

NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 13051C0127H, EFFECTIVE DATE: MAY 16, 1997.
2. ALL TOPOGRAPHIC DATA BASED ON FIELD SURVEY.
3. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
4. SURVEY PREPARED BY COLEMAN COMPANY INC.
5. WATER AND SEWER WILL BE PROVIDED BY CITY OF SPRINGFIELD.
6. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
7. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN WILL BE DEDICATED FOR THE USE INTENDED.
11. RELOCATABLE ACCESS EASEMENT WILL BE PLATTED IN EACH PHASE TO PROVIDE ACCESS TO THE PROPERTY OWNER OF THE REMAINING PORTIONS OF THE WEBB TRACT.
12. PROPOSED ROAD NAMES WILL BE PROVIDED WITH CONSTRUCTION PLANS.
13. ROAD & STORM DRAINAGE SYSTEM TO BE PRIVATELY OWNED & MAINTAINED

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	30' (VARIANCE)
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	25'
MAX. BUILDING HEIGHT:	35'
BUILDING COVERAGE:	35%
MINIMUM LOT SIZE	12,000 SF
MINIMUM LOT WIDTH	100'

OPEN SPACE CALCULATION:

TOTAL DEVELOPED AREA (UPLAND):	68.16 AC
20% OPEN SPACE:	13.63 ACRES REQUIRED
PONDS:	7.76 X 0.5 = 3.88 ACRES PROVIDED
R/W WITH SIDEWALKS:	6.93 ACRES PROVIDED
AMENITY:	1.63 ACRES PROVIDED
HOA OPEN SPACE:	6.11 ACRES PROVIDED
TOTAL OPEN SPACE:	18.35 ACRES PROVIDED
OPEN SPACE CALCULATION:	18.35 AC/68.16 AC = 27%

TYPICAL LOT LAYOUT
SINGLE FAMILY N.T.S

P-14A TYPICAL SECTION THRU PRIVATE ROADWAY
NOT TO SCALE

811 Know what's below. Call before you dig.

SCALE: 1"=100'
0' 50' 100' 200'

COLEMAN COMPANY ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
RAMSEY LANDING
PHASE 3
LOCATED IN EFFINGHAM, GEORGIA
PREPARED FOR PREPARED FOR SLA COMMUNITIES, LLC

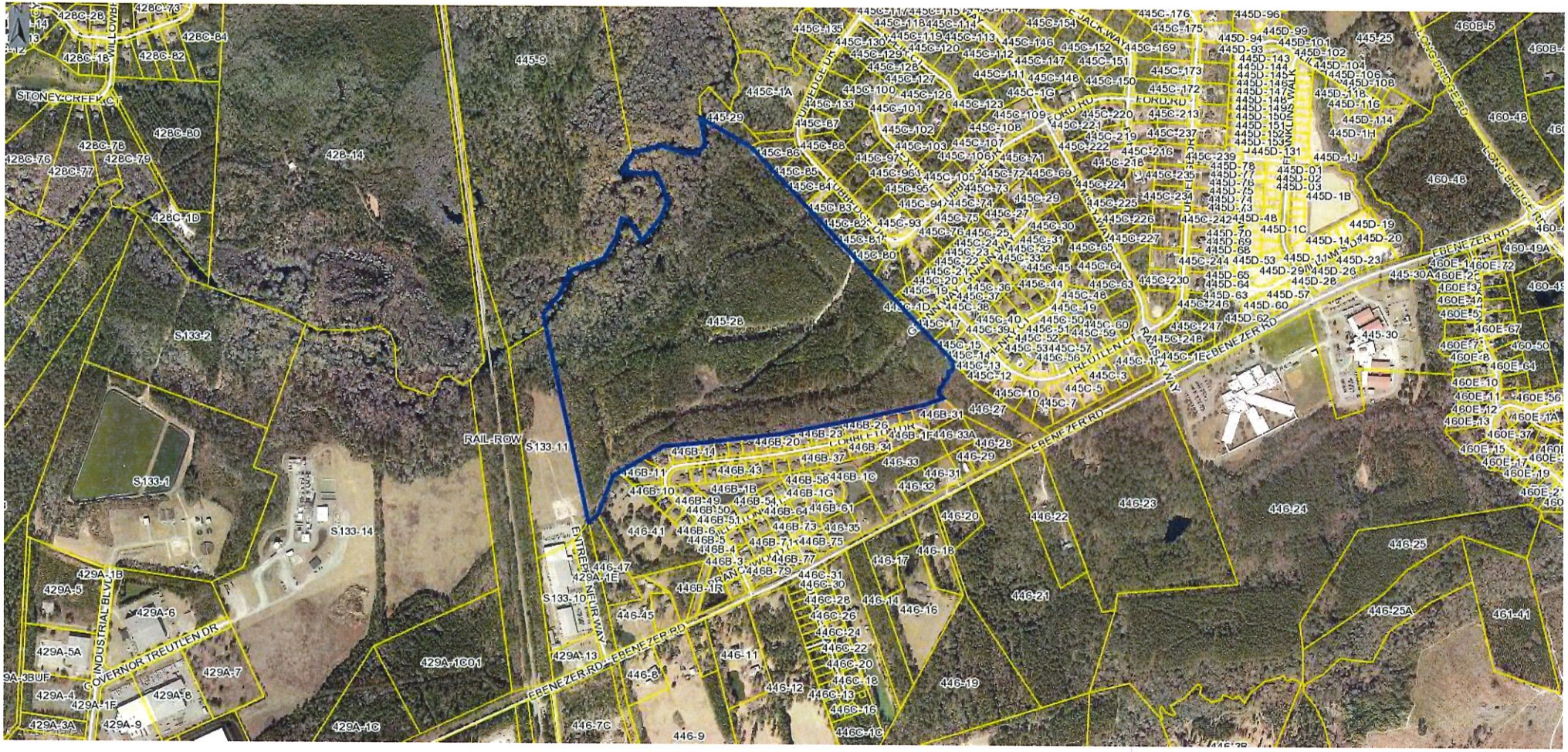
JOB NUMBER: 23-148
DATE: 7/14/2023
DRAWN BY: CWW
CHECKED BY:
SCALE: AS NOTED

SKETCH PLAN

SHEET: C

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 7/17/2023 1:31 PM BY: Cameron Warner DRAWING PATH: Q:\2023\23-148.000\DWG\PLATS\23-148 RAMSEY.dwg

445-28 / Ramsey Phase 3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445C

445-28 / Ramsey Landing Phase 3



8/2/2023

Municipal Boundaries
Tax Parcels
Roads

Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond

Riverine
FEMA Flood Zone
A

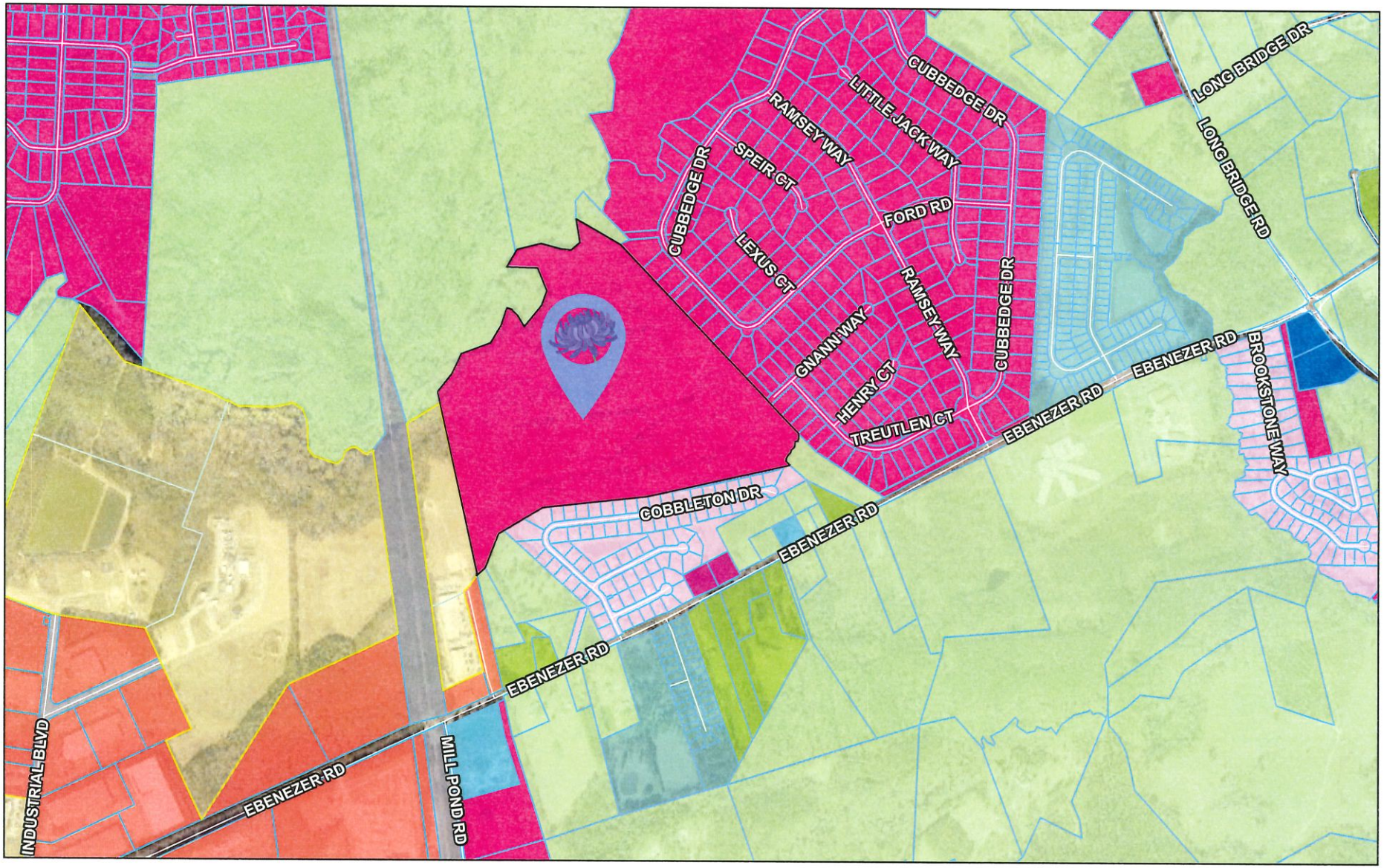
1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

445-28 / Ramsey Landing Phase 3



8/2/2023

Municipal Boundaries
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-2
R-3
R-6
B-2
B-3
I-1
Other

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Effingham County Board of Commissioners
Attn.: Mr. Wesley Sherrod, PE, CFM
601 North Laurel Street
Springfield, Georgia, 31329

Re: Sketch Plan for Ramsey Landing Phase 3, Effingham County, GA

Mr. Sherrod,

SLA Communities, LLC is proposing to complete the development of 133 lot single-family subdivision located off Ebenezer Road, in Effingham County, Georgia. The property is zoned R-1; rezoning will NOT be required. Water and sewer utilities will be provided by the City of Springfield and the roads and storm drainage system will be privately owned and maintained. Stormwater management for this development will include onsite collection and conveyance to stormwater detention ponds. The ponds discharge into a wetland system, which eventually discharges into Ebenezer Creek.

This will be a continuation of the Ramsey Landing Community; the residents of the new phase will utilize an amenity site that will be constructed in the existing community. The amenity site will be constructed on lots 70 and 71.

The purpose of this submittal is to obtain sketch plan approval prior to development and construction activities. Should you have any questions or require additional information, please contact us.

Sincerely,

NJOP

Neil McKenzie, PE
Coleman Company, Inc.
912-200-3041

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Thomas & Hutton** request approval of a **sketch plan** for "Highway 21 Multifamily." Located on Highway 21, zoned **B-3. [Map# 465 Parcel# 3]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of a **sketch plan** for "Highway 21 Multifamily."

Executive Summary/Background
- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- This parcel is zoned B-3 which allows for mixed-use residential. Due to the close proximity of commercial development and other mixed-use residential, this is an appropriate use of this parcel.
- The total number of units proposed for this development is 288 units.
- The greenspace required for this development is 10%, the applicant is proposing 26% greenspace.
- Amenities include a pool and pool pavilion, clubhouse, a dog park, and outdoor amenity areas.
- A secondary entrance is proposed on Addie Exley Road which is a private road.
- Buffers along the residentially zoned parcels are 20'; along the commercially zoned parcels are 15' and along Highway 21 are 10'.
- Water and Sewer will be provided by Effingham County.
- At the September 12, 2023 Planning Board Meeting, Mr. Peter Higgins made a motion for approval with staff recommendations. Mr. Alan Zipperer seconded, the motion carried unanimously.
- After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve the **sketch plan** for "Highway 21 Multifamily."
   1. An agreement to access Addie Exley Road will be provided to the county for the secondary entrance point.
2. Deny the **sketch plan** for "Highway 21 Multifamily."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Highway 21 Multifamily

Name of Applicant/Agent John Giordano Phone (912) 721 - 4054

Company Name Thomas & Hutton

Address 50 Park of Commerce Way, Savannah, GA 31405

Owner of Record 21 & McCall, LLC / Gary Wiggin Phone (912) 667 - 0582

Address 660 E 39th St, Savannah, GA 31401

Engineer John Giordano, Thomas & Hutton Phone (912) 721 - 4054

Address 50 Park of Commerce Way, Savannah, GA 31405

Surveyor EMC Engineering Services / Jack Berry & Associates Phone (912) 232 - 6533

Address 27 Chatham Center S Dr A, Savannah, GA 31405

Proposed water Yes Proposed sewer Yes

Total acreage of property 30.58 Acreage to be divided n/a Number of Lots Proposed n/a

Current Zoning B-2 Proposed Zoning B-2 Tax map – Block – Parcel No 04650 - 00000 - 003

Are any variances requested? No If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Sworn and subscribed before me:

This 7th day of August, 2023

Notary _____

ANASTASIA PONOMARI
NOTARY PUBLIC
Chatham County, State of Georgia
My Commission Expires 6/21/2026

Applicant _____

Owner _____

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
	Y	**1.** Proposed name of development.
	Y	**2.** Names, addresses and telephone numbers of owner and applicant.
	Y	**3.** Name, address and telephone number of person or firm who prepared the plans.
	Y	**4.** Graphic scale (approximately 1"=100') and north arrow.
	Y	**5.** Location map (approximately 1" = 1000').
	Y	**6.** Date of preparation and revision dates.
	N/A	**7.** Acreage to be subdivided.
(b) Existing Conditions:		
	Y	**1.** Location of all property lines.
	Y	**2.** Existing easements, covenants, reservations, and right-of-ways.
	Y	**3.** Buildings and structures.
	Y	**4.** Sidewalks, streets, alleys, driveways, parking areas, etc.
	Y	**5.** Existing utilities including water, sewer, electric, wells and septic tanks.
	Y	**6.** Natural or man-made watercourses and bodies of water and wetlands.
	N/A	**7.** Limits of floodplain.
	Y	**8.** Existing topography.
	Y	**9.** Current zoning district classification and land use.
	N/A	**10.** Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	N/A	**1.** Layout of all proposed lots.
	Y	**2.** Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	Y	**3.** Proposed zoning and land use.
	Y	**4.** Existing buildings and structures to remain or be removed.
	Y	**5.** Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	Y	**6.** Proposed retention/detention facilities and storm-water master plan.

	Y	**7.** Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	Y	**8.** Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Sworn and subscribed before me on:
This 7th day of August, 2023

Notary

Applicant

Owner

ANASTASIA PONOMARI
NOTARY PUBLIC
Chatham County, State of Georgia
My Commission Expires 6/21/2026

RINCON, GA 31326

046500003TP0

EXISTING PARCEL ACREAGE:	30.58 AC
DISTURBED ACREAGE:	±22.50 AC
ZONING DISTRICT:	B-3 (HIGHWAY COMMERCIAL DISTRICT)
PROPOSED LAND USE:	MULTIFAMILY RESIDENTIAL

REQUIRED BUFFERS:	MINIMUM	PROPOSED
STREET	10'	10'
BUFFER BETWEEN ADJACENT APARTMENTS	15'	15'
BUFFER BETWEEN ADJACENT SINGLE FAMILY LOTS	20'	±20'
REQUIRED GREENSPACE	10%	26%

UNIT BREAKDOWN:

+/- 288 TOTAL UNITS

- 105 1-BR UNITS (37.5%)
- 128 2-BR UNITS (44.5%)
- 52 3-BR UNITS (18%)

PARKING REQUIREMENT CALCULATION:

1.50 SPACES / UNIT = 1.50 SPACES X 288 UNITS = 432 SPACES

REQUIRED PARKING BREAKDOWN		PROVIDED PARKING BREAKDOWN	
COMPACT	N/A	COMPACT	N/A
STANDARD	423 SPACES	STANDARD	434 SPACES
GARAGE	N/A	GARAGE	4 SPACES
ADA	9 SPACES	ADA	19 SPACES
TOTAL	432 SPACES	TOTAL	457 SPACES

ADA PARKING SPACES WILL BE PROVIDED WITHIN THE OFF STREET PARKING FACILITIES AS REQUIRED BY EFFINGHAM COUNTY.

FEMA FLOOD ZONE - ZONE X
FEMA PANEL: 13103C0289E (EFF. 3/16/2015)

WATER AND SEWER SERVICE WILL BE PROVIDED BY EFFINGHAM COUNTY. PROPOSED DEVELOPMENT TO TIE INTO ADJACENT WATER AND SEWER LINES AS NOTED ON SKETCH PLAN.

STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY EFFINGHAM COUNTY CODE. PROJECT WILL FOLLOW EXISTING DRAINAGE PATTERNS AND DISCHARGE TO EXISTING DRAINAGE INFRASTRUCTURE PASSING UNDER HIGHWAY 21 BEFORE RUNNING THROUGH A SERIES OF PIPES AND DITCHES AND OUTFALLING TO WETLANDS THAT FEED INTO BLACK CREEK. GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.

REFERENCE VERTICAL DATUM - NAVD88

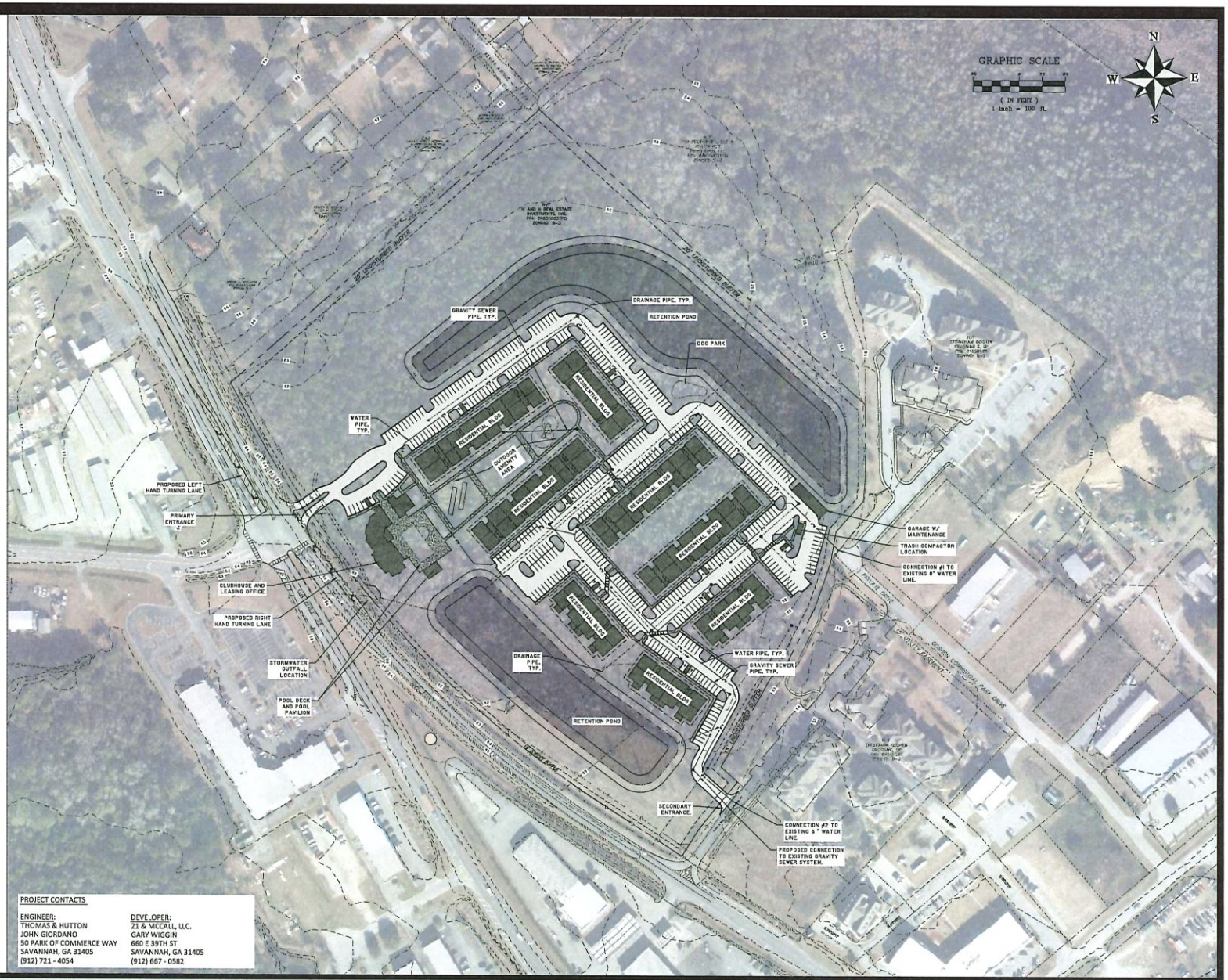
TREE AND LANDSCAPE QUALITY POINTS AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN. PROJECT TREE AND LANDSCAPE QUALITY POINTS TO BE FULLY ADDRESSED THROUGH A COMBINATION OF NEW PLANTINGS AND THE PRESERVATION OF EXISTING TREES.

ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.

PLAN IS CONCEPTUAL ONLY AND MUST BE REVIEWED AND APPROVED BY VARIOUS GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. TRAFFIC STUDY SHALL BE CONDUCTED WITH SUBMITTAL OF SPECIFIC DEVELOPMENT PLANS TO ANALYZE IMPACTS ON EXISTING TRAFFIC PATTERNS.



VICINITY MAP 1" = 1,000'



PROJECT CONTACTS

ENGINEER:	DEVELOPER:
THOMAS & HUTTON	21 & MCCALL, LLC.
JOHN GIORDANO	GARY WIGGIN
50 PARK OF COMMERCE WAY	660 E 39TH ST
SAVANNAH, GA 31405	SAVANNAH, GA 31405
(912) 721 - 4054	(912) 667 - 0582

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
www.thomasandhutton.com

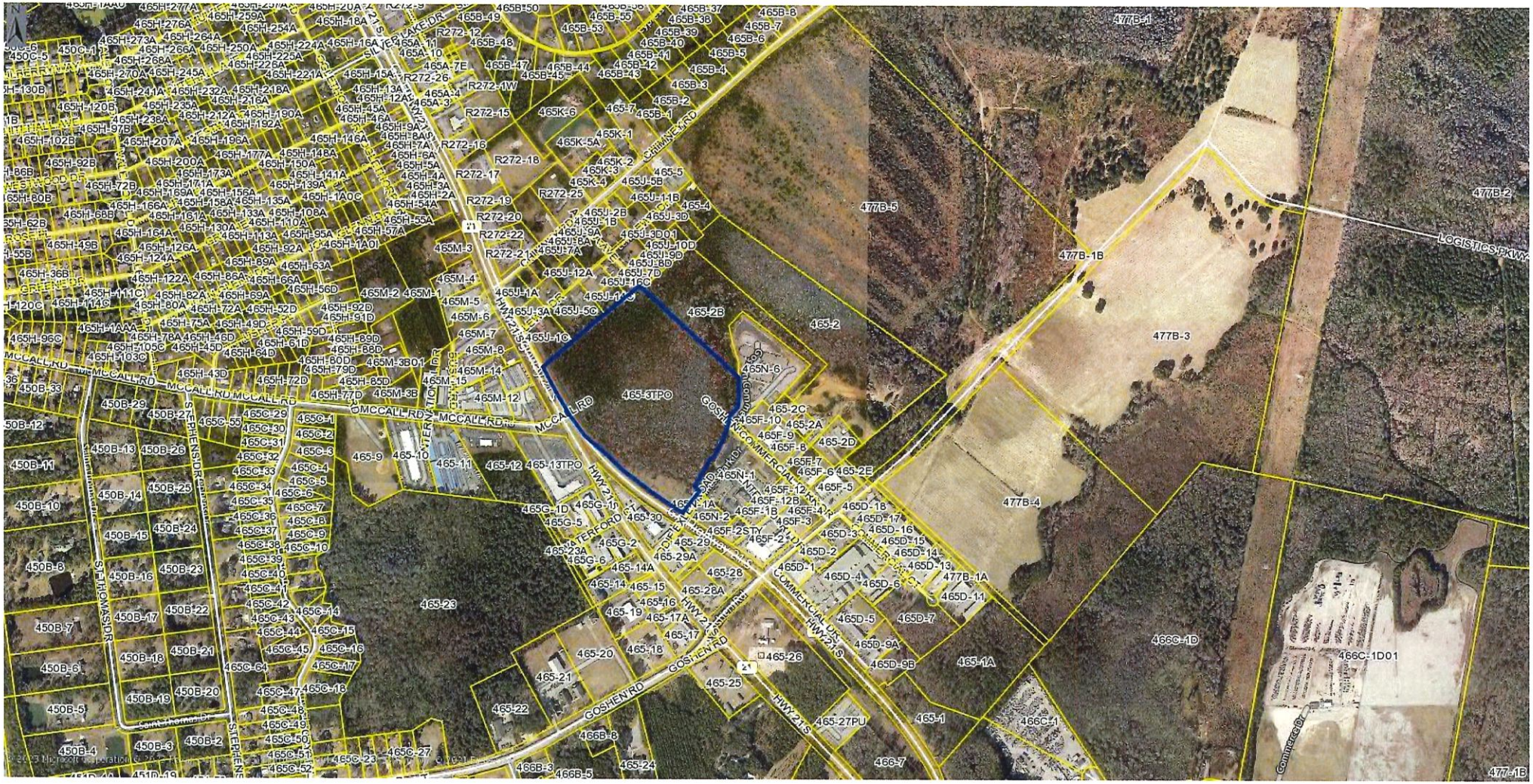
HIGHWAY 21 MULTIFAMILY

SKETCH PLAN

DATE PREPARED: AUGUST 9, 2023

PREPARED FOR:
21 & McCALL, LLC.

Hwy 21


HWY 21
GOSHEN RD
MCCALL RD
ST THOMAS DR
STEPHENS DR
COMMERCIAL DR
LOGISTICS PKWY
CHIMNEY RD
465-3TPO
465-2B
465-2
465-2C
465-2A
465-2D
465-2E
465-1A
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465-1B
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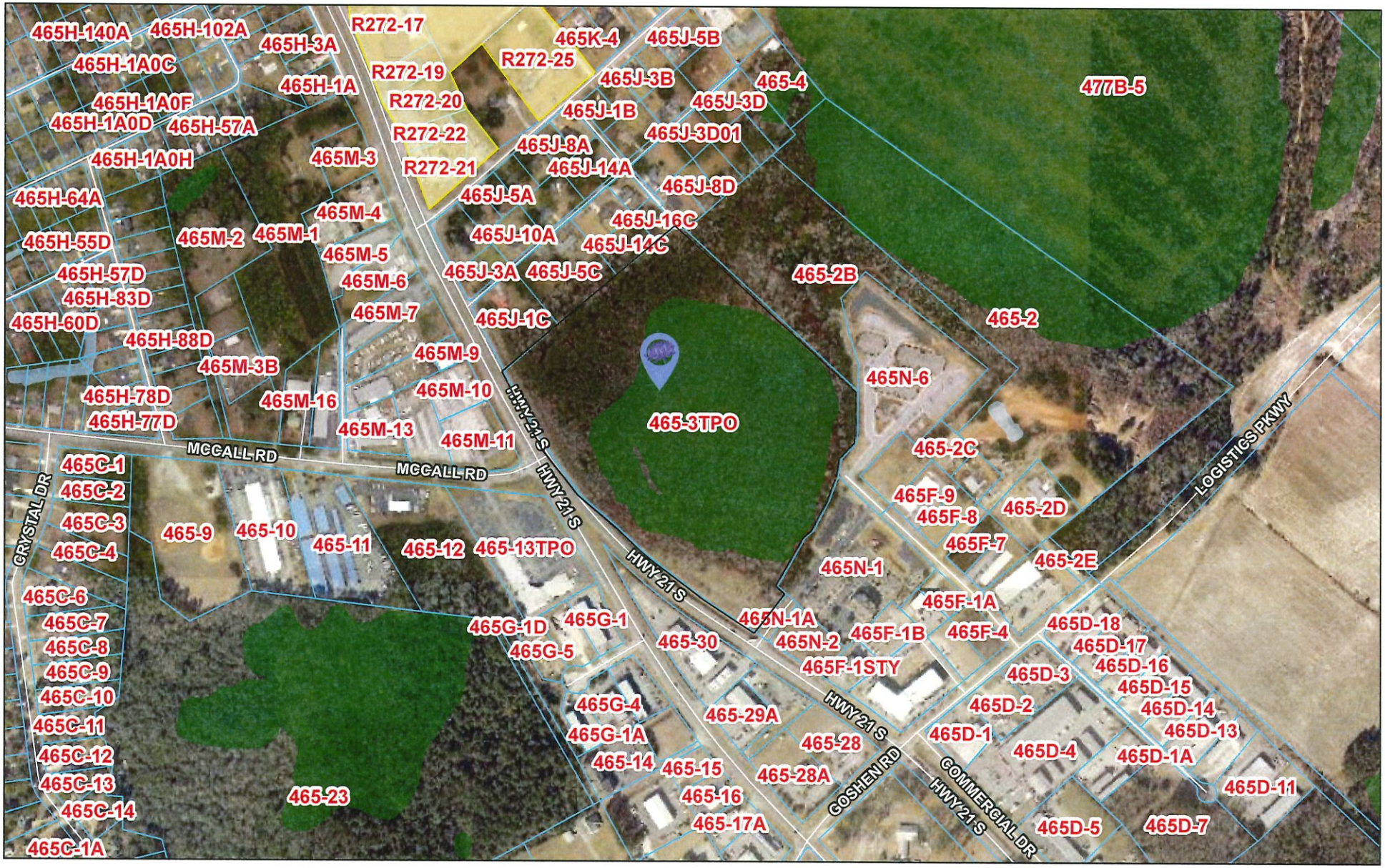
465-3TPO / Hwy 21



8/13/2023

Municipal Boundaries

Tax Parcel Labels

Tax Parcels

Roads

Wetlands

Freshwater Forested/Shrub Wetland

Freshwater Pond

FEMA Flood Zone

X, AREA OF MINIMAL FLOOD HAZARD

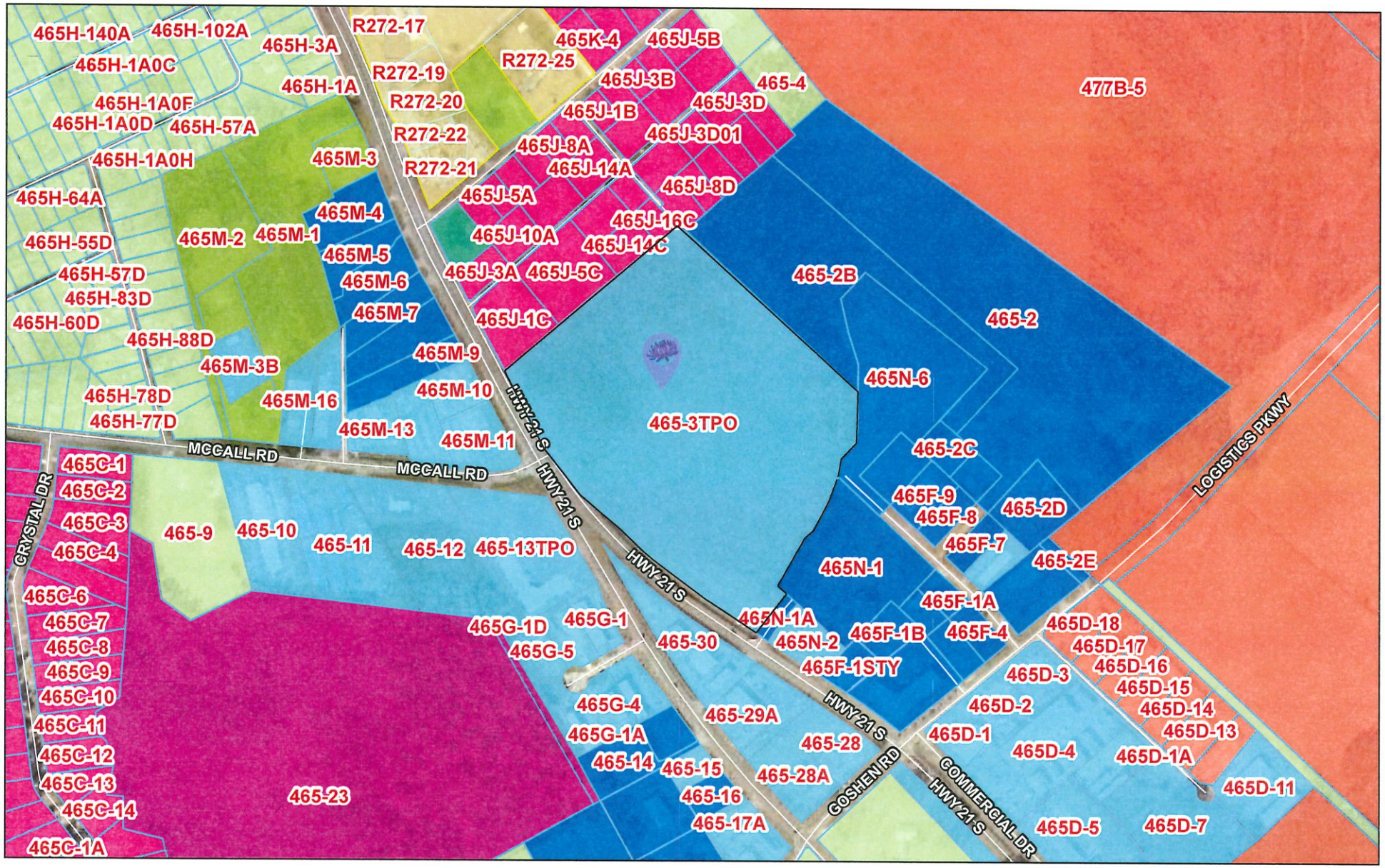
1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

465-3TPO / Hwy 21



8/13/2023

Municipal Boundaries
Tax Parcel Labels
Tax Parcels
Roads
Effingham County Zoning
AR-1
AR-2
R-1
R-3
B-1
B-2
B-3
I-1
Efn_fin_cache
Red: Band_1

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Staff Report

Subject: Sketch Plan (Fifth District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Builders FirstSource** request approval of a **sketch plan** for "Builders FirstSource Ph. 2." Located at 190 Commercial Court, zoned **B-3. [Map# 465D Parcel# 7]**

Summary Recommendation
Staff has reviewed the application, and recommends **conditional approval** of a **sketch plan** for "Builders FirstSource Ph. 2."

Executive Summary/Background

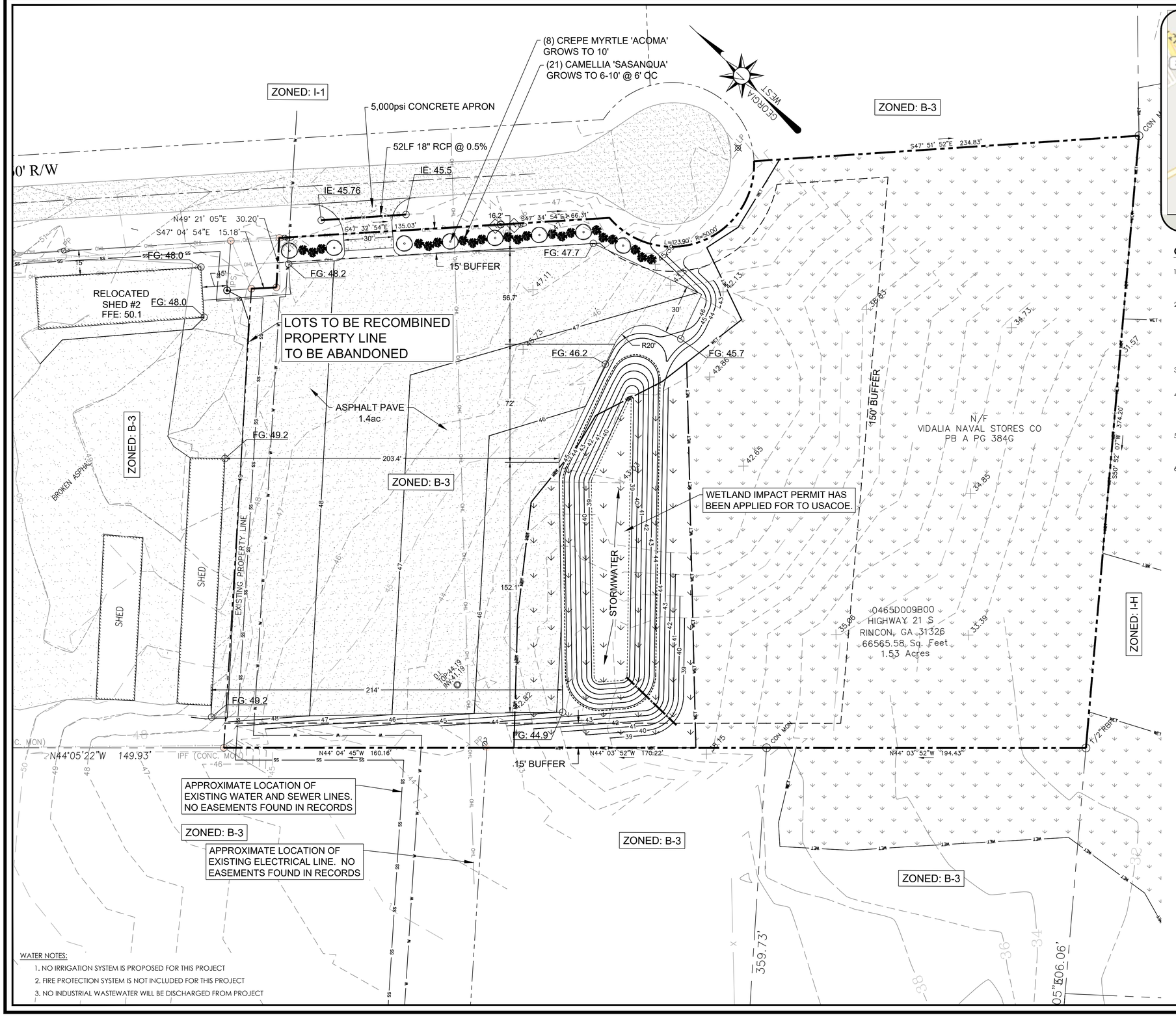
- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.
  The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- This development is an expansion of Builders FirstSource Sketch Plan that was approved at the May 9, 2023 Planning Board meeting and the June 6, 2023 Board of Commissioners meeting.
- This area will be asphalt paved as part of the resurfacing that is being done for the expansion.
- The proposed buffer to Commercial Court is 15' because this is the prosed access for the commercial development. This aligns with Effingham County Code of Ordinance:
  3.4.2 Adjacent public street buffers:
  All development excluding industrial development shall maintain a ten-foot wide landscaped buffer between any parking or loading area and an adjacent accessed public right-of-way (ROW). In single family subdivisions a ten-foot landscaped buffer must be maintained between any lot or internal street and any public collector or arterial ROW accessed from the subdivision.
  Where parcels abut a street without access to that street the buffer on that side of the parcel shall equal the required buffer for the use on the other side of the street.
- The buffers between the commercially zoned parcel and the industrial zoned parcel to the south are proposed to be 150' due to the wetlands and the heavy industrial use of the adjacent parcel.
- The proposed parcel (465D-7) and the existing Builders FirstSource parcel (465D-6) have not been recombined but per the developer will be recombined in order to submit for Land Disturbing Activity Permit applications and Development Plan Permit applications.
- The proposed development shows stormwater on parcel 465D-7. If this stormwater pond is to service the entire Builders FirstSource development, per the Effingham County Ordinance the stormwater needs to be contained on the same parcel as development:
  Sec. 30-331. (f)(2)
  The development project shall be conducted only within the area specified in the approved stormwater management design plan.
- At the September 12, 2023 Planning Board Meeting, Mr. Peter Higgins made a motion for approval with staff recommendations. Mr. Ryan Thompson seconded, the motion carried unanimously.

Alternatives

1. **Approve** the **sketch plan** for "Builders FirstSource Ph. 2."
   1. A recombination plat for parcels 465D-7 & 465D-6 will be needed before any Land Disturbing Activity Permit application and Development Plan Permit application will be reviewed by the County.

2. **Deny** the **sketch plan** for "Builders FirstSource Ph. 2."

Recommended Alternative: 1 **Other Alternatives: 2**
Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Sketch Plan Application 2. Sketch Plan 3. Aerial Photograph





GENERAL DEVELOPMENT NOTES:

1. PIN: 465D-007
   ADDRESS: 180 COMMERCIAL COURT
   RINCON, GEORGIA 31326
2. OWNER INFORMATION: BUILDERS FIRSTSOURCE
   MARK BERTHOLD
   7595 TECHNOLOGY WAY, SUITE 500
   DENVER, CO 80237
   o:303-262-8600
   mark.berthold@bldr.com
3. TOTAL LAND ACREAGE = 4.08(±)AC
   TOTAL DISTURBED ACREAGE = 2.2(±)AC
4. EXISTING USE OF PROPERTY : HEAVY COMMERCIAL
   PROPOSED USE OF PROPERTY : HEAVY COMMERCIAL
   PRESENT SITE ZONING : B-3
5. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13103C0289E, DATED 3/16/2015
6. THE SITE IS SERVED BY EFFINGHAM COUNTY WATER AND SANITARY SEWER SYSTEM.

WATER NOTES:

1. NO IRRIGATION SYSTEM IS PROPOSED FOR THIS PROJECT
2. FIRE PROTECTION SYSTEM IS NOT INCLUDED FOR THIS PROJECT
3. NO INDUSTRIAL WASTEWATER WILL BE DISCHARGED FROM PROJECT

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REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN engineering tm
114 WEST 42nd STREET • SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

SKETCH PLAN

Builder's FirstSource

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS:

SKETCH PLAN

DRWN: JAM 6-27-2023

CHK'D: JAM DATE

15 0 30

SCALE: 1" = 30'

SHEET NO.

SK

396-22-01

PROJECT NO.

SDP 11-10-22-phase II.dwg

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Builders FirstSource

Name of Applicant/Agent Mark Berthold Phone 303-262-8600

Company Name Builders FirstSource

Address 7595 Technology Way, Suite 500, Denver, CO 80237

Owner of Record Builders FirstSource Phone 303-262-8600

Address 7595 Technology Way, Suite 500, Denver, CO 80237

Engineer Jay Maupin-Maupin Engineering Phone 912-235-2915

Address 114 W 42nd Street Savannah, GA 31401

Surveyor _____ Phone _____

Address _____

Proposed water City of Rincon Proposed sewer City of Rincon

Total acreage of property 4.08 Acreage to be divided n/a Number of Lots Proposed n/a

Current Zoning B-3 Proposed Zoning B-3 Tax map – Block – Parcel No 465d-007 - _____ - _____

Are any variances requested? _____ If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 31 day of July, 2023

Applicant

Notary

Owner

JORGE M BAZAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174017944
MY COMMISSION EXPIRES MAY 09, 2025

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	Builders FirstSource
(a) Project Information:		
x		**1.** Proposed name of development.
x		**2.** Names, addresses and telephone numbers of owner and applicant.
x		**3.** Name, address and telephone number of person or firm who prepared the plans.
x		**4.** Graphic scale (approximately 1"=100') and north arrow.
x		**5.** Location map (approximately 1" = 1000').
x		**6.** Date of preparation and revision dates.
x		**7.** Acreage to be subdivided.
(b) Existing Conditions:		
x		**1.** Location of all property lines.
x		**2.** Existing easements, covenants, reservations, and right-of-ways.
x		**3.** Buildings and structures.
x		**4.** Sidewalks, streets, alleys, driveways, parking areas, etc.
x		**5.** Existing utilities including water, sewer, electric, wells and septic tanks.
x		**6.** Natural or man-made watercourses and bodies of water and wetlands.
x		**7.** Limits of floodplain.
x		**8.** Existing topography.
x		**9.** Current zoning district classification and land use.
n/a		**10.** Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
x		**1.** Layout of all proposed lots.
X		**2.** Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
x		**3.** Proposed zoning and land use.
x		**4.** Existing buildings and structures to remain or be removed.
x		**5.** Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
x		**6.** Proposed retention/detention facilities and storm-water master plan.

X		7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
X		8. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

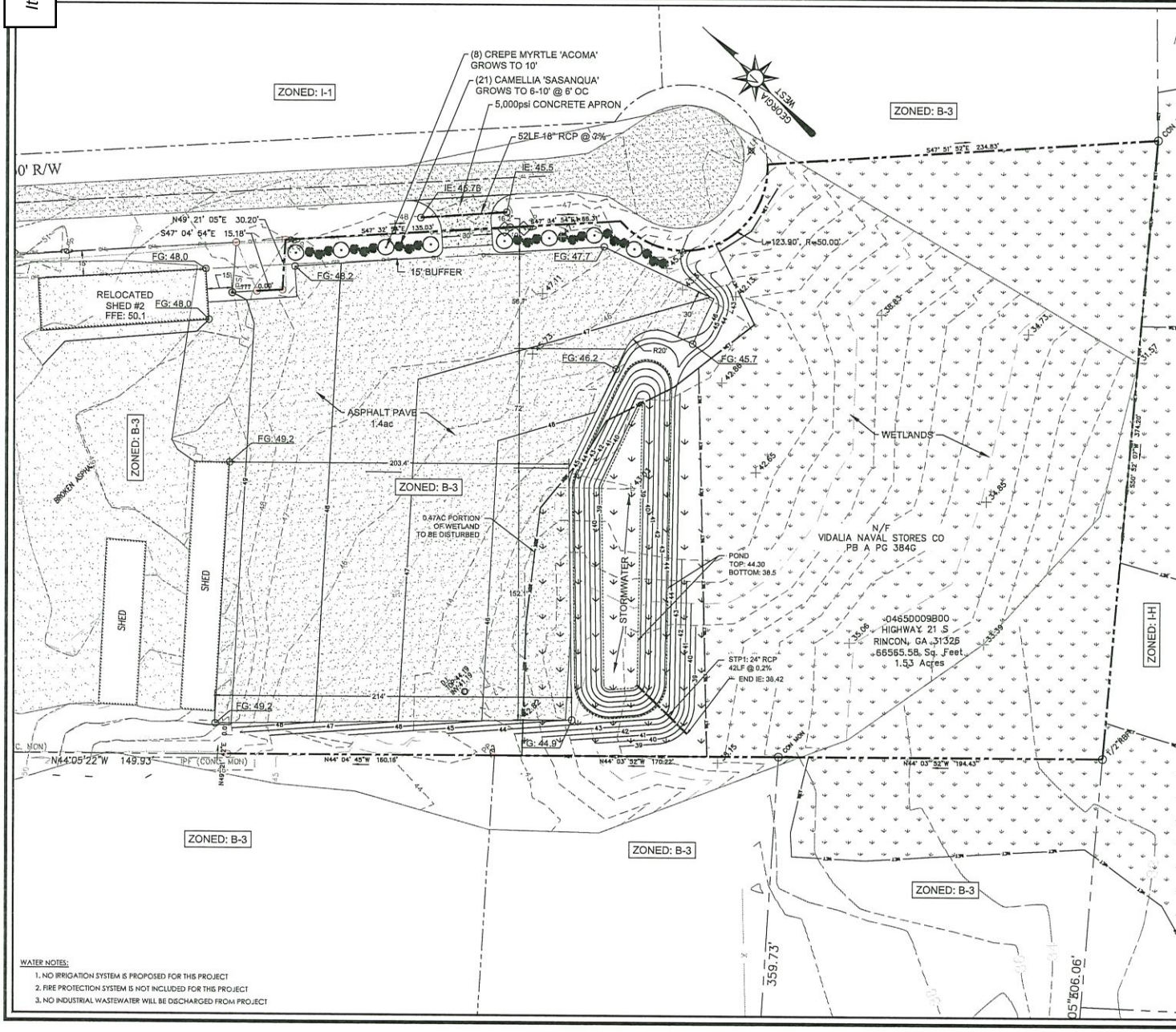
This 31st day of July, 2023.

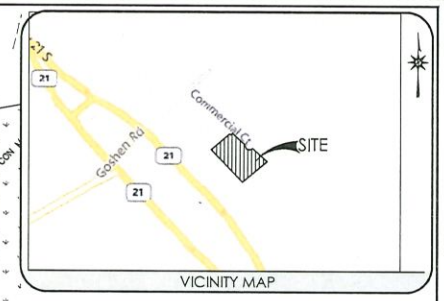
Applicant

Notary

Owner

JORGE M BAZAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174017944
MY COMMISSION EXPIRES MAY 09, 2025





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REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN engineering

114 WEST 42nd STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 295-2915
GENERAL@MAUPINENGINEERING.COM

SKETCH PLAN

Builder's FirstSource

LEVEL II E&S

GEORGIA REGISTERED PROFESSIONAL ENGINEER MAY A. MAUPIN

CERT.#21051 EXP: 12/1/2024

STATUS:

SKETCH PLAN

DRWN: JAM 6-27-2023

CHK'D: JAM DATE

15 0 30

SCALE: 1" = 30'

SHEET NO.

SK

396-22-01

PROJECT NO.

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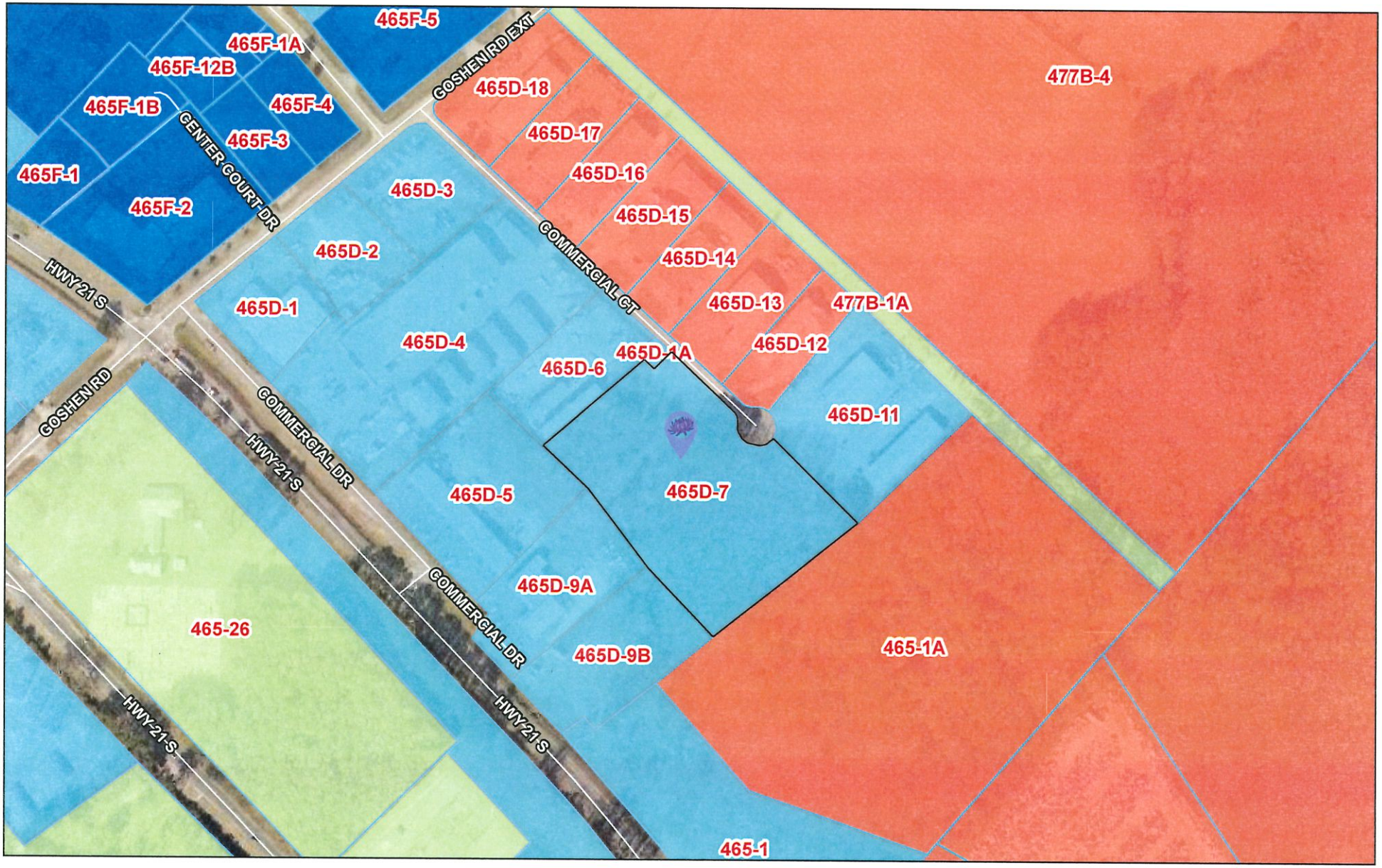
Commercial Ct



465D-7 / Commercial Ct



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
B-2
B-3
I-1

Efn_fin_cache
Red: Band_1
Green: Band_2

1:3,950

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

Staff Report
Subject: Variance (Second District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **MRD Partners, LLC** as Agent for **Ronald V. Roberts & Barry Chenkin** requests a variance from Section 3.4 to reduce required development buffers from industrial to residential. Located on McCall Road, proposed zoned **I-1**. **[Map# 450D Parcel# 4A, 4B & 5]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Section 3.4 to reduce required development buffers from industrial to residential.

Executive Summary/Background
- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:

  That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and

  That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- The applicant proposes to develop a “flex use” building. Their application to rezone to I-1 will be heard at the October 3, 2023 Board of Commissioners meeting.
- Due to prevalent wetlands on the property, development area is substantially limited on the ENE boundary.
- The applicant requests to reduce the required 300’ buffer to 25’, which is the required buffer between industrial-zoned properties.
- The applicant’s site is separated from residential properties along the property line in question by McCall Road, an 80’ County right of way.
- Multiple residents impacted by this buffer reduction have supported the rezoning request and intend to rezone to I-1 in the future.
- At the September 12, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives
1. Approve the request for a **variance** from Section 3.4
2. Deny the request for a **variance** from Section 3.4

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A - VARIANCE APPLICATION

Application Date: _____

Applicant/Agent: MRD Partners, LLC / Nolan Andrews

Applicant Email Address: nolan@acsrealtyteam.com

Phone # (912) 228-2263

Applicant Mailing Address: 463 Johnny Mercer, Blvd, B7-120

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: See on page 4

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 4828, 4838 & 4884 McCall Rd

Name of Development/Subdivision: Horizon Business Center

Present Zoning of Property AR-1 & R2 Tax Map-Parcel # See on page 4 Total Acres 19.01

VARIANCE REQUESTED (provide relevant section of code): 25' buffer along northern property boundary - Ordinance Section 3.4

Describe why variance is needed: A reduced buffer variance is needed in order to make practical use of the site.

How does request meet criteria of Section 7.1.8 (see Attachment C): The property is physically unique because it is almost entirely surrounded by Gateway Industrial Park and there are wetlands and topographical changes that restrict the site. The other sites that are surrounded by Gateway include the three adjacent property owners across McCall Rd (the side the buffer variance is requested) who are in support of the project and plan to rezone to I-1 soon themselves.

Applicant Signature: Nolan Andrews Date _____

Rev 05052021



SITE HIGHLIGHTS:

TOTAL AREA = 18.3 ACRES
UPLANDS = 11.9 ACRES
WETLANDS = 6.4 ACRES
CURRENT ZONING = R-2
PROPOSED ZONING = I-1

BUILDING 1 - SINGLE LOAD
156,000 SF (600' X 260')
30 DOCK POSITIONS
2 DRIVE IN RAMPS
18 TRAILER POSITIONS
70 - COMMUTER PARKING

LEGEND

- WETLANDS
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOOD PLAIN
- DETENTION
- BUILDING
- PAVING



VICINITY MAP

SCALE 1"=2000'

HORIZON BUSINESS CENTER

CONCEPT PLAN - MCCALL ROAD
EFFINGHAM COUNTY, GA
DATE: AUGUST 22, 2023 SCALE: 1" = 60'

GRAPHIC SCALE
1" = 60'
0' 30' 60' 90' 120'

HUSSEY GAY BELL
Established 1958

Item XIV. 8.

January 18, 2023 - 8:03 AM Printed By: jmcbride

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4830, 4840 & 4884 McCall Road


450F-21B
450F-26
450F-25
450F-21A
450F-24
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450F-23
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450-5
GATEWAY PARKWAY
RAIL ROW
MCCALL RD
OAK ST
MAPLE CT
GOLDEN DR
STEPHENS DR
R264-1F
R264-15
R264-1B
R264-1D
R264-1D03
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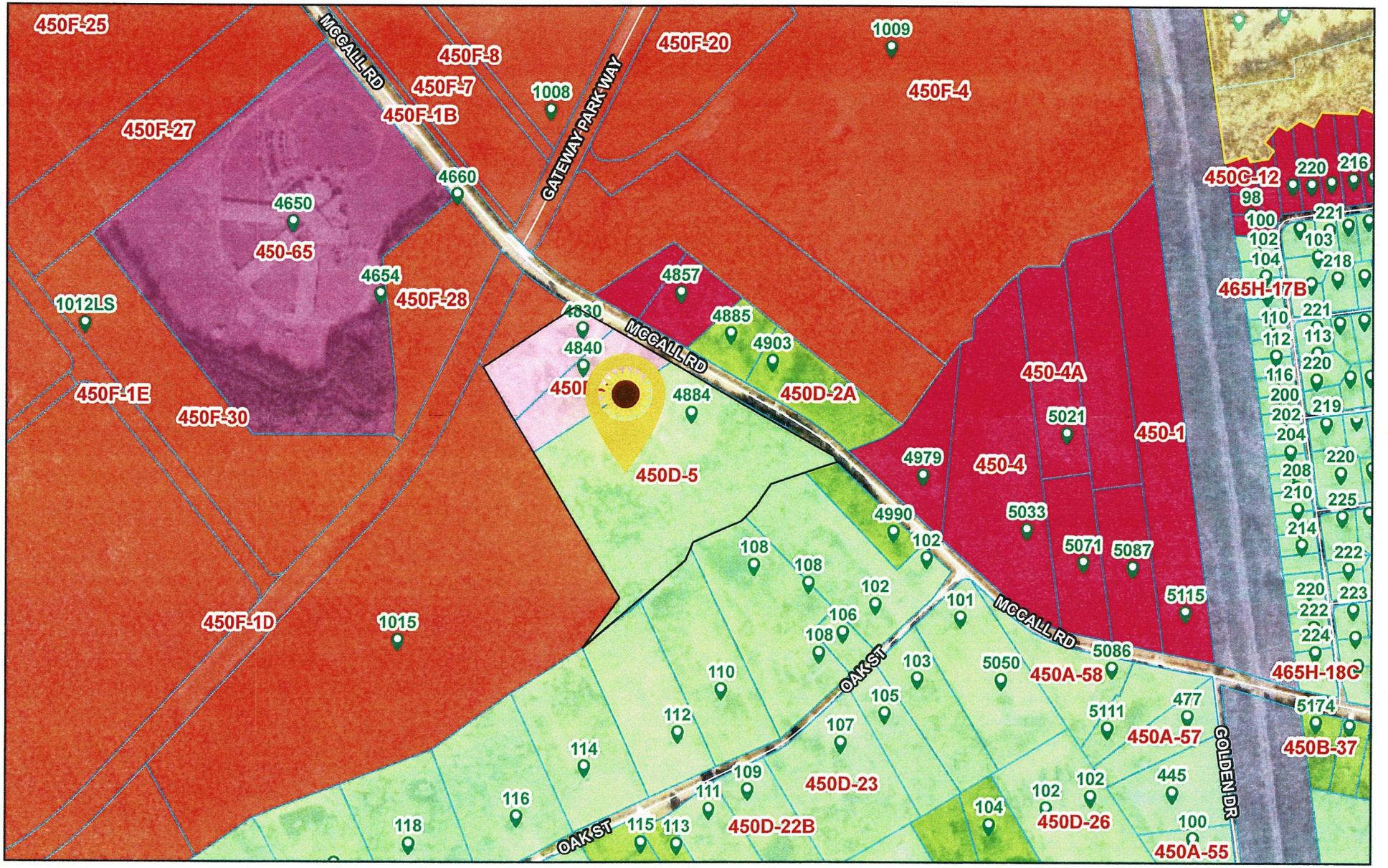
4830, 4840 & 4884 McCall Road



4830, 4840 & 4884 McCall Rd \ 450D-4A,4B & 5



7/7/2023

Municipal Boundaries

Address Points

Tax Parcel Labels

Tax Parcels

Roads

Effingham County Zoning

AR-1

AR-2

R-1

R-2

I-1

PD

Other

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Staff Report
Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **MRD Partners, LLC** as Agent for **Ronald V. Roberts & Barry Chenkin** requests a variance from Section 3.4 to reduce required development buffers from industrial to residential. Located on McCall Road, proposed zoned **I-1**. **[Map# 450D Parcel# 4A, 4B & 5]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Section 3.4 to reduce required development buffers from industrial to residential.

Executive Summary/Background
- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:

  That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and

  That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- The applicant proposes to develop a "flex use" building. Their application to rezone to I-1 will be heard at the October 3, 2023 Board of Commissioners meeting.
- Due to prevalent wetlands on the property, development area is substantially limited on the ENE boundary.
- The applicant requests to reduce the required 300' buffer to 25', which is the required buffer between industrial-zoned properties.
- The applicant's site is separated from residential properties along the property line in question by McCall Road, an 80' County right of way.
- Multiple residents impacted by this buffer reduction have supported the rezoning request and intend to rezone to I-1 in the future.
- At the September 12, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives
1. Approve the request for a **variance** from Section 3.4
2. Deny the request for a **variance** from Section 3.4

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 450D-4A, 4B & 5

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 450D-4A, 4B & 5

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, MRD PARTNERS, LLC / NOLAN ANDREWS AS AGENT FOR RONALD V. ROBERTS & BARRY CHENKIN has filed an application for a variance from Section 3.4 to reduce required development buffers from industrial to residential, to allow for a warehouse development; map and parcel number 450D-4A, 4B & 5, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT a variance from Section 3.4 to reduce required development buffers from industrial to residential, to allow for a warehouse development is granted for; map and parcel number 450D-4A, 4B & 5, located in the 2nd commissioner district:

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **KFJT Enterprises, LLC** as Agent for **Estate of Ernest Oetgen** requests **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1** to allow for business development. Located on Oetgen Road. **[Map# 399 Parcel# 3, 3D, 3Q, & 3R]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1** to allow for business development, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant proposes to develop an industrial warehouse.
- While the adjacent zoning of many of the surrounding properties is AR-1, they are primarily under the same family ownership with the exception of a “mini-farm” subdivision to the NW. There are a notable number of industrial-zoned properties in the near vicinity.
- Due to high prevalence of wetlands (80+ acres), the applicant proposes minimal development, and large areas of undisturbed vegetation, creating a buffer in excess of the requisite 300’.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - EOM has recommended a technical traffic memorandum.
        - Oetgen/Stagecoach Road is currently used for industrial traffic.
        - No applicable agencies other than EOM have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has direct frontage access to Oetgen/Stagecoach Road.
        - No TIA has been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The surface mine on 399-3Q and involved R-4 parcels are inactive.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The immediate area is a mixture of AR-1, R-4, and I-1.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - There is an open Code Enforcement case with EPD involvement for 399-3R involving illegal dumping.
- Resident opposition was presented at the September 12, 2023 Planning Board meeting. Concerns included:
    - Increase of traffic

  - Property value and tax rates
  - Condition of Stagecoach Road
  - Detriment to character of area
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for denial, based on concerns regarding condition and future maintenance of Godely/Stagecoach Road.
- The motion was seconded by Peter Higgins, and carried unanimously.
- In response to Planning Board recommendation, Code Enforcement action, and in an effort to remain consistent with the recent I-1 rezoning of 419-1A, Staff has added conditions 2-4 for approval.

Alternatives

1. Approve the request to **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1**, with the following conditions:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. The applicant shall meet with impacted jurisdictions to address and reach agreement on road maintenance concerns.
3. There shall be no traffic access to or from Godley Road.

2. Deny the request for to **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/31/2023

Applicant/Agent: KFJT Enterprises LLC

Applicant Email Address: kevinfinley1995@gmail, Jeff@cpa-ht.com

Phone # 912-596-6044 912-604-9806

Applicant Mailing Address: 440 Mall Blvd, Suite A

City: Savannah State: GA Zip Code: 31406

Property Owner, if different from above: Estate of ~~Julian~~ Ernest J. Oetgen (EFK)

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Chris@klein lawgroup.NET

Phone # 912/598-1771

Owner's Mailing Address: 15 Lake Street, Suite 210

City: Savannah State: GA Zip Code: 31411

Property Location: 662 Godley Rd. (Oetgen Rd, accessed off HWY 80)

Proposed Road Access: Stagecoach Rd. to Oetgen Rd.

Present Zoning of Property: AR-1, PD Proposed Zoning: I-1

Tax Map-Parcel # please see below (4) total Total Acres: 171.94 Acres to be Rezoned: 171.94

Lot Characteristics: borrow pit, structure/home of Mr. Julian Oetgen and few mobile homes

WATER

X Private Well

_____ Public Water System

SEWER

X Private Septic System

_____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: to light industrial purposes

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1 South AR1 East R-4, I-1 West AR-1

Tax Map-Parcel #'s: 03990003 03990003Q00 03990003D00 03990003R00

Rev 05052021

1. Describe the current use of the property you wish to rezone.

Agricultural, borrow pit

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No

3. Describe the use that you propose to make of the land after rezoning.

Industrial warehouse facility

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Agricultual

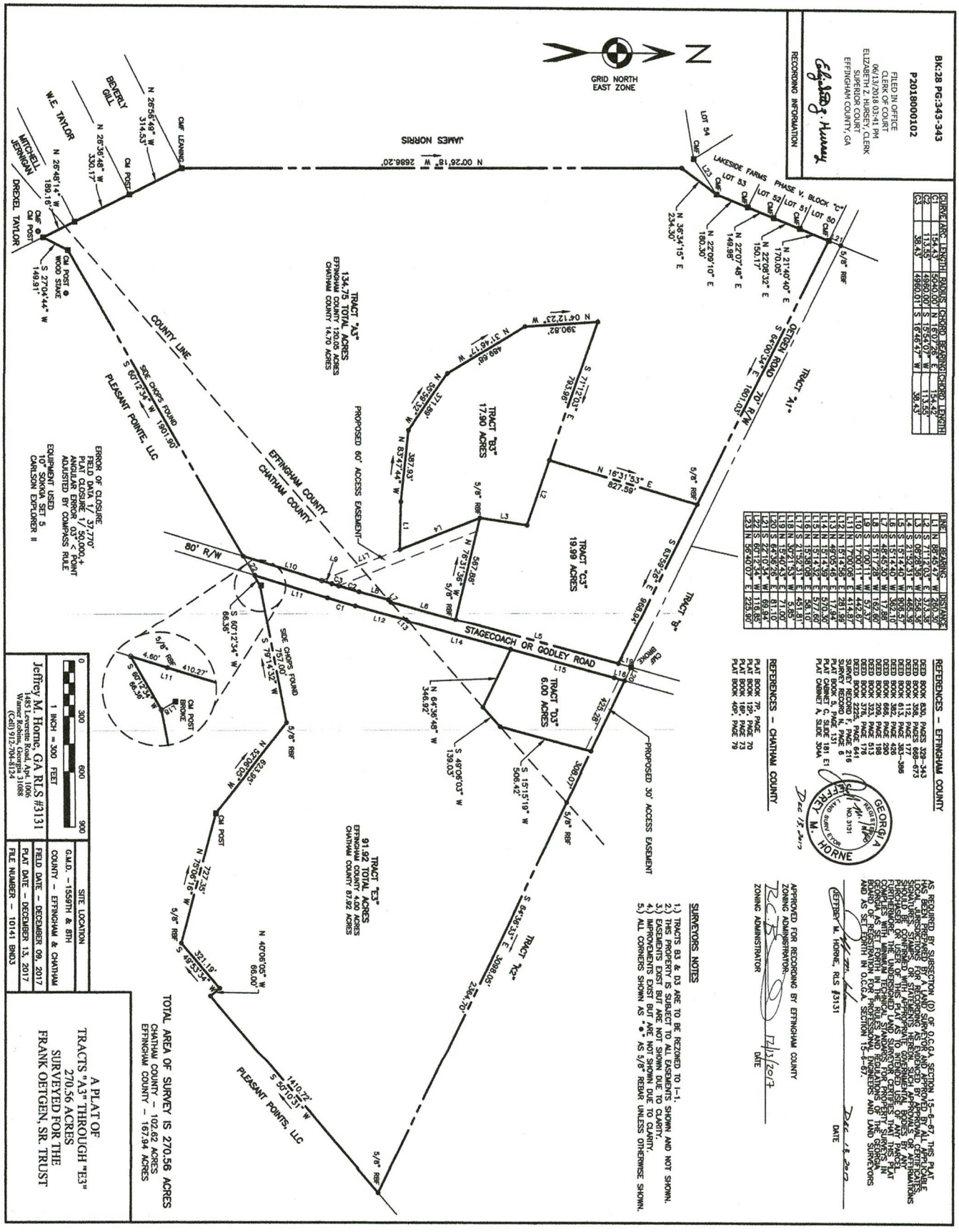
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

Compatible with adjacent agricultual zonings

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

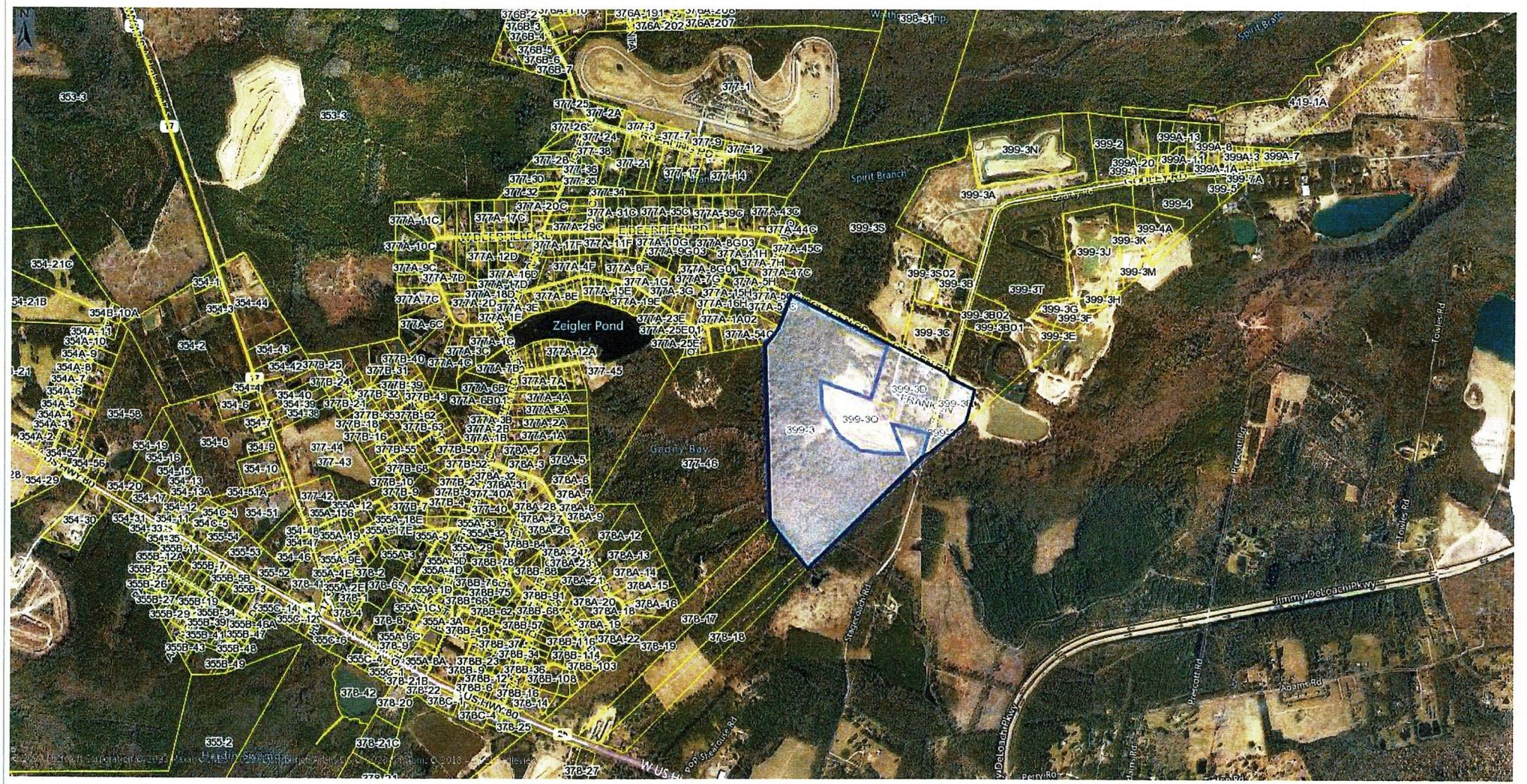
No

Applicant Signature: _____ Date 8/9/23



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2510448&key1=28&key2=343&county=51&countyname=EFFINGHAM&userid=846587&ap... 1/1

Oetgen Road


Zeigler Pond
Gaddy Bay
Spirit Branch
Jimmy DeLoach Pkwy
Prescott Rd
Towles Rd
Adams Rd
Peary Rd
Pool Steadcove Rd
Stagecoach Rd
W US Hwy 80
399-3O
399-3D
399-3N
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399-3S
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377A-6B01
377A-6C
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377B-14Y
377B-14Z

399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond

Lake
Riverine

FEMA Flood Zone
A
AE

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-4
B-2
I-1

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL X

Of the rezoning request by applicant **KFJT Enterprises as Agent for Estate of Ernest Oetgen – (Map # 399 Parcels # 3, 3D & 3Q)** from **AR-1 & R-4** to **I-1** zoning.

Roads are inadequate

Yes (No ?) 1. Is this proposal inconsistent with the county's master plan?

(Yes) No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

(Yes) No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

(Yes) No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No ?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Potentially w/ the need roads/ access is not good

(Yes) No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

(Yes) No ? 7. Are nearby residents opposed to the proposed zoning change?

(Yes) No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#13-Ryan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL✓

Of the rezoning request by applicant **KFJT Enterprises as Agent for Estate of Ernest Oetgen – (Map # 399 Parcels # 3, 3D & 3Q)** from **AR-1 & R-4** to **I-1** zoning.

Yes ✓No ? 1. Is this proposal inconsistent with the county's master plan?

✓Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes ✓No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes ✓No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes ✓No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes ✓No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

✓Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

✓Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL✓

Of the rezoning request by applicant **KFJT Enterprises as Agent for Estate of Ernest Oetgen – (Map # 399 Parcels # 3, 3D & 3Q)** from **AR-1 & R-4** to **I-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal? ROAD

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL X

Of the rezoning request by applicant **KFJT Enterprises as Agent for Estate of Ernest Oetgen – (Map # 399 Parcels # 3, 3D & 3Q)** from **AR-1 & R-4** to **I-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#13 - Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **KFJT Enterprises as Agent for Estate of Ernest Oetgen – (Map # 399 Parcels # 3, 3D & 3Q)** from **AR-1 & R-4** to **I-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **KFJT Enterprises, LLC** as Agent for **Estate of Ernest Oetgen** requests **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1** to allow for business development. Located on Oetgen Road. **[Map# 399 Parcel# 3, 3D, 3Q, & 3R]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1** to allow for business development, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant proposes to develop an industrial warehouse.
- While the adjacent zoning of many of the surrounding properties is AR-1, they are primarily under the same family ownership with the exception of a “mini-farm” subdivision to the NW. There are a notable number of industrial-zoned properties in the near vicinity.
- Due to high prevalence of wetlands (80+ acres), the applicant proposes minimal development, and large areas of undisturbed vegetation, creating a buffer in excess of the requisite 300’.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - EOM has recommended a technical traffic memorandum.
        - Oetgen/Stagecoach Road is currently used for industrial traffic.
        - No applicable agencies other than EOM have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has direct frontage access to Oetgen/Stagecoach Road.
        - No TIA has been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The surface mine on 399-3Q and involved R-4 parcels are inactive.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The immediate area is a mixture of AR-1, R-4, and I-1.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - There is an open Code Enforcement case with EPD involvement for 399-3R involving illegal dumping.
- Resident opposition was presented at the September 12, 2023 Planning Board meeting. Concerns included:
    - Increase of traffic

  - Property value and tax rates
  - Condition of Stagecoach Road
  - Detriment to character of area
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for denial, based on concerns regarding condition and future maintenance of Godely/Stagecoach Road.
- The motion was seconded by Peter Higgins, and carried unanimously.
- In response to Planning Board recommendation, Code Enforcement action, and in an effort to remain consistent with the recent I-1 rezoning of 419-1A, Staff has added conditions 2-4 for approval.

Alternatives

1. Approve the request to **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1**, with the following conditions:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. The applicant shall meet with impacted jurisdictions to address and reach agreement on road maintenance concerns.
3. There shall be no traffic access to or from Godley Road.

2. Deny the request for to **rezone** 170 +/- acres from **AR-1 & R-4** to **I-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 399-3,3D,3Q,3R
AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 399-3,3D,3Q,3R

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, KFJT ENTERPRISES, LLC AS AGENT FOR THE ESTATE OF ERNEST OETGEN JR. has filed an application to rezone one hundred seventy-one and ninety-four hundredths (171.94) +/- acres; from AR-1 & R-4 to I-1 to allow for industrial business development; map and parcel number 399-3,3D,3Q,3R, located in the 1stth commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT one hundred seventy-one and ninety-four hundredths (171.94) +/- acres; map and parcel number 399-3,3D,3Q,3R, located in the 1st commissioner district, is rezoned from AR-1 & R-4 to I-1, with the following conditions:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. The applicant shall meet with impacted jurisdictions to address and reach agreement on road maintenance concerns.
3. There shall be no traffic access to or from Godley Road.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Lex Bazemore** as Agent for **Wanda R. Williams** requests to **rezone** 17.67 acres from **AR-1** to **R-4** with the **conditional use** to allow for an RV park. Located on Race Path Road. **[Map# 412 Parcel# 5A]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 17.67 acres from **AR-1** to **R-4** with the **conditional use** to allow for an RV park.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. Section 5.7.2.3 allows for *Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days*.
- Citizen reports to Development Services state that existing RV parks frequently have wait lists, and are not available for occupation for months.
- Due to the fact that occupation of an RV is prohibited outside of R-4 zoning, Code Enforcement frequently responds to complaints of illegal RV occupation.
- Staff was unable to identify R-4 rezoning more recent than 2007 (Whispering Pines, Hodgeville Road).
- The proposed development will next be required to submit a sketch plan for review and approval.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - At the Technical Review Committee meeting for this project, EOM's constructive comment on roads was limited to the need for an upgrade to a commercial access/driveway for an RV park.
        - No applicable agencies other than EOM have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - No TIA has been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The surrounding area is within the AR zoning districts, with a nearby R-1 subdivision, and a surface mine. This composition is compatible with other residential zoning.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - The applicant will have to obtain EPD permitting for water/sewer systems.

- Resident opposition was presented at the September 12, 2023 Planning Board meeting. C included:
    - Increase in traffic
    - Devaluation of property
    - Condition of Racepath Road
    - Burden to internet access
- At the September 12, 2023 Planning Board meeting, Brad Smith made a motion for approval. The motion was seconded by Alan Zipperer, and failed with a vote of 2-3.
- Peter Higgins made a motion for denial, which was seconded by Ryan Thompson and carried 3-2, Brad Smith and Alan Zipperer opposing.

Alternatives

1. **Approve** the request to **rezone** 17.67 acres from **AR-1** to **R-4** with a **conditional use**, with the following conditions:
    1. The Recreational Vehicle park shall conform in every way to the R-4 zoning district.
    2. The Recreational Vehicle park shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate

2. Deny the request for to **rezone** 17.67 acres from **AR-1** to **R-4** with a **conditional use**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8-7-23

Applicant/Agent: Lex Bazemore

Applicant Email Address: Bazemore.lex@Gmail.com

Phone # 912-712-8120

Applicant Mailing Address: 140 Pelican Dr.

City: Tybee State: Ga Zip Code: 31328

Property Owner, if different from above: Wanda B. Williams

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: 134 Summer Winds Dr.

City: Savannah State: Ga Zip Code: 31410

Property Location: 634 b. Race Path Rd. Property ID: 04120005A

Proposed Road Access: Race Path Rd.

Present Zoning of Property: AR-1 Proposed Zoning: R-4

Tax Map-Parcel # 412-5A Total Acres: 17.67 Acres to be Rezoned: 17.67

Lot Characteristics: _____

WATER

✓ Private Well

_____ Public Water System

SEWER

✓ Private Septic System

_____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-1 South AR-1 ↓ AR-2 East AR-1 West AR-1

1. Describe the current use of the property you wish to rezone.

Land is vacant and not being used.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No.

3. Describe the use that you propose to make of the land after rezoning.

Recreational Vehicle sites

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Mostly agriculture/pines and residential. One is mix use, with a building that supports a business.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

We are providing montly RV sites to residents

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

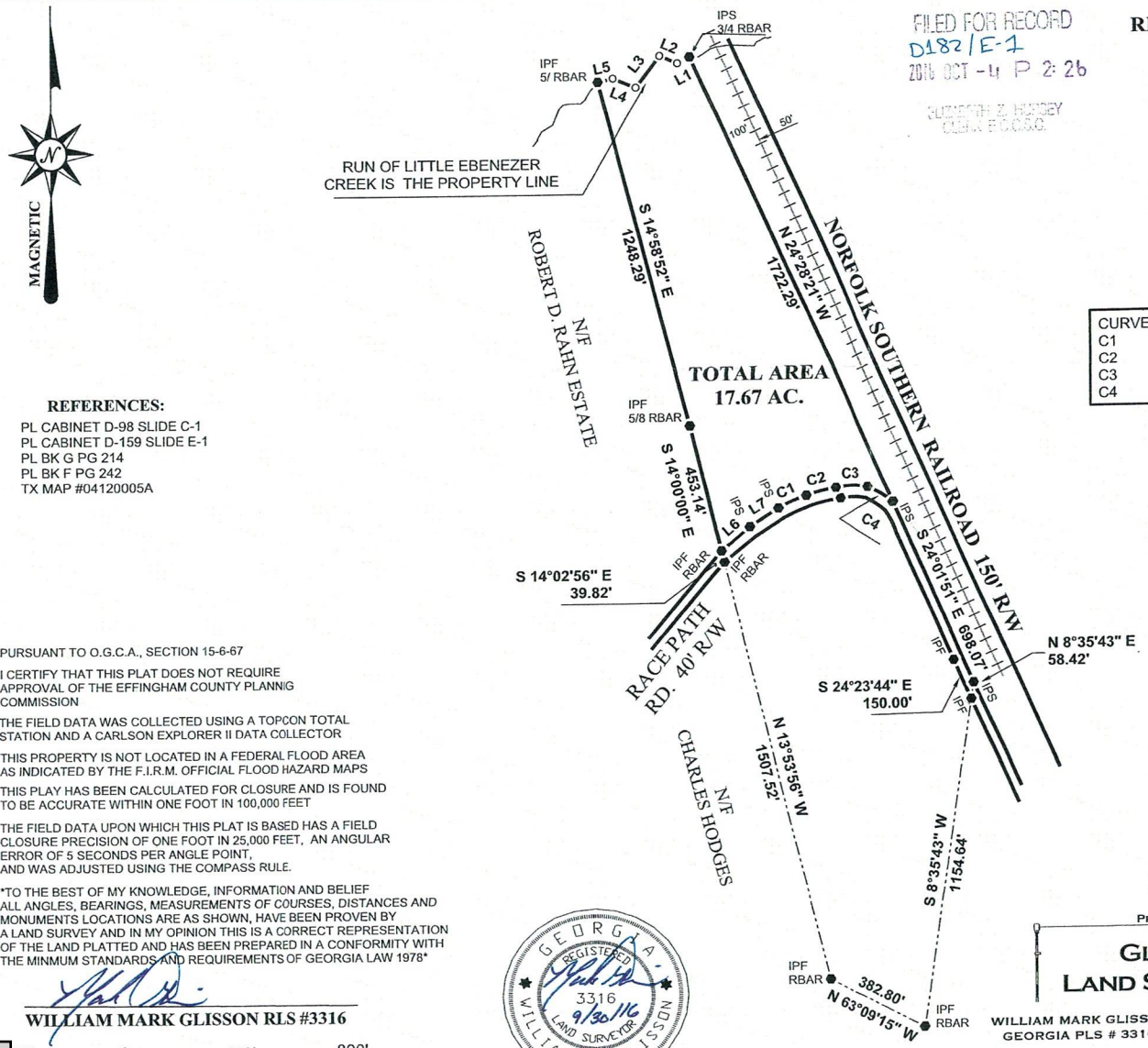
No, our RV sites will not use county water or sewer, transportation facilities, nor be a burden on existing streets. Our site allow for up to 2 people to occupy a site overnight, ther for limiting the use of local schools.

Applicant Signature: Leyk. Bymore Date 23-8-7

31326

SURVEY OF 17.67 ACERS OF THE REMAINING LANDS OF THE WANDA WILLIAMS ESTATE LOCATED IN THE 9 th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

FILED FOR RECORD
D182/E-1
2016 OCT -4 P 2:26
KENNETH B. MURPHEY
CLERK P.C.G.S.C.



LINE	BEARING	HORIZ DIST
L1	S62°33'07"W	48.54'
L2	N67°16'47"W	69.10'
L3	S38°09'55"W	138.57'
L4	N68°14'26"W	88.38'
L5	S77°20'30"W	56.02'
L6	N50°14'44"E	130.16'
L7	N57°41'41"E	118.45'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N65°53'01"E	105.68'	612.25'	105.81'	9°54'07"	53.04'
C2	N75°50'07"E	106.74'	612.25'	106.87'	10°00'05"	53.57'
C3	N89°19'47"E	118.93'	334.60'	119.56'	20°28'25"	60.43'
C4	S58°53'20"E	106.64'	334.60'	107.10'	18°20'21"	54.01'

REFERENCES:

PL CABINET D-98 SLIDE C-1
PL CABINET D-159 SLIDE E-1
PL BK G PG 214
PL BK F PG 242
TX MAP #04120005A

PURSUANT TO O.G.C.A., SECTION 15-6-67

I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF THE EFFINGHAM COUNTY PLANNIG COMMISSION

THE FIELD DATA WAS COLLECTED USING A TOPCON TOTAL STATION AND A CARLSON EXPLORER II DATA COLLECTOR

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS

THIS PLAY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN A CONFORMITY WITH THE MINMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978

WILLIAM MARK GLISSON RLS #3316

00' 0 400' 800'

GRAPHIC SCALE 1"=400'

GEORGIA REGISTERED 3316 9/30/16 LAND SURVEYOR WILLIAM M. GLISSON

STATE OF GEORGIA

PREPARED BY:

GLISSON LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

SURVEY FOR:
WANDA R. WILLIAMS

COUNTY: EFFINGHAM STATE: GA.

GMD:9 TH SUBD:

DATE:9/28/16 SCALE: 1" =400'

FILE NUMBER:16178

TOTAL AREA: =17.67 AC. LOT

FIELD SURVEY DATE:8/17/16

Item XIV. 12.

274

Traverse PC

SITE PLAN
HOBO TRAIL RV PARK

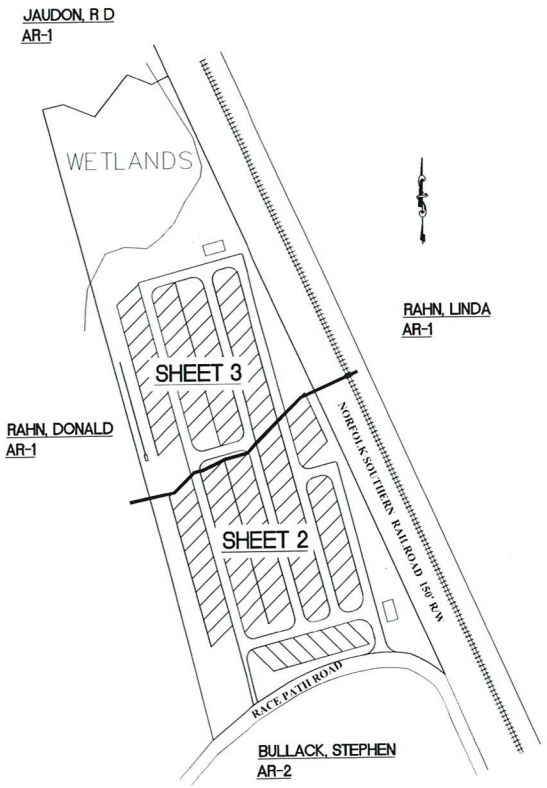
SURVEY OF 17.67 ACERS OF THE
REMAINING LANDS OF THE WANDA WILLIAMS ESTATE
LOCATED IN THE 9 th G.M. DISTRICT
OF EFFINGHAM COUNTY, GEORGIA

REFERENCES

PL CABINET D-88 SLIDE C-1
PL CABINET D-159 SLIDE E-1
PL BK G PG 214
PL BK F PG 242
TX MAP #04120005A

LEGEND

8"W	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
8"S	PROPOSED SEWER
O	PROPOSED SEWER MANHOLE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	TYPICAL WASH AREA
	SHEET BOUNDARY
	SHEET DRAINAGE
	OFFSITE STREET DRAINAGE
	PROPOSED SEWER FLOW
	PROPERTY LINE
	UTILITY EASEMENT
	RIGHT-OF-WAY
	GRADE BREAK
SF	SQUARE FEET
NTS	NOT TO SCALE



SHEET INDEX SITE MAP

NO SCALE

SITE DATA	
PROPOSED ZONING	R-4
TOTAL PROPERTY GROSS AREA	17.67 ACRES
WETLANDS	2.99 ACRES
TOTAL NET RV RESORT AREA	14.68 ACRES
TOTAL OPEN SPACE, DRAINAGE & RECREATIONAL AREA	5.01 ACRES (34.2%)

TOTAL NET RV SITE AREA	14.68 ACRES
RECREATIONAL USABLE AREA	1.66 ACRES (11.3%)
PROJECT STREET AREA	2.53 ACRES

TOTAL RV SITES	110
TOTAL NET DENSITY	7.5 DU/AC
TOTAL GROSS DENSITY	6.2 DU/AC

RV PARK GUEST PARKING	47 SPACES 10'x20'

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
130076	13103C0258E	MARCH 16, 2015	ZONE X	N/A

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE SHADED A (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED) PER THE FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DOCUMENTATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARCEL NUMBER

4120005A

SHEET INDEX

SHEET 1	COVER SHEET AND KEY MAP
SHEET 2-3	SITE PLAN
SHEET 4	DETAILS, ROAD SECTIONS

OWNER/DEVELOPER

WANDA RAHN WILLIAMS
134 SUMMER WINDS DR.
SAVANNAH, GA 31410
CONTACT: LEX BAZEMORE
PHONE: 912-330-0140
EMAIL: BAZEMORELEX@GMAIL.COM

ENGINEER/PLANNER

CIVIL DESIGN SOLUTIONS, L.L.C.
5989 GA HWY 129S
CLAXTON, GA 30417
PHONE: 602-214-4854
CONTACT: BRIAN BERNARD, P.E.
EMAIL: BBERNARD@CDSLLC-AZ.NET
COA: PEF006575

TOPOGRAPHY

THE TOPOGRAPHY WAS PREPARED FROM THE EFFINGHAM COUNTY GIS MAP. GEORGIA STATE PLANE EAST ZONE, NAV83,

NOTES

1. THE RV LOTS WILL USE THE GENERAL ADDRESS ALONG WITH A PERMANENT NUMERIC SPACE DESIGNATION FOR MAILING AND EMERGENCY RESPONSE PURPOSES. THE ANCILLARY STRUCTURES WILL USE THE GENERAL ADDRESS.

UTILITY SYSTEM OWNERSHIP

SEWER	HOBO TRAILS RV PARK-SEPTIC
WATER	HOBO TRAILS RV PARK-WELL
ELECTRIC	GEORGIA POWER
CATV	DIRECT TV-INTERNET
FIRE	EFFINGHAM COUNTY FIRE DEPT.
SANITATION	ATLANTIC WASTE MANGEMENT

CIVIL DESIGN SOLUTIONS, LLC
5989 GA HWY 129S
CLAXTON, GEORGIA 30417
602.214.4854

© CDS 2023

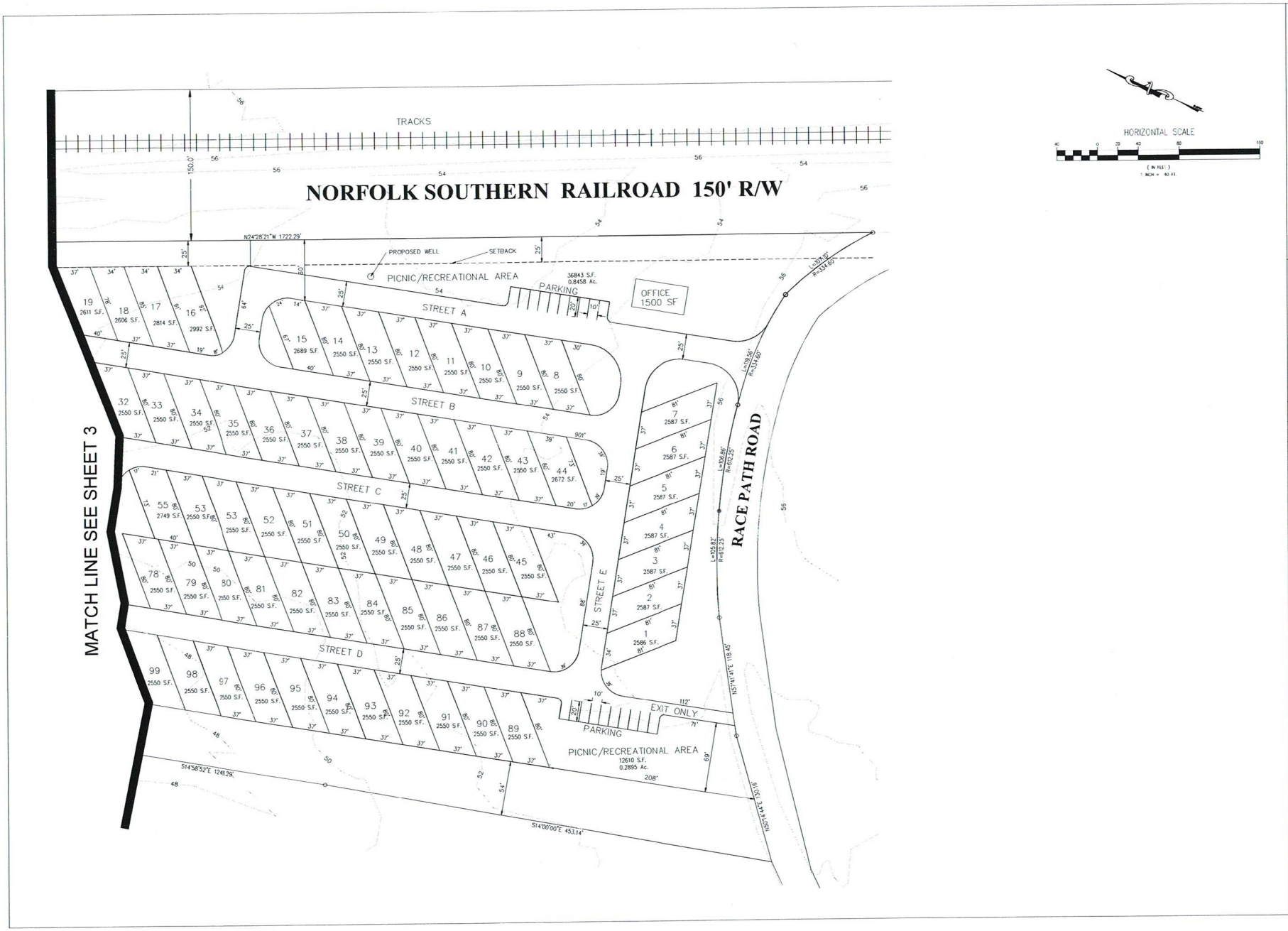
NO.	DATE	INT.	REVISIONS

HOBO TRAILS RV PARK
SITE PLAN
EFFINGHAM COUNTY, GA
PARCEL #4120005A

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRIAN T. BERNARD

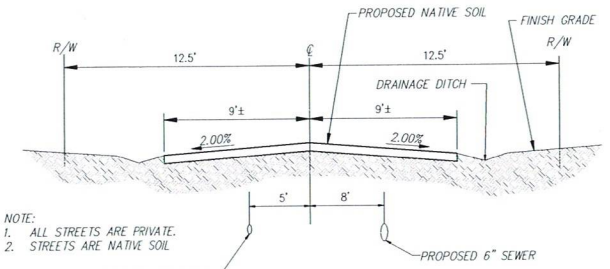
COA: PEF006575 Date: 8.9.2023

DESIGN/DRAWN/CHECK: BTB / BTB / WEG
DATE: 8/2023
PROJ. NO. P1144-23
DWG
SHE 4


NORFOLK SOUTHERN RAILROAD 150' R/W
TRACKS
MATCH LINE SEE SHEET 3
RACE PATH ROAD
PICNIC/RECREATIONAL AREA
PARKING
OFFICE 1500 SF
STREET A
STREET B
STREET C
STREET D
STREET E
EXIT ONLY
PROPOSED WELL
SETBACK
HORIZONTAL SCALE
CIVIL DESIGN SOLUTIONS, LLC
5989 GA HWY 129S
CLAXTON, GEORGIA 30417
602.214.4854
HOBO TRAILS RV PARK
SITE PLAN
EFFINGHAM COUNTY, GA
PARCEL #4120005A
DESIGN/DRAWN/CHECK: BTB / BTB / WEG
DATE: 8/2023

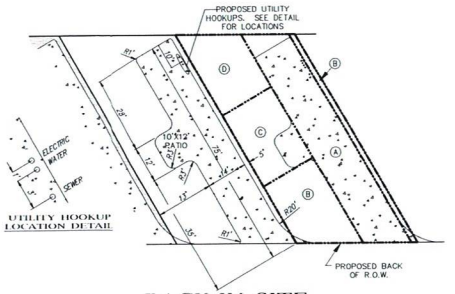
Item XIV. 12.

HOBO TRAILS RV PARK
SITE PLAN
EFFINGHAM COUNTY, GA
PARCEL #412000 5A
CIVIL DESIGN
SOLUTIONS, LLC
5989 GA HWY 129S
CLAXTON, GEORGIA 30417
912.214.4854
DESIGN/DRAWN/CHECK:
BTB / BTB / WEG
DATE: 8/2023
MATCH LINE SEE SHEET 2
NORFOLK SOUTHERN RAILROAD 150' R/W
STREET B
STREET C
STREET D
STREET F
STREET G
RECREATION AREA
PICNIC AREA
SEPTIC SYSTEM
SETBACK
LAUNDRY BATH 1500 SF
DRAINAGE AREA
DRAINAGE AREA
DRAINAGE AREA
WETLANDS
1.30427 S.F.
2.9942 Ac.
HORIZONTAL SCALE

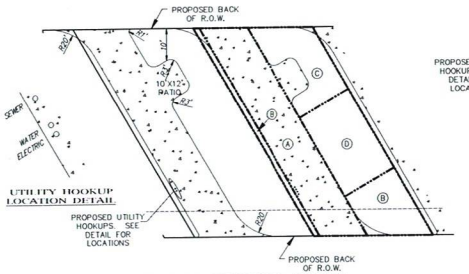


NOTE:
1. ALL STREETS ARE PRIVATE.
2. STREETS ARE NATIVE SOIL

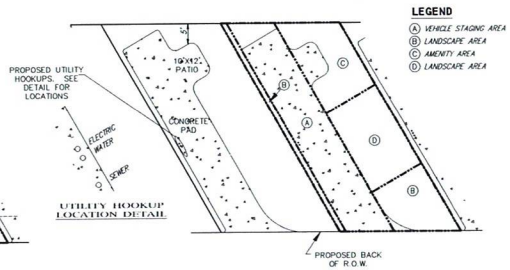
LOCAL STREET
NTS



BACK-IN SITE
NOT TO SCALE



PULL-THRU SITE
NOT TO SCALE



PULL-IN SITE
NOT TO SCALE

LEGEND
- (A) VEHICLE STAGING AREA
- (B) LANDSCAPE AREA
- (C) AMENITY AREA
- (D) LANDSCAPE AREA

CIVIL DESIGN SOLUTIONS, LLC
5989 GA HWY 129S
CLAXTON, GEORGIA 30417
602.214.4854

© CDS 2023

NO	DATE	INIT.	REVISIONS

HOBO TRAILS RV PARK
SITE PLAN
EFFINGHAM COUNTY, GA
PARCEL #4120005A

GEORGIA REGISTERED PROFESSIONAL ENGINEER
COA PE0006525 DATE 8-4-2023

DESIGN/DRAWN/CHECK: BTB / BTB / WEG
DATE: 8/2023
PROJ. NO. R1144-23
DWG
SHE

Item XIV. 12.

BUSINESS PLAN

HOBO Trails
Race Path Rd.
Effingham County, GA
2023

Hobo Trails will be a full-service monthly Recreation Vehicle Park. With a feeling of being at home while on the road, our guests will enjoy a natural setting while enjoying onsite trails and recreational areas.. As most long-term RV parks in the region, we will host a variety of residents including traveling nurses, construction workers assisting growth in Effingham County and surrounding areas, and folks that can work remotely while enjoying being in the middle of nature. These folks are professionals, just looking for a neutral, quiet, clean, and friendly place to call home for a spell. Our first 24 sites will allow the RVer's of the Southeast to know we are open and ready for guests while providing sites with water, sewer, WIFI, and metered power. As guests occupy the first phase, we will continue to develop sites over time and one day hope to have as many as 110 sites. We also aspire to have an onsite laundry facility for our guests when the demand is present.

The Ownership

The Company will be structured as a limited liability company (L.L.C)

The Management

The Company will be managed by Shannon and Lex Bazemore
The RV Park will be managed by Civil Design Solutions, LLC

The Goals and Objectives

Provide friendly, relaxing, resident sites for long term campers working in surrounding areas or remotely with onsite natural walking trails.

The Products and Services

Provide clean, full-service campsites for monthly tenants in a neutral relaxing environment.
Provide natural walking trails to tenants.

The Target Market

The Park's target market has the following characteristics:

- Occupation: Traveling or remote workers supporting our surrounding communities. • Other: Guests searching for a relaxing, natural and clean place to stay in the comfort of their own camper and a place to explore nature while walking onsite trails.

Pricing Strategy
The Company will make use of an economy pricing strategy.

Capital Requirements
The Members initial investment is valued at $60,000.00 and expected to spend an additional $144,000.00 and will be self-funded.

The Company

Business Sector
The Members would like to start a business in the following industry: Real-estate Rental and Recreation.

Company Goals and Objectives
Provide friendly, relaxing, resident lots for long term campers working in surrounding areas and remotely with onsite natural walking trails.

Company Ownership Structure
The Company will be structured as a limited liability company (L.L.C.)

Ownership Background

- Member: Shannon Bazemore
  Experience and training: 14 years as Paralegal, 8 years as SHRM Certified HR Professional, 5 years as District Attorney's Executive Assistant

- Member: Lex Bazemore
  Experience and training: 27 years of Construction, Marketing, Finance and High-Level Sales.

- Member: Wanda Rahn Williams
  35 years owner of Williams Seafood

Company Management Structure

The Company will be managed by Shannon and Lex Bazemore.
Other management details: Lex and Civil Design Solutions will manage construction and maintenance, marketing, and finances. Civil Design Solutions will manage office duties including but not limited to executing monthly Camper Licensing Agreement and bookkeeping.

Company Assets

The Company has the following assets:
Business Plan

- Equipment, with an estimated value of $25,000.00.
- Real Property, with an estimated value of $706,800.00.

The Products and Services

Provide clean natural campsites for monthly tenants in a natural relaxing environment. Provide natural walking trails and recreation areas to tenants.

Future Products and Services

When the first 24 sites are regularly occupied and being managed effectively, we will develop additional sites to a maximum of 110 sites. Provide laundry facility.

Marketing Plan

The Target Market

The Company's target market has the following characteristics:

- Occupation: Traveling and remote workers supporting our surrounding communities •

Other: Travelers searching for a relaxing, natural and clean place to stay in the comfort of their own camper and a place to explore nature while walking onsite trails.

Location Analysis

Centrally located in Effingham County, Georgia. 2.8 miles from SR-21 S. 23 miles from Savannah, Georgia. 14 miles from Hyundai META site. 38 miles from Tybee Island, Georgia.

Pricing

The Company will make use of an economy pricing strategy.
Other pricing information: Lots including water and sewer are provided at a fair monthly rate, plus electricity metered at each site and paid on a monthly basis.

Advertising

The Company will promote the business through:

- Social media

- Direct marketing to businesses utilizing traveling workforces, marketing in camping organizational flyers and newsletters.

The annual budget for advertising is $5000.00

Operations

Daily Operations
See: Camper Licensing Agreement.

Financials

Capital Requirements
The Members' initial investment is valued at $60,000.00. Including engineering/surveying, clearing, grading, and water well. Install utilities to include water, sewer, electric brought on site by Georgia Power and WIFI to each site, construct entrance and exit road to include egress for emergency vehicles.

5.7 - R-4 Planned manufactured home community districts.

It is the intent of county board of commissioners through the regulations of this article to provide separate areas for mobile home development. Separate areas are provided because mobile homes are constructed to different design standards than conventional dwelling units and the mixture of the two in close proximity has a destabilizing effect on both housing types. Separate areas for mobile home development also allow for greater density than is allowed in other residential districts.

Uses permitted by right include mobile home parks and mobile home subdivisions. Mobile home parks are developments in which individual mobile home pads are rented, leased or held in condominium ownership by occupants. Mobile home subdivisions are developments in which mobile home lots are individually owned as in conventional single-family subdivisions.

Recreational vehicle parks are permitted as conditional uses. It is the intent of this Code that recreational vehicle park facilities may not be mixed with mobile home parks or with mobile home subdivisions.

Development regulations in the mobile home district are intended to provide a reasonably spacious and well-designed environment which offers a desirable level of amenity.

5.7.1 Permitted uses.

5.7.1.1 Mobile home parks, including mobile homes located on individual sites, under common ownership.

5.7.1.2 Mobile home subdivisions, including mobile homes located on lots under individual ownership.

5.7.1.3 Family day care homes.

5.7.1.4 Utility and essential service facilities.

5.7.1.5 Enclosed storage for use by park or subdivision residents.

5.7.1.6 Outdoor storage areas for use by park or subdivision residents provided it is screened.

5.7.2 Conditional uses.

5.7.2.1 Churches, synagogues and other houses of worship.

5.7.2.2 Day care centers.

5.7.2.3 Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days.

5.7.3 Uses permitted accessory to mobile home dwelling units. Any use typically incidental to a principal use permitted by right or as a conditional use when conducted as an accessory to such principal use:

5.7.3.1 Home based businesses.

5.7.3.2 Golf courses and other recreational facilities.

5.7.4 Structures accessory to individual mobile home dwelling units. Accessory structures permitted in required setback areas:

5.7.4.1 Driveways and parking areas.

5.7.4.2 Fences and garden walls.

5.7.5 Accessory structures permitted in conformance with mobile home unit setbacks.

5.7.5.1 Carports, attached or detached.

5.7.5.2 Garages, attached or detached.

5.7.1.3 Screen enclosures.

5.7.1.4 Storage sheds.

5.7.6 Structures accessory to mobile home parks, mobile home subdivisions and recreational vehicle parks.

Accessory structures permitted in required perimeter setback areas.

5.7.6.1 Decks, patios, porches, terraces and walkways not greater than 12 inches above grade.

5.7.6.2 Docks.

5.7.6.3 Driveways and parking areas.

5.7.6.4 Fences and garden walls.

5.7.6.5 Parking lots.

5.7.6.6 Pumps.

5.7.6.7 Safety and security buildings necessary to control points of access.

5.7.6.8 Signs.

5.7.7 Accessory structures permitted in conformance with perimeter setbacks.

5.7.7.1 All accessory structures permitted in required yards/perimeter setback areas.

5.7.7.2 Antenna-type transmitters and receivers such as radio, television, and ham radio.

5.7.7.3 Boat houses.

5.7.7.4 Carports, attached or detached.

5.7.7.5 Community buildings, including a park office.

5.7.7.6 Decks, patios, porches, terraces and walkways greater than 12 inches above grade.

5.7.7.7 Dish-type transmitter and receivers such as satellite dish receivers.

5.7.7.8 Emergency shelters.

5.7.7.9 Garages, attached or detached.

5.7.7.10 Greenhouses.

5.7.7.11 Laundry buildings.

5.7.7.12 Parking structures.

5.7.7.13 Recreation facilities, indoor, such as gymnasiums, indoor swimming pools, indoor racquetball courts and indoor tennis courts.

5.7.7.14 Recreation facilities, outdoor, such as golf courses, executive golf courses, parks, outdoor swimming pools and outdoor tennis courts.

5.7.7.15 Screen enclosures.

5.7.7.16 Sheds and tool houses.

5.7.7.17 Storage areas, paved.

5.7.7.18 Storage buildings.

5.7.7.19 Swimming pools, in ground or above ground.

5.7.8 Prohibited uses. Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

5.7.9 Development regulations applicable to mobile home parks, mobile home subdivisions and recreational vehicle parks.

5.7.9.1 Perimeter setback requirements. Mobile home sites, mobile home lots and recreational vehicle sites shall be set back from the perimeter of mobile home parks, mobile home subdivisions and recreational vehicle parks as follows:

Minimum perimeter setback .....20 feet

5.7.9.2 Perimeter landscaped buffer. A natural or landscaped buffer not less than 15 feet in depth shall be provided around the entire perimeter of each mobile home park, mobile home subdivision and recreational vehicle park. The landscaped buffer shall be interrupted only where necessary to provide for vehicular and pedestrian access. It shall contain a visual screen consisting vegetation which have a minimum opacity of 75 percent to a height of not less than six feet. It shall be landscaped as set forth. Masonry or wooden fences meeting the requirements may be substituted along common property lines other than street right-of-way lines.

5.7.10 Recreation space requirements.

5.7.10.1 Minimum percent of total mobile home park, mobile home subdivision or recreational vehicle park devoted to recreation space = seven percent.

5.7.10.2 Maximum percent of total recreation space devoted to recreationally used water bodies = 30 percent.

5.7.10.3 Minimum size of any single recreation area = 5,000 square feet.

5.7.10.4 Minimum dimension of any single recreation area on one side = 60 feet.

5.7.10.5 Minimum separation of active recreation area from any mobile home site = 30 feet.

5.7.10.6 Developers of new mobile home parks, mobile home subdivisions or recreational vehicle parks shall provide an onsite structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.

5.7.11 Underground placement of utilities required. All utilities distribution and collection systems, including water supply, sewage disposal, electricity, gas, telephone and television cable, shall be placed underground.

5.7.12 Water and sewer facilities. Community wells or public water required. No individual wells allowed. Mobile homes may not share a septic system. If public sewer is not available then lots must meet health department size regulations to accommodate individual septic systems.

5.7.13 Development regulations specific to mobile home parks and mobile home subdivisions.

Development area regulations.

5.7.13.1 Size and density regulations.

Minimum development area = 20 acres

Maximum number of mobile home dwelling units per gross acre = seven units

5.7.13.2 Access requirements.

Minimum number of access points = two

5.7.13.3 Internal street construction rquirements. Internal streets which are dedicated to public use shall be constructed according to Effingham County Regulations.

5.7.13.4 Internal street width requirements. Right-of-way and pavement widths for internal streets which are dedicated to public use shall be determined according to the standards contained in the county's subdivision regulations. Right-of-way and pavement widths for internal streets which are reserved for private use shall be determined according to function, anticipated traffic volun and subject to site plan approval, provided that no right-of-way or pavement shall be less than as follows:

5.7.13.5 Minimum right-of-way width for private interior streets = 30 feet.

5.7.13.6 Minimum pavement width of private access drives, excluding curbs = 20 feet.

5.7.13.7 Minimum pavement width of private collector streets, excluding curbs = 24 feet.

5.7.13.8 Minimum pavement width of one-way lanes divided by landscaped median, excluding curbs = 12 feet.

5.7.15 Common area maintenance provisions for mobile home subdivisions. The zoning administrator shall approve a final plat for a mobile home subdivision only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat consistent with the common area maintenance provisions.

5.7.16 Individual site regulations. Mobile home site area and width requirements.

5.7.16.1 Minimum lot area = 4,000 square feet.

5.7.16.2 Minimum lot width = 40 feet.

5.7.17 Mobile home unit setback requirements.

5.7.17.1 Minimum front and street side setback from pavement = 15 feet.

5.7.17.2 Minimum interior side setback = five feet.

5.7.17.3 Minimum rear setback = ten feet.

5.7.18 Mobile home unit parking requirements. Minimum number of hard surface on-site parking spaces per mobile home site = two spaces.

5.7.19 Site plan review. Applications for a permit to construct a mobile home park shall be processed in a manner similar to the procedures of the Effingham County Subdivision Ordinance. A site plan and construction plans shall be submitted. A final plat of record is required. Applications for a permit to construct a mobile home subdivision shall be processed in accordance with the platting procedures of the Effingham County Subdivision Ordinance.

5.7.20 Development regulations specific to legal nonconforming mobile home parks and mobile home subdivisions.

5.7.20.1 Placement and replacement of units permitted. Units may be placed or replaced within legally non-conforming mobile home park developments which were previously approved, provided the resulting density does not exceed that originally approved.

5.7.20.2 Alterations to meet site improvement requirements permitted. Alterations or development site area expansions which increase conformance with site improvement requirements are permitted. All regulations pertaining to use non-conformities as set forth shall apply to non-conformities within MH districts.

5.7.20.3 Separation and setback requirements for new or replaced units.

1) Minimum separation between side of one mobile home and side or end of another mobile home measured perpendicular to each side or side and end = ten feet.
2) Minimum end-to-end and corner-to-corner separation between mobile homes = ten feet.
3) Minimum separation between noncombustible appurtenances (such as screen rooms, awnings, carports and accessory storage buildings) measured perpendicularly to sides and ends = six feet.
4) Minimum setback of permanent buildings and mobile home units from perimeter boundaries = five feet.*

   * An existing mobile home located closer than five feet to a perimeter boundary may be replaced with another unit at the same location.

5.7.24 Mobile home district development regulations specific to recreational vehicle parks.

5.7.24.1 Recreational vehicle park size and density regulations.

a) Minimum recreational vehicle park area = 15 acres.
b) Maximum number of recreational vehicle units per gross acre = 12 units.

5.7.24.2 Vehicle site requirements.

a) Minimum area of vehicle site = 2,500 square feet.
b) Minimum width of vehicle site = 35 feet.

5.7.24.3 Access requirements.

a) Minimum easement of internal street = 25 feet.

b) Minimum pavement width = 18 feet.

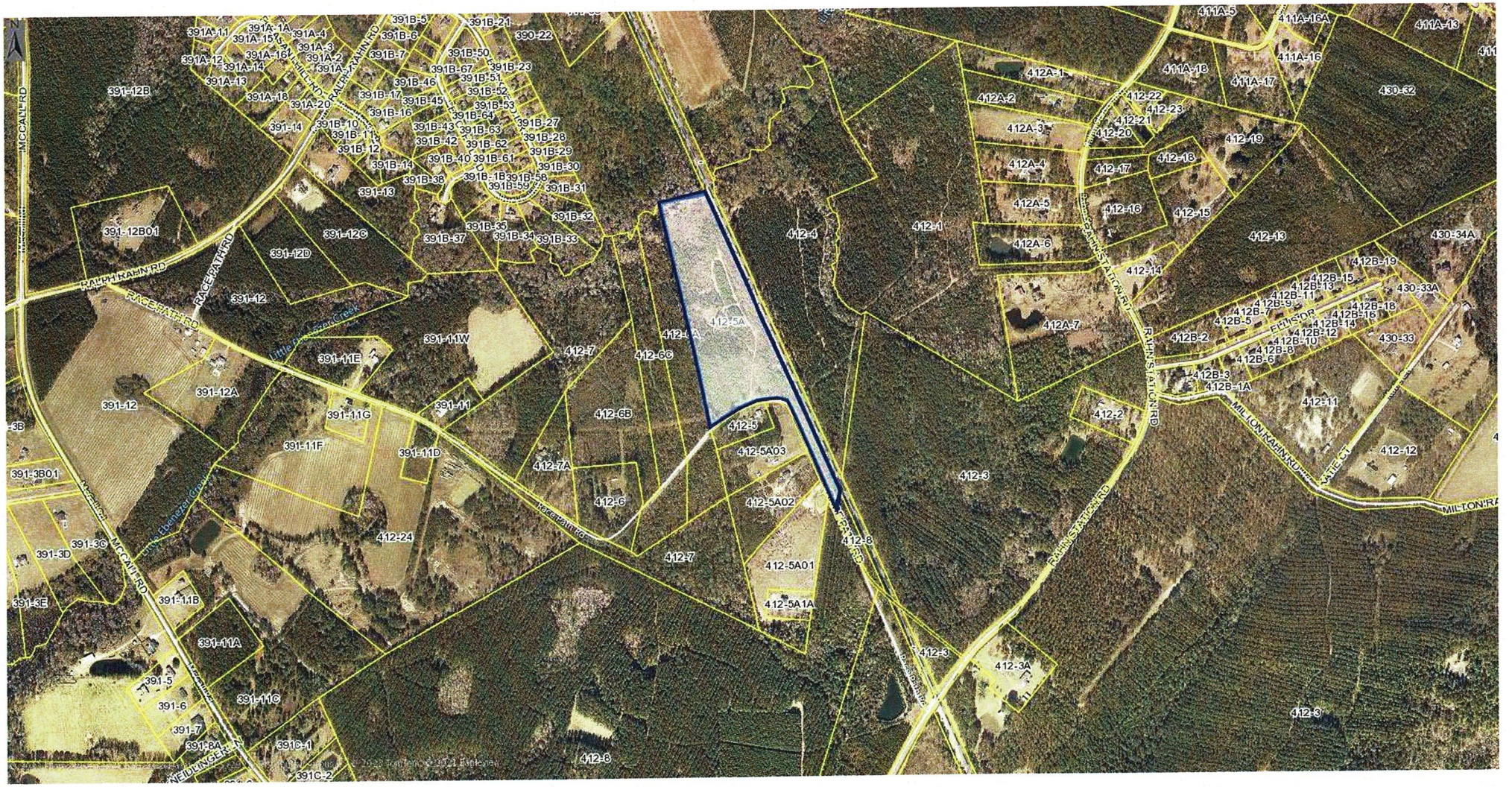
5.7.24.4 Central refuse collection requirements. All refuse shall be stored in water- and pest-proof containers located within a convenient distance from all vehicle sites and shall be collected and placed in one or more central containers daily. Collection from central containers shall be in accordance with the collection schedule [of] Effingham County.

5.7.24.5 Individual or central sewage disposal system requirements. Facilities for disposal of liquid wastes from vehicle holding tanks may be provided at each vehicle site or at central sanitary stations. Central sanitary stations, if used, shall be provided at a ratio of at least one for every 75 vehicle sites or fractional part thereof. Such sanitary stations shall be separated from any vehicle site by a minimum distance of 50 feet and shall be suitably screened from other activities by visual barriers such as fences, walls or natural barriers.

5.7.24.6 Site plan review. A site plan shall be submitted with applications for a permit to construct a recreational vehicle park. The site plan shall include complete engineering plans and specifications in sufficient detail to demonstrate full compliance with all applicable provisions of this land development code and other applicable municipal ordinances.

(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 5; Ord. of 9-7-10, § 1)

Race Path Road



412-5A / Race Path Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond

Riverine

FEMA Flood Zone
A

X, AREA OF MINIMAL FLOOD HAZARD

Efn_fin_cache
Red: Band_1

1:15,799

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

412-5A / Race Path Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
Other

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL X

Voted 3/2 to disapprove

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from **AR-1** to **R-4** zoning.

Yes (No?) 1. Is this proposal inconsistent with the county's master plan?

(Yes) No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Street is in need of improvement

(Yes) No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

(Yes) No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

(Yes) No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No ?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

(Yes) No ? 7. Are nearby residents opposed to the proposed zoning change?

(Yes) No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15- Ryan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL✓_____

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from **AR-1** to **R-4** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes✓ No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15 - Alan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from **AR-1** to **R-4** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15 - Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from **AR-1** to **R-4** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#15 - Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL PEH

Of the rezoning request by applicant **Lex Bazemore as Agent for Wanda R. Williams – (Map # 412 Parcel # 5A)** from **AR-1** to **R-4** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

#15 - Peter

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Lex Bazemore** as Agent for **Wanda R. Williams** requests to **rezone** 17.67 acres from **AR-1** to **R-4** with the **conditional use** to allow for an RV park. Located on Race Path Road. **[Map# 412 Parcel# 5A]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 17.67 acres from **AR-1** to **R-4** with the **conditional use** to allow for an RV park.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. Section 5.7.2.3 allows for *Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days*.
- Citizen reports to Development Services state that existing RV parks frequently have wait lists, and are not available for occupation for months.
- Due to the fact that occupation of an RV is prohibited outside of R-4 zoning, Code Enforcement frequently responds to complaints of illegal RV occupation.
- Staff was unable to identify R-4 rezoning more recent than 2007 (Whispering Pines, Hodgeville Road).
- The proposed development will next be required to submit a sketch plan for review and approval.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - At the Technical Review Committee meeting for this project, EOM's constructive comment on roads was limited to the need for an upgrade to a commercial access/driveway for an RV park.
        - No applicable agencies other than EOM have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - No TIA has been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The surrounding area is within the AR zoning districts, with a nearby R-1 subdivision, and a surface mine. This composition is compatible with other residential zoning.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - The applicant will have to obtain EPD permitting for water/sewer systems.

- Resident opposition was presented at the September 12, 2023 Planning Board meeting. C included:
    - Increase in traffic
    - Devaluation of property
    - Condition of Racepath Road
    - Burden to internet access
- At the September 12, 2023 Planning Board meeting, Brad Smith made a motion for approval. The motion was seconded by Alan Zipperer, and failed with a vote of 2-3.
- Peter Higgins made a motion for denial, which was seconded by Ryan Thompson and carried 3-2, Brad Smith and Alan Zipperer opposing.

Alternatives

1. **Approve** the request to **rezone** 17.67 acres from **AR-1** to **R-4** with a **conditional use**, with the following conditions:
    1. The Recreational Vehicle park shall conform in every way to the R-4 zoning district.
    2. The Recreational Vehicle park shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate

2. Deny the request for to **rezone** 17.67 acres from **AR-1** to **R-4** with a **conditional use**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 412-5A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 412-5A

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, LEX BAZEMORE AS AGENT FOR WANDA R. WILLIAMS has filed an application to rezone seventeen and sixty-seven hundredths (17.67) +/- acres; from AR-1 to R-4 with conditional use to allow for an RV park; map and parcel number 412-5A, located in the 4th commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT seventeen and sixty-seven hundredths (17.67) +/- acres; map and parcel number 412-5A, located in the 4th commissioner district is rezoned from AR-1 to R-4 with conditional use for an RV park, with the following conditions:

1. The Recreational Vehicle park shall conform in every way to the R-4 zoning district.
2. The Recreational Vehicle park shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Alex Long** as Agent for **GSL Cattle Company, LLC** requests to **rezone** 14.635 acres from **AR-1** to **R-1** to allow for a 5-lot subdivision. Located on Courthouse Road. **[Map# 348 Parcel# 16]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 14.635 acres from **AR-1** to **R-1** to allow for a 5-lot subdivision with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres.
- The applicant proposes to create a 5-lot subdivision of lots comprised of lots between 1.12 and 7.10 acres
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - The proposed subdivision has only 5 lots.
        - While maximum density for the R-1 zoning district served by well and septic could allow for further subdivision to 14 lots, the proliferation of wetlands, and soil quality, makes this an untenable density. This increase would also constitute a major subdivision and trigger Board proceedings.
        - No concerns regarding public facility burden have been raised by applicable agencies.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The subdivision will access, either directly or through limited access, Courthouse Road.
        - A TIA has not yet been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The sizes of lots and proposed R-1 zoning are compatible with surrounding zoning, which is a mix of AR and Residential zoning districts.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The proposed rezoning should not impact use or usability of nearby property.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, multiple neighboring residents came forward to express opposition regarding the rezoning. Their concerns included:
    - Increase of traffic
    - Destruction of natural habitat
    - Further subdivision in the future

- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for appr the following conditions:
  1. A minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 14.635 acres from **AR-1** to **R-1**, with the following conditions:
  1. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** 14.635 acres from **AR-1** to **R-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/14/2023

Applicant/Agent: Alex Long (Lawrence Alexander Homes)

Applicant Email Address: along111@yahoo.com

Phone # 912-663-2980

Applicant Mailing Address: PO Box 1190

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: GSL Cattle Company LLC

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): along111@yahoo.com

Phone # 912-663-2980

Owner's Mailing Address: 117 Ackerman Road

City: Rincon State: GA Zip Code: 31326

Property Location: Courthouse Road

Proposed Road Access: Courthouse Road

Present Zoning of Property: AR-1 Proposed Zoning: R-1

Tax Map-Parcel # 03480016 Total Acres: 14.635 Acres to be Rezoned: 14.635

Lot Characteristics: undeveloped, covered by various vegetation

WATER

✓ Private Well

_____ Public Water System

SEWER

✓ Private Septic System

_____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Subdividing property into 5 smaller lots

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR-2 South AR-1, AR-2 East AR-1 West AR-2

Rev 05052021

1. Describe the current use of the property you wish to rezone.

undeveloped, covered by various vegetation

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

yes

3. Describe the use that you propose to make of the land after rezoning.

five (5) lot residential subdivision

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Single family residential and residential / agricultural uses

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

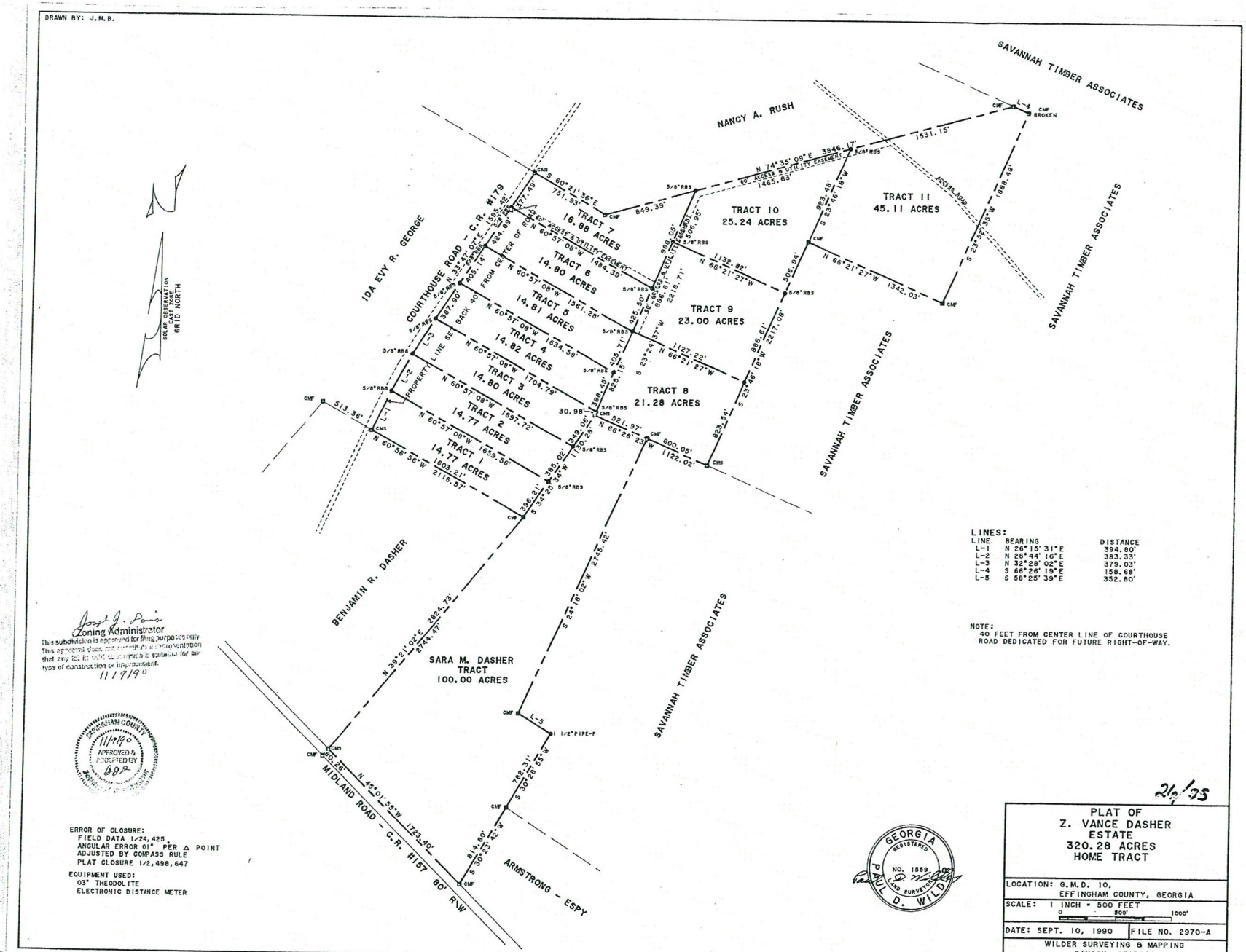
Adjacent and nearby properties are residential and are similar in size.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

Applicant Signature: _____ Date 7-20-23

Rev 05052021


DRAWN BY: J.M.B.
SOLAR OBSERVATION EAST ZONE GRID NORTH
SAVANNAH TIMBER ASSOCIATES
NANCY A. RUSH
IDA EVY R. GEORGE
COURTHOUSE ROAD - C.R. #179
TRACT 7 16.88 ACRES
TRACT 6 14.80 ACRES
TRACT 5 14.81 ACRES
TRACT 4 14.82 ACRES
TRACT 3 14.80 ACRES
TRACT 2 14.77 ACRES
TRACT 1 14.77 ACRES
TRACT 10 25.24 ACRES
TRACT 11 45.11 ACRES
TRACT 9 23.00 ACRES
TRACT 8 21.28 ACRES
30.98
PROPERTY LINE SET BACK 40
FROM CENTER OF R/W
60' ACCESS & UTILITY EASEMENT
ACCESS ROAD
BENJAMIN R. DASHER
SARA M. DASHER TRACT 100.00 ACRES
MIDLAND ROAD - C.R. #157 60' R/W
ARMSTRONG - ESPY
LINES:
LINE BEARING DISTANCE
L-1 N 26° 15' 31" E 394.80'
L-2 N 28° 44' 16" E 383.33'
L-3 N 32° 28' 02" E 379.03'
L-4 S 66° 26' 19" E 158.68'
L-5 S 58° 25' 39" E 352.80'
NOTE:
40 FEET FROM CENTER LINE OF COURTHOUSE ROAD DEDICATED FOR FUTURE RIGHT-OF-WAY.
Zoning Administrator
This subdivision is approved for filing purposes only. This approval does not imply any representation that any lot is suitable or available for any type of construction or improvement.
11/19/90
EFFINGHAM COUNTY APPROVED & ACCEPTED BY 11/19/90
ERROR OF CLOSURE:
FIELD DATA 1/24,425
ANGULAR ERROR 01" PER △ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/2,498,647
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER
GEORGIA REGISTERED NO. 1559 LAND SURVEYOR PAUL D. WILDER
PLAT OF
Z. VANCE DASHER
ESTATE
320.28 ACRES
HOME TRACT
LOCATION: G.M.D. 10, EFFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 500 FEET
0 500' 1000'
DATE: SEPT. 10, 1990
FILE NO. 2970-A
WILDER SURVEYING & MAPPING
RINCON, GEORGIA
PLOT FILE NO. 28704

SKETCH PLAN

COURTHOUSE ROAD TRACT- PIN 03480016

COURTHOUSE ROAD
EFFINGHAM COUNTY, GA
Prepared for:
ALEX LONG

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph. (912) 232-6533
Fax. (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

GRAPHIC SCALE: 1" = 60'

NO.	REVISION DESCRIPTION	DATE
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

PROJECT:
DRAWN BY:
DESIGNED:
SURVEYED:
CHECKED:
SCALE:
DATE:

SHEET 1

SITE INFORMATION

APPLICANT: LAWRENCE ALEXANDER HOMES, LLC
912 663-2980

OWNER: CDS CATTLE COMPANY, LLC
1147 HIGHWAY 280
RINCON, GA 31326

PIN: 03480016
PROPERTY ADDRESS: 3440 COURTHOUSE ROAD
GROSS ACREAGE: 7.1 AC +/-
FLOOD ZONE: ZONE X

EX. ZONING & USE: R-1 - SINGLE FAMILY RESIDENTIAL
PR. ZONING & USE: R-1 - SINGLE FAMILY RESIDENTIAL

MINIMUM BUILDING SETBACKS
FRONT = 25 FT
CENTERLINE = 75 FT
SIDE (STREET) = 15 FT
REAR = 25 FT

MINIMUM LOT AREA = 43,560 SF OR 1.00 AC
MINIMUM LOT WIDTH AT BUILDING LINE = 100 FT
MAXIMUM % OF LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM ROAD FRONTAGE = 100 FT

PHS (3) PROPOSED LOTS. EACH TO BE SERVED WATER AND SEWER BY INDIVIDUAL WELLS AND ON-SITE SEPTIC SYSTEMS

WETLANDS AND SOIL INFORMATION SHOWN DELINEATED BY SWC
MARSHALL PERRIN OF PERRIN ECOLOGICAL

PARCEL 1
1.12 AC (USABLE)

PARCEL 2
1.63 AC
1.18 AC (USABLE)

PARCEL 3
2.46 AC
2.08 AC (USABLE)

PARCEL 4
2.46 AC
2.08 AC (USABLE)

PARCEL 5
2.10 AC
1.80 AC (USABLE)

20' DRAINAGE EASEMENT

60' ACCESS & DRAINAGE EASEMENT

JOINT DRIVE FOR PROPOSED ACCESS FOR PARCELS 1-2

PROPOSED ACCESS LOCATION FOR PARCELS 3-5

COURTHOUSE ROAD (COUNTY ROAD)

N 82°48'42" E
249.23'

S 82°48'42" E
149.61'

N 82°48'42" W
1655.25'

S 82°48'42" E
1007.24'

N 82°48'42" W
249.23'

WETLAND BUFFER

WETLANDS

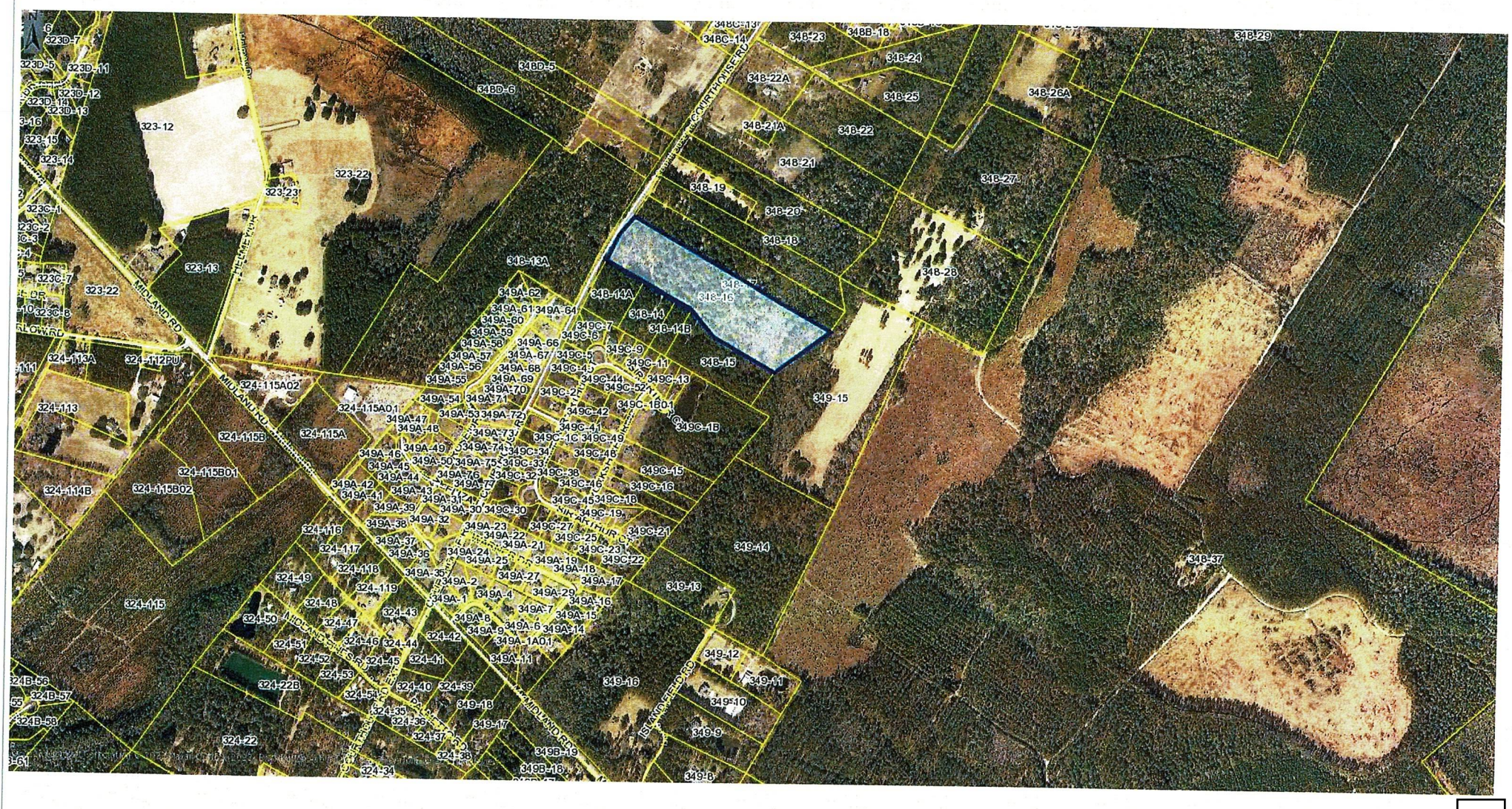
OCILLA / RIDGELAND
SUITABLE SOILS
3'-6' MIN. MOUND

PELHAM / LEON
SUITABLE SOILS
30" MIN. MOUND

RAINS / LYNN HAVEN
NOT SUITABLE SOILS

LUCY / TOMAH
SUITABLE SOILS
18" MIN. MOUND

Courthouse Road



348-16 / Courthouse Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Wetlands
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland

FEMA Flood Zone
A
X, AREA OF MINIMAL FLOOD HAZARD

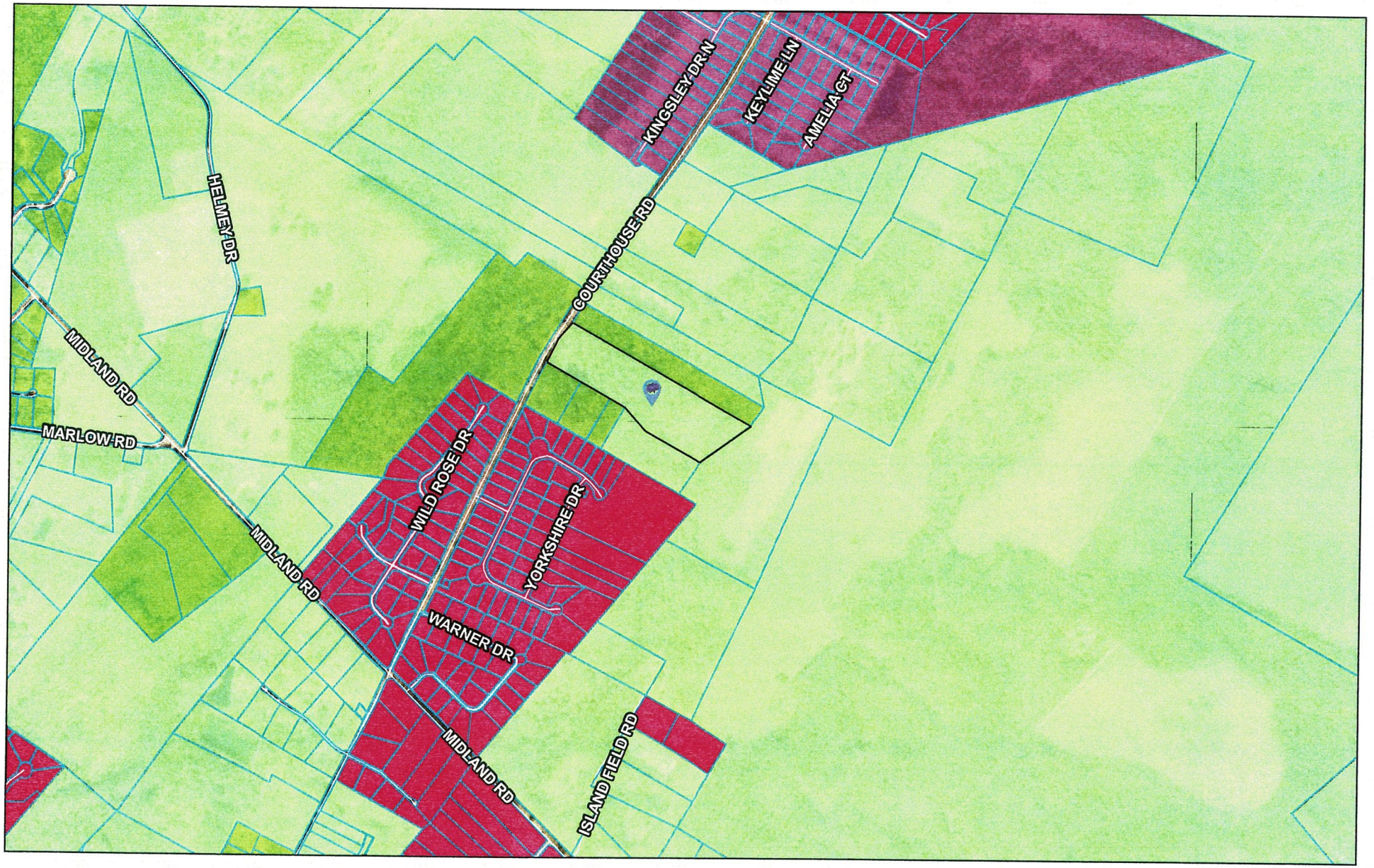
1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

348-16 / Courthouse Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
PD

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Alex Long as Agent for GSL Cattle Company, LLC – (Map # 348 Parcel # 16)** from **AR-1** to **R-1** zoning.

Yes (No)? 1. Is this proposal inconsistent with the county's master plan?

Yes (No)? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No)? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No)? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No)? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

yes one

Yes (No)? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

(Yes) No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No)? 8. Do other conditions affect the property so as to support a decision against the proposal?

#5-Ryan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL ✓ DISAPPROVAL_____

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Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#5-Alan

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **Alex Long as Agent for GSL Cattle Company, LLC – (Map # 348 Parcel # 16)** from **AR-1** to **R-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#5 - Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Alex Long as Agent for GSL Cattle Company, LLC – (Map # 348 Parcel # 16)** from **AR-1** to **R-1** zoning.

Yes (No?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

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Yes (No?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

(Yes) No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#5 - Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL_____

Of the rezoning request by applicant **Alex Long as Agent for GSL Cattle Company, LLC – (Map # 348 Parcel # 16)** from **AR-1** to **R-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

#5-Peter

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Alex Long** as Agent for **GSL Cattle Company, LLC** requests to **rezone** 14.635 acres from **AR-1** to **R-1** to allow for a 5-lot subdivision. Located on Courthouse Road. **[Map# 348 Parcel# 16]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 14.635 acres from **AR-1** to **R-1** to allow for a 5-lot subdivision with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres.
- The applicant proposes to create a 5-lot subdivision of lots comprised of lots between 1.12 and 7.10 acres
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - The proposed subdivision has only 5 lots.
        - While maximum density for the R-1 zoning district served by well and septic could allow for further subdivision to 14 lots, the proliferation of wetlands, and soil quality, makes this an untenable density. This increase would also constitute a major subdivision and trigger Board proceedings.
        - No concerns regarding public facility burden have been raised by applicable agencies.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The subdivision will access, either directly or through limited access, Courthouse Road.
        - A TIA has not yet been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The sizes of lots and proposed R-1 zoning are compatible with surrounding zoning, which is a mix of AR and Residential zoning districts.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The proposed rezoning should not impact use or usability of nearby property.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, multiple neighboring residents came forward to express opposition regarding the rezoning. Their concerns included:
    - Increase of traffic
    - Destruction of natural habitat
    - Further subdivision in the future

- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for appr the following conditions:
  1. A minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 14.635 acres from **AR-1** to **R-1**, with the following conditions:
  1. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** 14.635 acres from **AR-1** to **R-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 348-16

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 348-16

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, ALEX LONG AS AGENT FOR GSL CATTLE COMPANY, LLC has filed an application to rezone fourteen and six hundred thirty-five thousandths (14.635) +/- acres; from AR-1 to R-1 to allow for a 5-lot subdivision; map and parcel number 348-16, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT fourteen and six hundred thirty-five thousandths (14.635) +/- acres; map and parcel number 348-16, located in the 1st commissioner district is rezoned from AR-1 to R-1 to allow for a 5-lot subdivision, with the following conditions:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (Second District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Karen Brindley** requests to **rezone** 1.5 +/- acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. Located on Blue Jay Road. **Map# 432 Parcels# 44&45**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant was approved in May, 2023 for a rezoning from AR-1 & R-1 to AR-1 & AR-2 in order to recombine adjacent parcels, resulting in a 2-acre home site for her son.
- CUVA restrictions prevented two fragments from the recombination from being combined with the larger adjacent AR-1 parcel.
- By rezoning these fragments and combining them with the newly created 2-acre home site, the applicant will avoid breaching CUVA and associated penalty.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern with regards to additional burden.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has direct frontage access to Blue Jay Road.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The unresolved fragment properties are undevelopable and nonconforming.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent to multiple AR and R-1 properties, AR-2 allows for similar land use.
        - The 1.5 +/- acres will remain undeveloped.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, Alan Zipperer made a motion for approval, with the condition:
    1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2**, with the following conditions:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2.**

Recommended Alternative: 1 **Other Alternatives: 2**

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/9/2023

Applicant/Agent: Karen Z. Brindley

Applicant Email Address: kzbrindley@gmail.com

Phone # 912-660-1006

Applicant Mailing Address: 625 Blue Jay Rd.

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Blue Jay Rd

Proposed Road Access: Blue Jay Rd

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel #432-44A+45 Total Acres: ~~.95~~ .52 + 64.48 Acres to be Rezoned: ~~.95~~ 1.58

Lot Characteristics: _____

WATER

✓ Private Well

_____ Public Water System

SEWER

✓ Private Septic System

_____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Must be compatible with 432-45A for combination

List the zoning of the other property in the vicinity of the property you wish to rezone:

North _____ South _____ East _____ West _____

1. Describe the current use of the property you wish to rezone.

Residential/Vacant

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

yes

3. Describe the use that you propose to make of the land after rezoning.

No change - recombination for CUVA purposes.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Residential

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

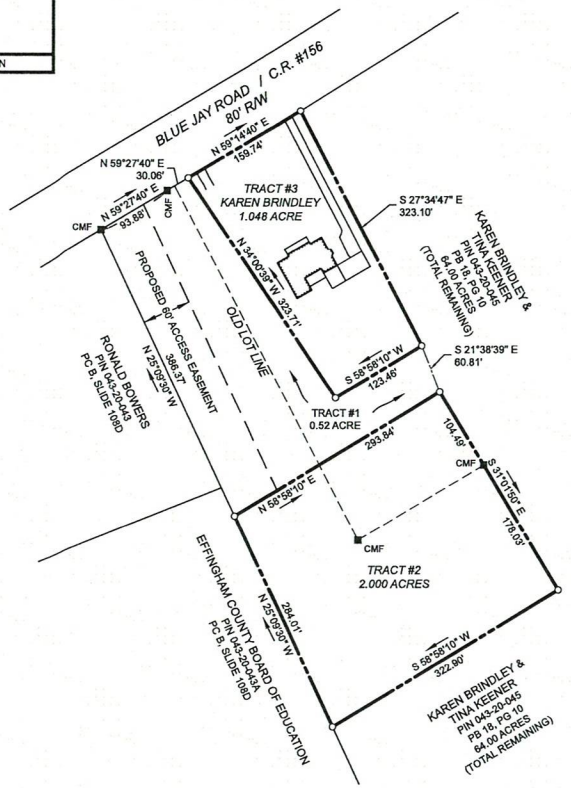
No change

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

NO

Applicant Signature: Karen J Brindley Date 8/15/23

RECORDING INFORMATION



LEGEND

IRF	IRON ROD FOUND
PIPE-F	PIPE FOUND
IRS	5/8" IRON ROD SET (CAPPED) "O"
PKF	PK PIN FOUND (IN ASPHALT)
CMF	CONCRETE MONUMENT FOUND

GRID NORTH
REF PC B, SLIDE 108D

SURVEYORS NOTES

1. ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. ADDITIONAL EASEMENTS AND RIGHT OF WAY MAY EXIST THAT ARE NOT SHOWN.
2. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYED OF HORNE LAND SURVEYING, INC.
3. IRON RODS SET ARE 5/8" REBAR AND CAPS TITLED "JM HORNE, 912-704-8124"
4. REFERENCE POINT HORIZONTAL DATA IS BASED ON THE GEORGIA STATE PLANE GRID SYSTEM, WEST ZONE, NAD 83. ALL DISTANCES SHOWN ARE GROUND DISTANCE AND STATED IN U.S. FEET.
5. TRACT # 1 IS NOT APPROVED AS A SEPARATE LOT AND IS TO ADDED TO THE LANDS OF KAREN BRINDLEY AND TINA KEENER, PIN 043-20-045 FOR A TOTAL OF 64.00 ACRES REMAINING.

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Jeff M. Horne — FEBRUARY 06, 2023

JEFFREY M. HORNE, RLS #3131 — DATE

GPS CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON HAS AN AVERAGE RELATIVE ACCURACY OF 0.04FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 236,654 FEET. THE LINEAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED UTILIZING A CHAMPION PRO RTK DUAL FREQUENCY RECEIVER AND A LEICA TS12 ROBOTIC TOTAL STATION.

0 100 200 300

1 INCH = 100 FEET

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINSTRATOR

ZONING ADMINISTRATOR — DATE

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED. A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WI TH OSSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY — TITLE — DATE

THIS/THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ACCEPTED AS A PUBLIC ROAD UNLESS SUCH ROAD, AT THE PROPERTY OWNER'S EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING, BUT NOT LIMITED TO, PAVING. THIS/THESE LOT OR LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT THE SUBDIVIDER'S EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS. IF THE ROAD REMAINS PRIVATE, ALL MAINTENANCE OF THE RIGHT-OF-WAY OR EASEMENT, INCLUDING DRAINAGE AND ROAD SURFACE, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. THE ROAD SURFACE SHALL BE NO LESS THAN 18 FEET WIDE. FURTHER, I/WE UNDERSTAND THAT IT SHALL BE MY/OUR RESPONSIBILITY TO PROPERLY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR SEPARATE EASEMENT AGREEMENT TO ANY TRANSFEREE OF THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS. IF LOCATION OF THE EASEMENT ON PLAT CHANGES, I/WE SHALL REVISE THE PLAT AND RESUBMIT TO EFFINGHAM COUNTY FOR APPROVAL. I/WE UNDERSTAND THAT THIS SUBDIVISION AND ANY EASEMENTS ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

THIS _____ DAY OF _____, 20____.

SIGNATURE — PRINT

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF HORNE LAND SURVEYING, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT HORNE LAND SURVEYING, INC. MAY HAVE IN THIS DOCUMENT.

DATE	REVISION

RECOMBINATION SURVEY FOR
KAREN Z. & JIM BRINDLEY, JR.
TRACTS # 1, 2 & 3
LOCATED IN THE
9TH G.M.D., EFFINGHAM COUNTY, GEORGIA

PLAT DATE	2/6/2023
FIELD DATE	1/17/2022

HORNE LAND SURVEYING
344 Treadwell Road, Forsyth Ga, 31029
Office (478) 993-2051 Cell (912) 704-8124
Email: jhorne@hornelandsurveying.com
www.hornelandsurveying.com

LSF NO. 1274

GEORGIA REGISTERED LAND SURVEYOR JEFFREY M. HORNE NO. 3131

FEBRUARY 06, 2023

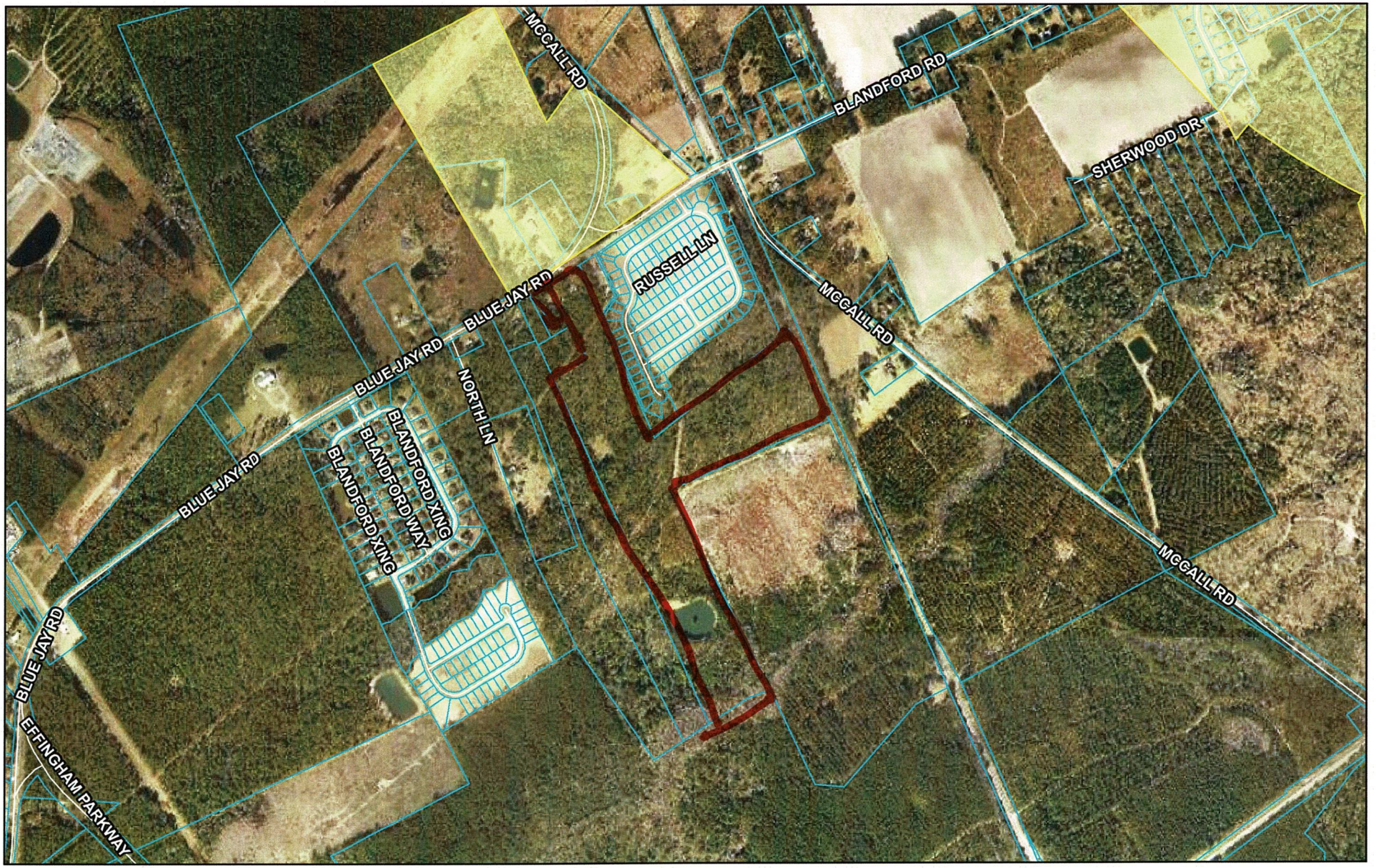
PROJECT NO.
EFFINGHAM2022.008

SHEET	OF
1	1

Blue Jay Road / 432-44A&45



432-44A BLUE JAY ROAD



8/24/2023

Municipal Boundaries

Tax Parcel Labels

Tax Parcels

Roads Efn_fin_cache

Red: Band_1

Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, ME NASA, EPA, USDA

432-44A BLUE JAY ROAD



8/24/2023

Municipal Boundaries
Tax Parcel Labels
Tax Parcels

Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-6
B-2
I-1
Other

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, ME NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Karen Brindley – (Map # 432 Parcels # 44A&45)** from **AR-1** to **AR-2** zoning.

Yes (No ?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No ?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No ?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No ?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No ?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No ?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No ?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No ?) 8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Karen Brindley – (Map # 432 Parcels # 44A&45)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Karen Brindley – (Map # 432 Parcels # 44A&45)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#12-Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Karen Brindley – (Map # 432 Parcels # 44A&45)** from **AR-1** to **AR-2** zoning.

Yes (No)? 1. Is this proposal inconsistent with the county's master plan?

Yes (No)? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No)? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No)? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No)? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No)? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No)? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No)? 8. Do other conditions affect the property so as to support a decision against the proposal?

#12- Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL RH DISAPPROVAL_____

Of the rezoning request by applicant **Karen Brindley – (Map # 432 Parcels # 44A&45)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

RH

#12 - Peter

Subject: Rezoning (Second District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: September 12, 2023
Item Description: **Karen Brindley** requests to **rezone** 1.5 +/- acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. Located on Blue Jay Road. **Map# 432 Parcels# 44&45**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant was approved in May, 2023 for a rezoning from AR-1 & R-1 to AR-1 & AR-2 in order to recombine adjacent parcels, resulting in a 2-acre home site for her son.
- CUVA restrictions prevented two fragments from the recombination from being combined with the larger adjacent AR-1 parcel.
- By rezoning these fragments and combining them with the newly created 2-acre home site, the applicant will avoid breaching CUVA and associated penalty.

Alternatives
1. Approve the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2**, with the following conditions:
1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2.**

Recommended Alternative: 1 **Other Alternatives: 2**

Department Review: Development Services **FUNDING:** N/A

Attachments:
1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
4. Aerial photograph
5. Deed

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **Karen Brindley – (Map # 432 Parcels # 44A&45)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Karen Brindley** requests to **rezone** 1.5 +/- acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. Located on Blue Jay Road. **Map# 432 Parcels# 44&45**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant was approved in May, 2023 for a rezoning from AR-1 & R-1 to AR-1 & AR-2 in order to recombine adjacent parcels, resulting in a 2-acre home site for her son.
- CUVA restrictions prevented two fragments from the recombination from being combined with the larger adjacent AR-1 parcel.
- By rezoning these fragments and combining them with the newly created 2-acre home site, the applicant will avoid breaching CUVA and associated penalty.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern with regards to additional burden.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has direct frontage access to Blue Jay Road.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The unresolved fragment properties are undevelopable and nonconforming.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent to multiple AR and R-1 properties, AR-2 allows for similar land use.
        - The 1.5 +/- acres will remain undeveloped.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, Alan Zipperer made a motion for approval, with the condition:
    1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2**, with the following conditions:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 1.5 +/- acres from **AR-1** to **AR-2.**

Recommended Alternative: 1 **Other Alternatives: 2**

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 432-44&45

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 432-44&45

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, KAREN BRINDLEY has filed an application to rezone one and fifty hundredths (1.5) +/- acres; from AR-1 to AR-2 to allow for a recombination of adjacent lots; map and parcel number 432-44&45, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT fourteen and one and fifty hundredths (1.5) +/- acres; map and parcel number 432-44&45, located in the 2nd commissioner district is rezoned from AR-1 to AR-2 to allow for a recombination of adjacent parcels, with the following condition:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Earl Douberly** requests to **rezone** 14.62 acres from **AR-1** to **AR-2** to allow for creation of a home site. Located 215 Pearl Davis Road. **[Map# 289 Parcel# 7]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 14.62 acres from **AR-1** to **AR-2** to allow for creation of a home site, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to establish a 3-acre home site.
- Because the new home site does not meet the minimum 5 acres required for the AR-1 zoning district, it must be rezoned.
- Because the remaining frontage of the parent parcel does not meet the minimum 150' required for the AR-1 zoning district, the 11.62 remaining acres must also be rezoned to AR-2.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern with regards to additional burden.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - Both proposed lots have direct access to Pearl Davis Road.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently used as residential home in the AR-1 zoning district.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent to multiple AR parcels, AR-2 allows for similar land use.
        - The primary use of existing and proposed lots as residences will remain unchanged.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, Peter Higgins made a motion for approval, with the condition:
    1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 14.62 acres from **AR-1** to **AR-2**, with the following conditions:

1. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** 14.62 acres from **AR-1** to **AR-2.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/3/23

Applicant/Agent: Earl Douberley

Applicant Email Address: douberleyearl@gmail.com

Phone # 864-710-6796

Applicant Mailing Address: 215 Pearl Davis Rd

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 215 Pearl Davis Rd

Proposed Road Access: _____

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 289-7 Total Acres: 14.62 Acres to be Rezoned: ~~3~~ 14.62

Lot Characteristics: _____

WATER

✓ Private Well

_____ Public Water System

SEWER

✓ Private Septic System

_____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

List the zoning of the other property in the vicinity of the property you wish to rezone:

North _____ South _____ East _____ West _____

Rev 01132022

1. Describe the current use of the property you wish to rezone.

Open field currently

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

3. Describe the use that you propose to make of the land after rezoning.

homesite

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

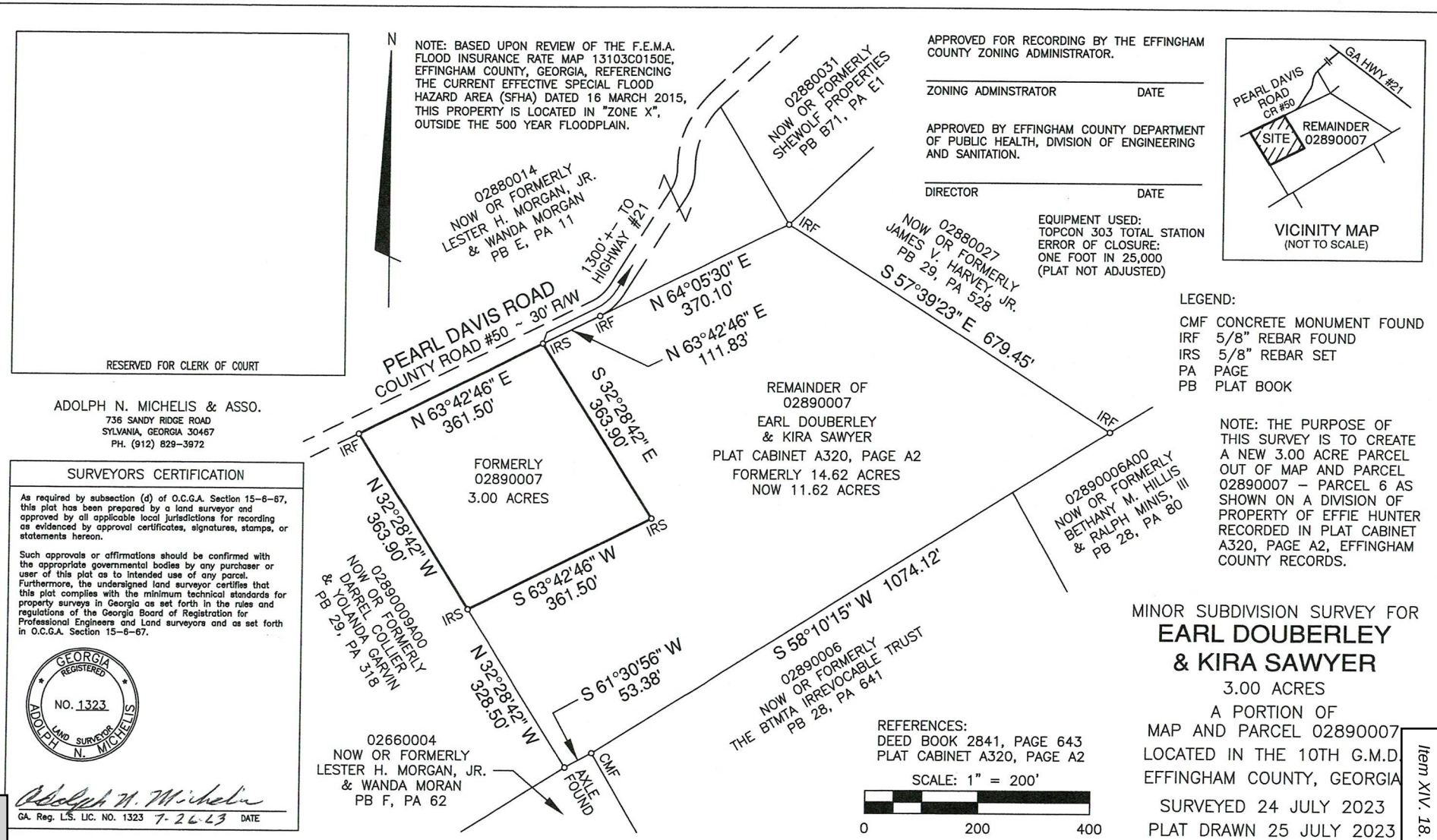
farm land and homesites

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

NO

Applicant Signature: [signature] Date 8-3-23



ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

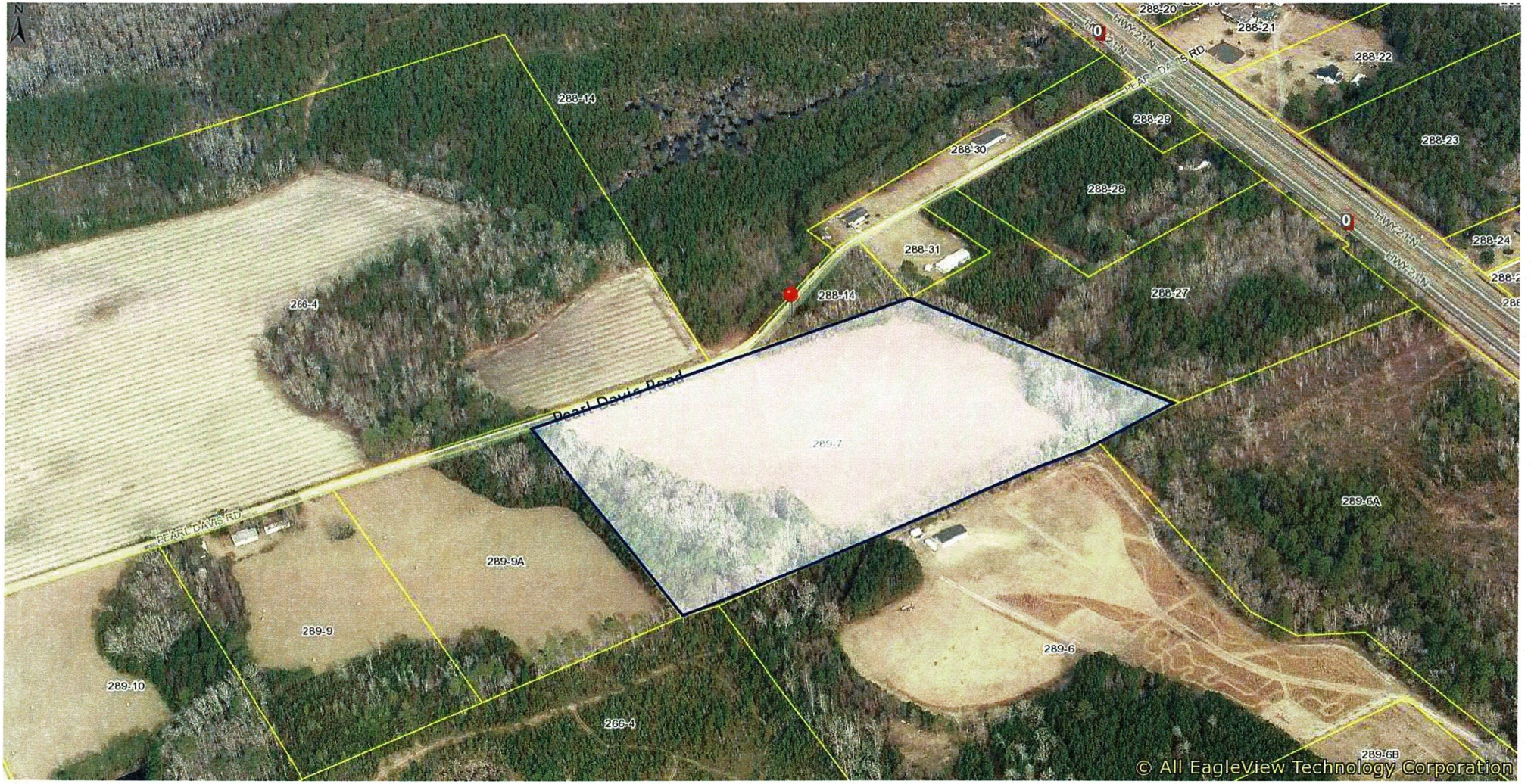
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 1323 LAND SURVEYOR ADOLPH N. MICHELIS

Adolph N. Michelis

GA. Reg. L.S. LIC. NO. 1323 7-26-23 DATE

215 Pearl Davis Road



289-7 / 215 Pearl Davis Road



8/11/2023

Address Points

Tax Parcel Labels

Tax Parcels

Roads

Wetlands

Freshwater Forested/Shrub Wetland

FEMA Flood Zone

X, AREA OF MINIMAL FLOOD HAZARD

1:7,899

0 0.05 0.1 0.2 mi

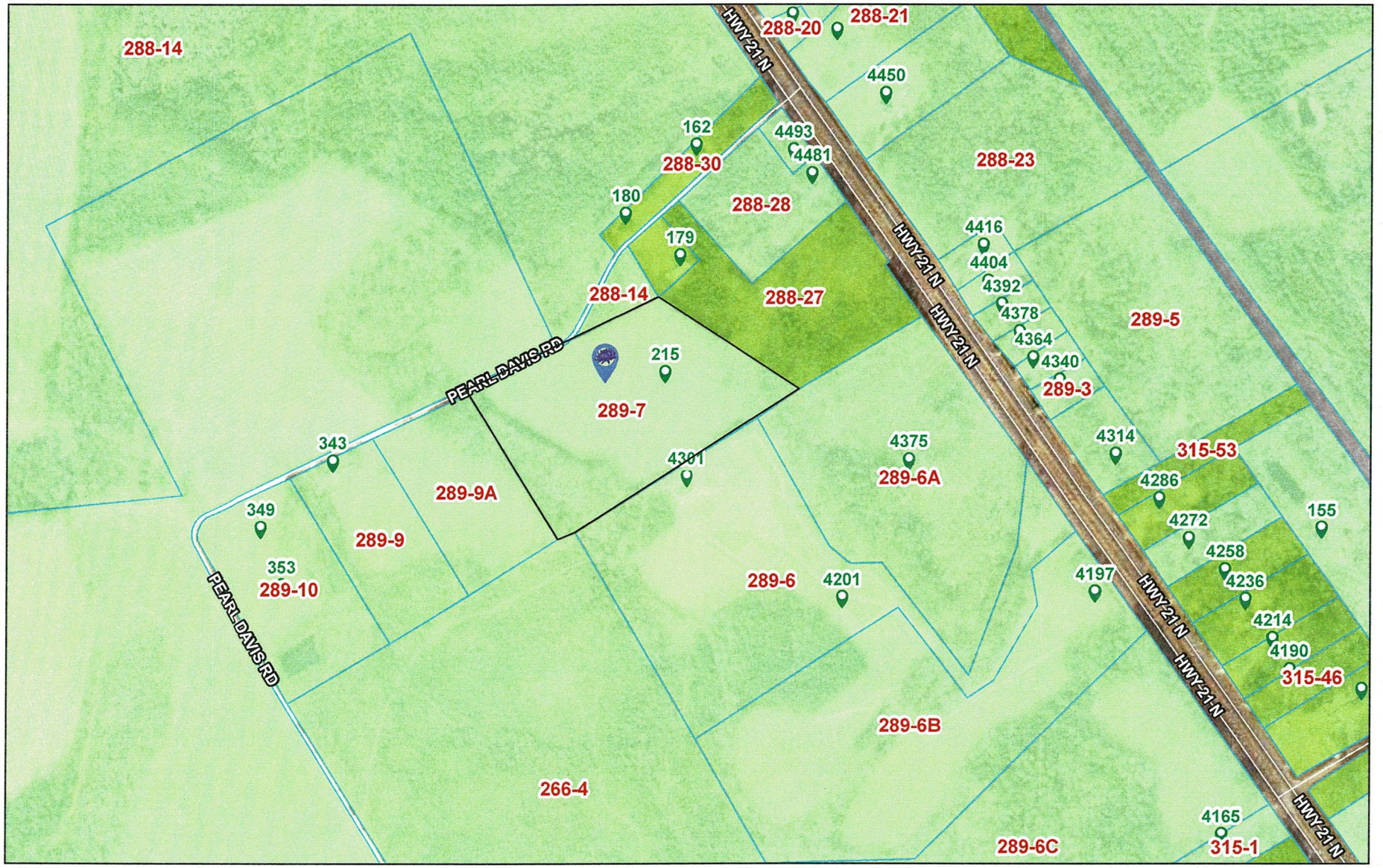
0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Interm
USGS, METI/NASA, EPA, USDA

343

Item XIV. 18.

289-7 / 215 Pearl Davis Road



8/11/2023

Address Points
Tax Parcel Labels
Tax Parcels
Roads
Effingham County Zoning
AR-1
AR-2
Other
Efn_fin_cache
Red: Band_1
Green: Band_2

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Earl Douberly – (Map # 289 Parcel # 7)** from **AR-1** to **AR-2** zoning.

Yes (No ?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No ?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No ?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No ?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No ?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No ?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No ?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No ?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#11 - Ryan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Earl Douberly – (Map # 289 Parcel # 7)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#11-Alan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Earl Douberly – (Map # 289 Parcel # 7)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#11-Dave

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Yes (No ?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No ?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No ?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

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Yes (No ?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No ?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No ?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#11 - Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

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Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#11 - Peter

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Earl Douberly** requests to **rezone** 14.62 acres from **AR-1** to **AR-2** to allow for creation of a home site. Located 215 Pearl Davis Road. **[Map# 289 Parcel# 7]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 14.62 acres from **AR-1** to **AR-2** to allow for creation of a home site, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to establish a 3-acre home site.
- Because the new home site does not meet the minimum 5 acres required for the AR-1 zoning district, it must be rezoned.
- Because the remaining frontage of the parent parcel does not meet the minimum 150' required for the AR-1 zoning district, the 11.62 remaining acres must also be rezoned to AR-2.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern with regards to additional burden.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - Both proposed lots have direct access to Pearl Davis Road.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently used as residential home in the AR-1 zoning district.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent to multiple AR parcels, AR-2 allows for similar land use.
        - The primary use of existing and proposed lots as residences will remain unchanged.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, Peter Higgins made a motion for approval, with the condition:
    1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 14.62 acres from **AR-1** to **AR-2**, with the following conditions:

1. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** 14.62 acres from **AR-1** to **AR-2.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 289-7

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 289-7

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, EARL DOUBERLY has filed an application to rezone fourteen and sixty-two thousandths (14.62) +/- acres; from AR-1 to AR-2 to allow for the creation of a home site; map and parcel number 289-7, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT fourteen and sixty-two thousandths (14.62) +/- acres; map and parcel number 289-7, located in the 3rd commissioner district is rezoned from AR-1 to AR-2 to allow for the creation of a home site, with the following condition:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Eleanor L. Kent** requests to **rezone** 6.7 acres from **AR-1** to **AR-2** to allow for creation of 3 home sites. Located at 1091 4th Street Ext. **[Map# 319 Parcel# 26]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.7 acres from **AR-1** to **AR-2** to allow for the creation of 3 home sites, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to create 3 home sites for her children.
- The newly created lots will be approximately 1 acre each, with the remainder for use by the applicant.
- Because none of the 4 proposed lots will meet the 5-acre minimum required for AR-1, the entire acreage must be rezoned.
- There are multiple non-conforming AR-1 lots of the approximate size proposed by the applicant in the immediate area.
- The applicant has been advised by Staff that all lots must be approved by Environmental Health prior to development, individual well and septic systems require 1 acre (after easement) of buildable land.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - The applicant proposes 3 new residences.
        - No applicable agencies have submitted comment or concern with regards to additional burden.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property will have direct or limited easement access to 4th Street Extension.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently used as residential home in the AR-1 zoning district.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent to multiple AR-1 parcels, AR-2 allows for similar land use.
        - Many of the adjacent properties are owned by the applicant.
        - The primary use of existing and proposed lots as residences will remain unchanged.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.

- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for appr the condition:
  1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 6.7 acres from **AR-1** to **AR-2**, with the following conditions:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** 6.7 acres from **AR-1** to **AR-2**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: Eleanor L. Kent

Applicant Email Address: minellyn54@yahoo.com

Phone # 912 663-3610

Applicant Mailing Address: 155 Village Lake Drive

City: Pooler State: GA Zip Code: 31322

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): same as above

Phone # _____

Owner's Mailing Address: same as above

City: _____ State: _____ Zip Code: _____

Property Location: 1091 4th Street Extension

Proposed Road Access: Same as above

Present Zoning of Property: AR-1 Proposed Zoning: ~~AR-1~~ AR-2

Tax Map-Parcel # 031900 ~~28~~ 26 Total Acres: 6.7 Acres to be Rezoned: ~~3 acres~~ 6.7acres

Lot Characteristics: _____

WATER

✓ Private Well

_____ Public Water System

SEWER

✓ Private Septic System

_____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

List the zoning of the other property in the vicinity of the property you wish to rezone: N/A

North AR-1 South AR-1 East AR-1 West AR-1

1. Describe the current use of the property you wish to rezone.

The current use of the property is vacant land.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

The current reasonable economic use is valued at $40,000 according to Effingham Tax Commissioner.

3. Describe the use that you propose to make of the land after rezoning.

After rezoning the land will be surveyed for 3 acres of living space.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

The uses of the other property in the vicinity are single family units

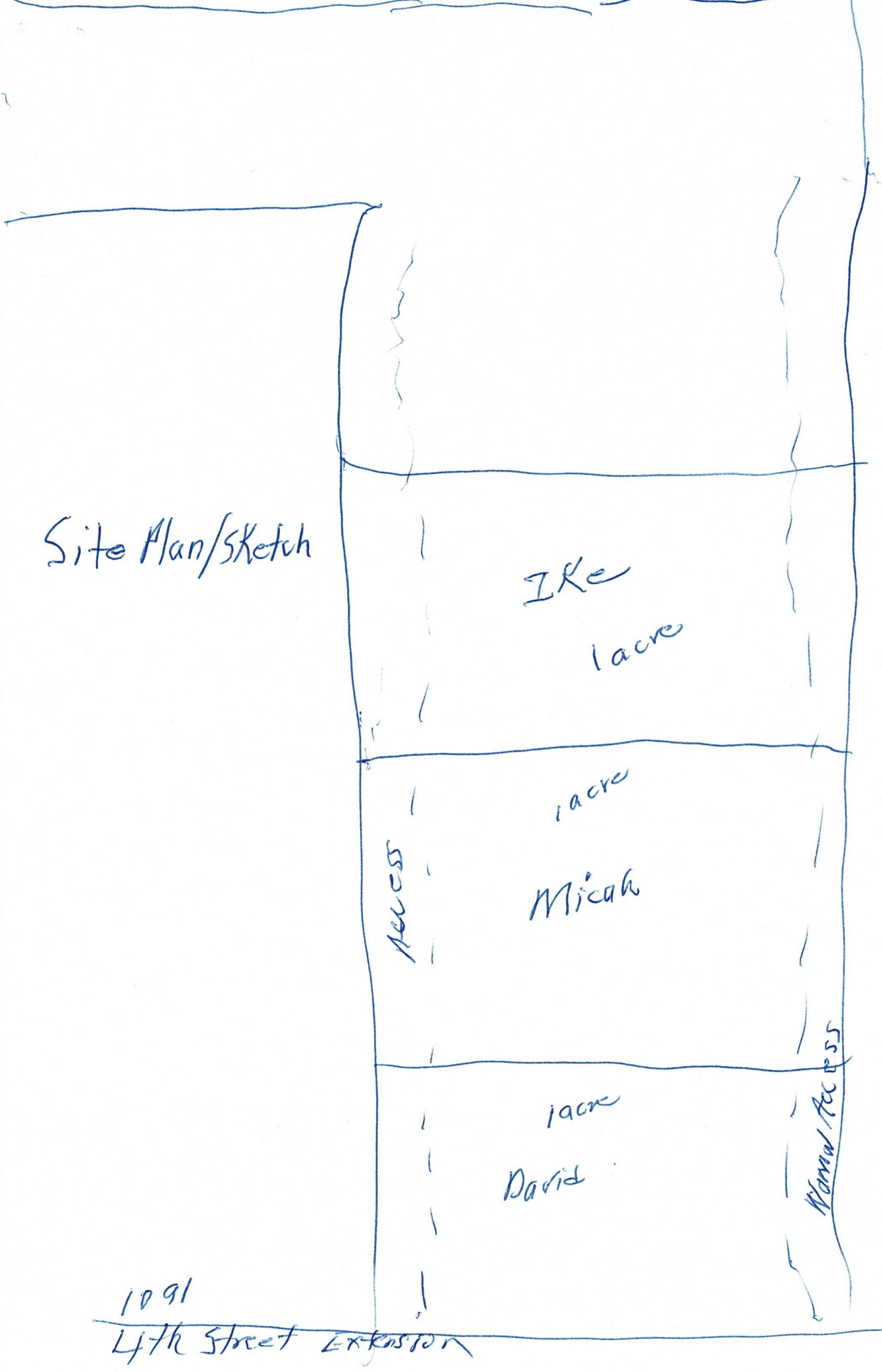
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

Rezoning use will allow for single family (3) units on the property

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

The proposed zoning change will result in single family homes.

Applicant Signature: Eleanor Litent Date _____


Site Plan/Sketch
IKe
1 acre
1 acre
Micah
Access
1 acre
David
Manual Access
1091
4th Street Extension

BK:28 PG:700-700
P2019000234
FILED IN OFFICE
CLERK OF COURT
11/26/2019 01:15 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

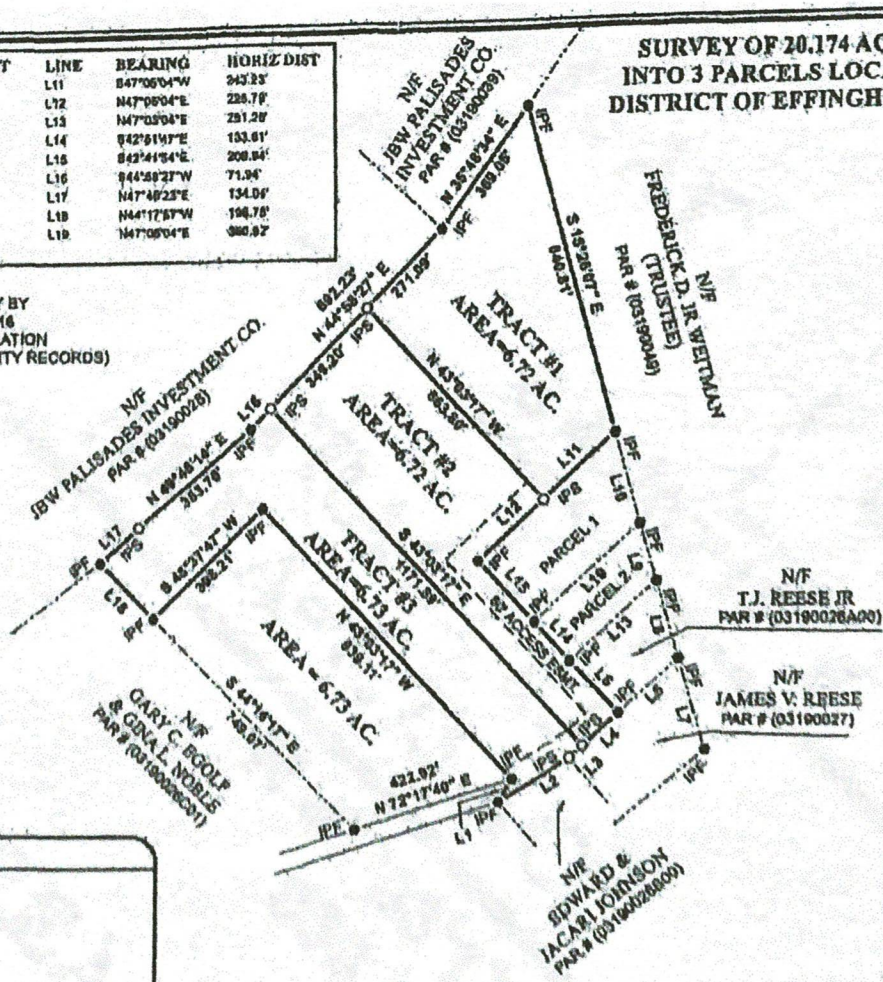
Elizabeth Z. Hursey
REGISTERED FOR THE CLERK OF COURT

SURVEY OF 20.174 AC BEING SUBDIVIDED INTO 3 PARCELS LOCATED IN THE 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N30°40'47"E	66.15'	L11	S47°05'04"W	345.23'
L2	S56°33'10"W	211.45'	L12	N47°05'04"E	238.78'
L3	N47°05'32"E	45.08'	L13	N47°05'04"E	291.28'
L4	N47°05'32"E	120.52'	L14	S42°51'47"E	153.61'
L5	N47°05'32"E	250.17'	L15	S42°41'54"E	208.94'
L6	S42°41'36"E	177.36'	L16	S44°58'27"W	71.94'
L7	S15°26'54"E	238.49'	L17	N47°40'23"E	134.06'
L8	S15°37'05"E	200.09'	L18	N44°17'57"W	198.78'
L9	S15°26'07"E	160.69'	L19	N47°05'04"E	380.92'
L10	S15°26'07"E	230.64'			

SURVEYORS NOTES:

1. PARCEL 1 & 2 ARE ON A SURVEY BY WILLIAM MARK GLISSON RLS # 3316 FOR CYNTHIA ERVIN. (NO INFORMATION WAS FOUND IN EFFINGHAM COUNTY RECORDS)



REFERENCES:

1. PB A PG 299E
2. PB 26 PG 51
3. PB C 78 PG C1
4. PB J PG 137
5. PB 15 PG 78

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN THE CERTIFICATION, AS SHOWN HEREON,IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

WILLIAM MARK GLISSON RLS #3316 DATE

300' 0 300' 600'

GRAPHIC SCALE 1" = 300'

GEORGIA REGISTERED 3316 LAND SURVEYOR WILLIAM M. GLISSON

STATE OF GEORGIA

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION

DIRECTOR DATE 11/5/19

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE 11-5-19

PREPARED BY:

GLISSON LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31594

277 TUCKER ROAD, CLAXTON, GEORGIA 30417
MINDON: (912) 685 - 9283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

SURVEY FOR:

MINNIE ELLEN REESE

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 10TH SUBD:

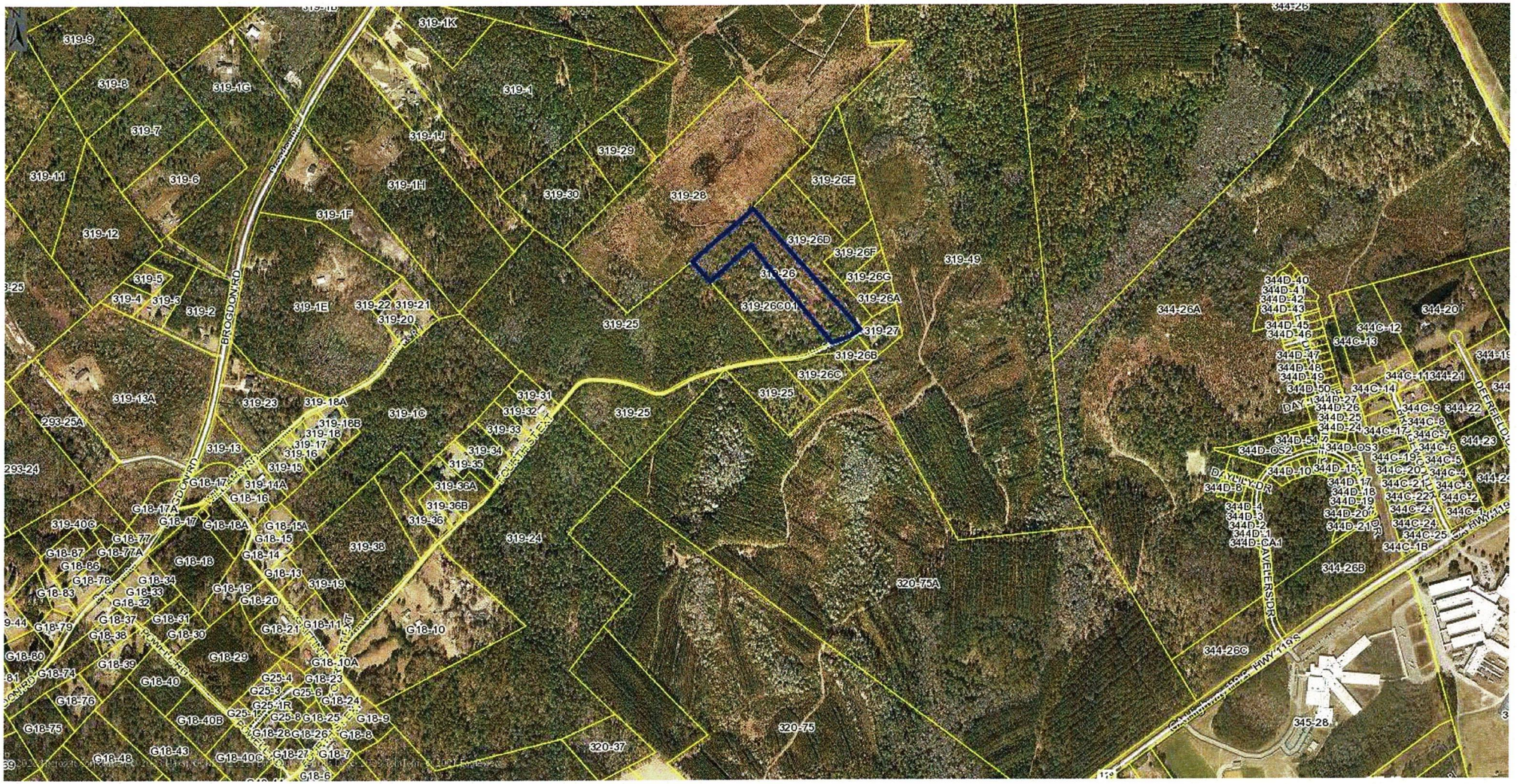
DATE: 05/22/2019 SCALE: 1" =300'

FILE NUMBER: 19244

TOTAL AREA: = 20.174 AC LOT

FIELD SURVEY DATE: 05/13/2019

1091 Fourth Street Ext



319-26 / 1091 Fourth Street Ext



8/14/2023

Address Points

Tax Parcel Labels

Tax Parcels

Roads

Wetlands

Freshwater Forested/Shrub Wetland

FEMA Flood Zone

X, AREA OF MINIMAL FLOOD HAZARD

1:7,899

0 0.05 0.1 0.2 mi

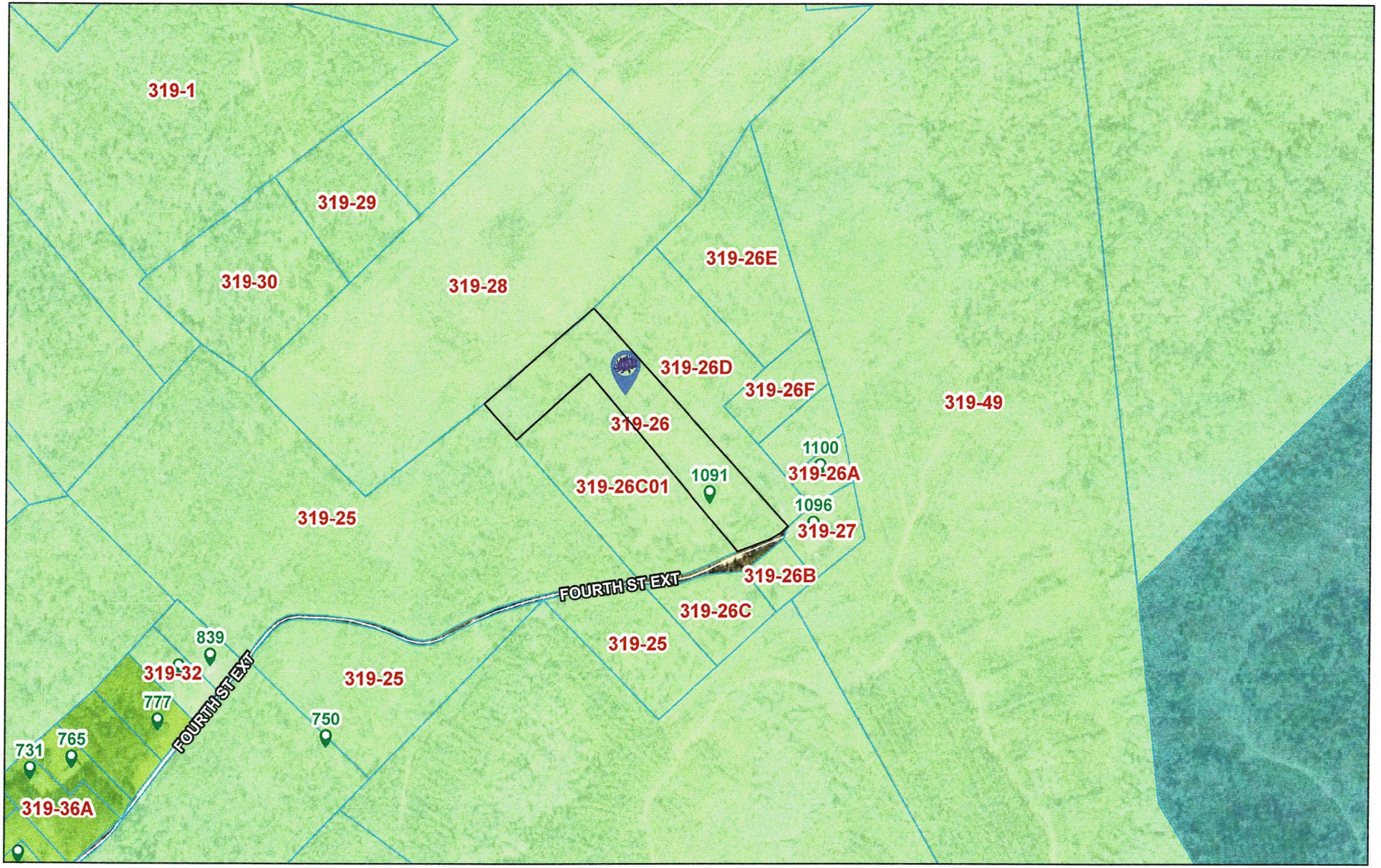
0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

360

Item XIV. 20.

319-26 / 1091 Fourth Street Ext



8/14/2023

Address Points
Tax Parcel Labels
Tax Parcels

Roads
Effingham County Zoning
AR-1
AR-2
R-6

Efn_fin_cache
Red: Band_1
Green: Band_2

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Eleanor Kent – (Map # 319 Parcel # 26)** from **AR-1** to **AR-2** zoning.

Yes (No)? 1. Is this proposal inconsistent with the county's master plan?

Yes (No)? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No)? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No)? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No)? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No)? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No)? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No)? 8. Do other conditions affect the property so as to support a decision against the proposal?

#10- Ryan

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The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

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#10-Alan

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Eleanor Kent – (Map # 319 Parcel # 26)** from **AR-1** to **AR-2** zoning.

Yes No? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#10 - Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Eleanor Kent – (Map # 319 Parcel # 26)** from **AR-1** to **AR-2** zoning.

Yes (No)? 1. Is this proposal inconsistent with the county's master plan?

Yes (No)? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No)? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No)? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No)? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No)? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No)? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No)? 8. Do other conditions affect the property so as to support a decision against the proposal?

#10- Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL_____

Of the rezoning request by applicant **Eleanor Kent – (Map # 319 Parcel # 26)** from **AR-1** to **AR-2** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

#10- Peter

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Eleanor L. Kent** requests to **rezone** 6.7 acres from **AR-1** to **AR-2** to allow for creation of 3 home sites. Located at 1091 4th Street Ext. **[Map# 319 Parcel# 26]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.7 acres from **AR-1** to **AR-2** to allow for the creation of 3 home sites, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to create 3 home sites for her children.
- The newly created lots will be approximately 1 acre each, with the remainder for use by the applicant.
- Because none of the 4 proposed lots will meet the 5-acre minimum required for AR-1, the entire acreage must be rezoned.
- There are multiple non-conforming AR-1 lots of the approximate size proposed by the applicant in the immediate area.
- The applicant has been advised by Staff that all lots must be approved by Environmental Health prior to development, individual well and septic systems require 1 acre (after easement) of buildable land.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - The applicant proposes 3 new residences.
        - No applicable agencies have submitted comment or concern with regards to additional burden.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property will have direct or limited easement access to 4th Street Extension.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently used as residential home in the AR-1 zoning district.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent to multiple AR-1 parcels, AR-2 allows for similar land use.
        - Many of the adjacent properties are owned by the applicant.
        - The primary use of existing and proposed lots as residences will remain unchanged.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.

- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for appr the condition:
  1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 6.7 acres from **AR-1** to **AR-2**, with the following conditions:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** 6.7 acres from **AR-1** to **AR-2**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 319-26

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 319-26

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, ELEANOR L. KENT has filed an application to rezone six and seventy hundredths (6.7) +/- acres; from AR-1 to AR-2 to allow for the creation of three home sites; map and parcel number 319-26, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT six and seventy hundredths (6.7)) +/- acres; map and parcel number 319-26, located in the 3rd commissioner district is rezoned from AR-1 to AR-2 to allow for the creation of three home sites, with the following condition:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Variance (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Sean Carter** as Agent for **Frances Nix Jefferson** requests a variance from Article V, Section 5.1 to reduce rear building setbacks, allowing for a home addition. Located at 199 5th Street, zoned **AR-1**. **[Map# 422A Parcel# 85]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Article V, Section 5.1 to reduce rear building setbacks, allowing for a home addition.

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:

  That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and

  That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- Appendix C – Zoning Ordinance, Article V – General Provisions, Section 5.1, the minimum rear setback for a primary structure in the AR-1 zoning district is 50'.
- The current dwelling is non-conforming to 3 of 4 setbacks, including the rear, which measures 32.84'.
- The applicant is in the process of a remodel. Upon the plot plan review during processing of the permit application, it was discovered that the addition of a master bedroom closet reduces the rear setback to 25.84'.
- The applicant reports that the home is unlivable in its current state and wishes to resume work so the homeowner may return.
- At the September 12, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives
1. Approve the request for a **variance**.

2. Deny the request for a **variance.**

Recommended Alternative: 1 **Other Alternatives: 2**

Department Review: Development Services **FUNDING:** N/A

Attachments:
1. Variance application
2. Ownership certificate/authorization
3. Site Plan
4. Aerial photograph
5. Deed

ATTACHMENT A - VARIANCE APPLICATION

Application Date: _____

Applicant/Agent: Sean Carter

Applicant Email Address: sean@echohomebuilders.com

Phone # 864-918-7332

Applicant Mailing Address: 4070 Stillwell Clyo Rd

City: Clyo State: Ga. Zip Code: 31303

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): FRANCES NIX JEFFERSON

Phone # 910-988-5015 OR 912-656-7538

Owner's Mailing Address: P.O. Box 21

City: Clyo State: GA Zip Code: 31303

Property Location: 199 Fifth St. Clyo, Ga.

Name of Development/Subdivision: South Part Lot 3

Present Zoning of Property AR-1 Tax Map-Parcel # 422A-85 Total Acres 0.27

VARIANCE REQUESTED (provide relevant section of code): 7.1.8.1

Describe why variance is needed: Variance needed for added closet to back of house located at 199 Fifth St. Clyo, Ga. 31303 (7'x7' closet on primary bedroom)

How does request meet criteria of Section 7.1.8 (see Attachment C): Previous grandfathered back setback under 50'. 7' Closet addition would make back setback 25.84' instead of 32.84'.

Applicant Signature: _____ Date 8/15/23

Rev 05052021

Scanned with CamScanner

CLERK OF SUPERIOR COURT USE ONLY

LEGEND

(F) = Field Measurement
(P) = PLAT Measurement
(MBL) = Minimum Build Line
(R/W) = Right of Way
(W/H) = Well House
(PB) = Plat book
(RF) = Rebar Found
(OTPF)= Open Top Pipe Found
(PP) = Power Pole

SETBACKS:
FRONT- 50'
SIDE- 25'
REAR- 50'

N
S
BASIS OF BEARING:Plat Book 3, Page 176

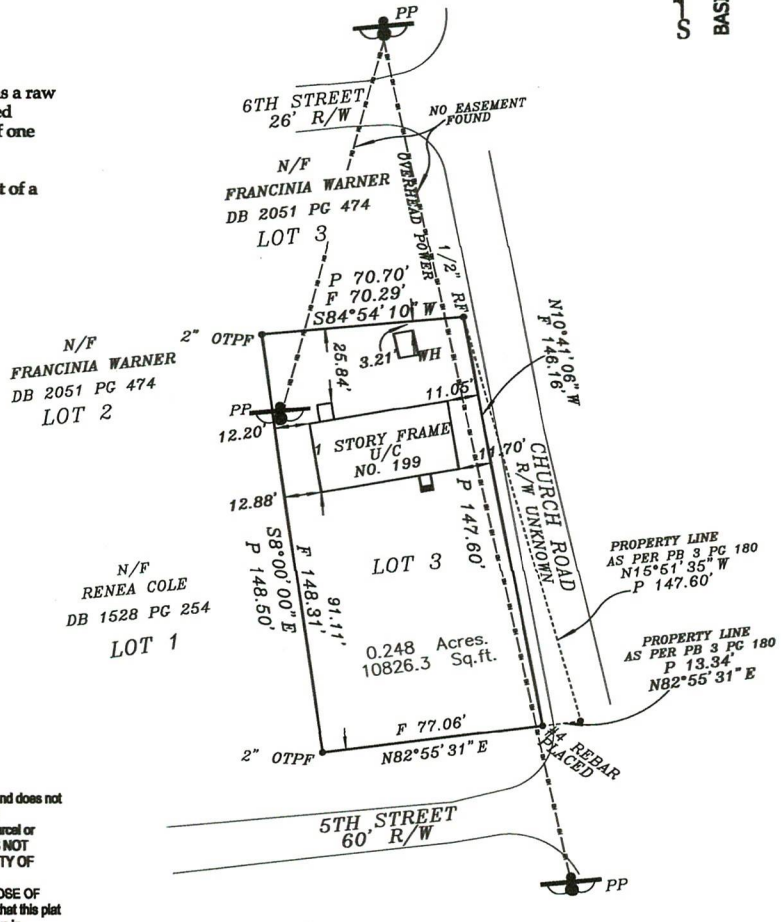
Notes:

1) Record North and All Bearings Show Reflect Reference Deed and Plat.

2) The field data upon which this plat is based has a raw closure of one foot in 35,200 feet, and was adjusted using a least squares routine yielding a closure of one foot in 73,636.

3) This survey was performed without the benefit of a complete and thorough Title Abstract.

4) Field Equipment Used : TOPCON GT-500 ROBOTIC



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

AUGUST 15, 2023

According to F.I.R.M. Community Panel #13103C0175E. Effective on 03/16/2015 and This Property is not Located in an Area Having Special Flood Hazards And Is Located In ZONE 'X'.
EFFINGHAM COUNTY UNINCORPORATED 130076

GEORGIA REGISTERED No 2104 LAND SURVEYOR KENNETH L NUTT

GRAPHIC SCALE
0' 10' 20' 40'
SCALE 1" =40'

RETRACEMENT SURVEY FOR:

ECHO HOMEBUILDERS

PORTION OF LOT 3
EFFINGHAM COUNTY, GEORGIA
LOCATED IN THE 11TH G.M.D.
SCALE 1" =40' DATE 8/15/2023

Perimeter Surveying Co., Inc.
Kenneth L. Nutt, Ga., R.L.S. #2104
260 Asa Way, Bldg.A Evans, GA 30809
P:(706) 246-5850
COA# LSF001223
kencoper@aol.com
PSCI

Party Chief: KLNutt	Computed by: JB	REFERENCES
Date Surveyed:08/10/2023	Drawn by: JB	PB 3 PG 176, PC D PG. D32
Date Drawn: 08/15/2023	Checked by: KLN	PB 3 PG 180

442A-85 199 FIFTH STREET



8/24/2023

Address Points

Tax Parcel Labels

Tax Parcels

Roads

Efn_fin_cache

Red: Band_1

Green: Band_2

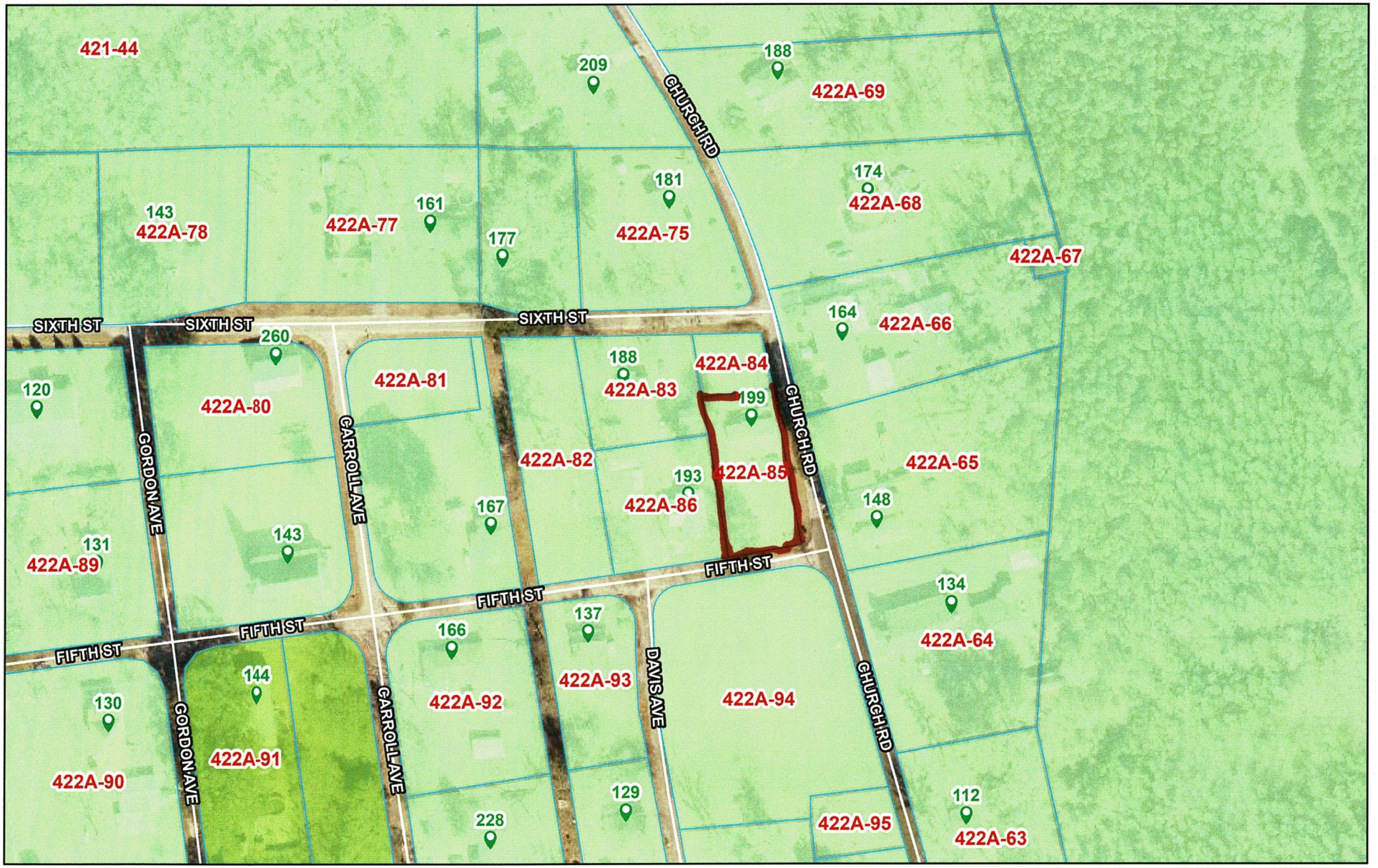
1:1,975

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham Cou
BOC

442A-85 199 FIFTH STREET



8/24/2023

Address Points
Tax Parcel Labels
Tax Parcels
Roads
Effingham County Zoning
AR-1
AR-2
Efn_fin_cache
Red: Band_1
Green: Band_2

1:1,975

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham Cou
BOC

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Sean Carter** as Agent for **Frances Nix Jefferson** requests a variance from Article V, Section 5.1 to reduce rear building setbacks, allowing for a home addition. Located at 199 5th Street, zoned **AR-1**. **[Map# 422A Parcel# 85]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Article V, Section 5.1 to reduce rear building setbacks, allowing for a home addition.

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:

  That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and

  That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- Appendix C – Zoning Ordinance, Article V – General Provisions, Section 5.1, the minimum rear setback for a primary structure in the AR-1 zoning district is 50'.
- The current dwelling is non-conforming to 3 of 4 setbacks, including the rear, which measures 32.84'.
- The applicant is in the process of a remodel. Upon the plot plan review during processing of the permit application, it was discovered that the addition of a master bedroom closet reduces the rear setback to 25.84'.
- The applicant reports that the home is unlivable in its current state and wishes to resume work so the homeowner may return.
- At the September 12, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives
1. Approve the request for a **variance**.

2. Deny the request for a **variance.**

Recommended Alternative: 1 **Other Alternatives: 2**

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 422A-85

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 422A-85

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, SEAN CARTER AS AGENT FOR FRANCES NIX JEFFERSON has filed an application for a variance from Section 5.1 to reduce rear building setbacks; map parcel number 422A-85, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT a variance from Section 5.1 to reduce rear building setbacks; map and parcel number 422A-85, located in the 3rd commissioner district:

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Kirk Brennaman** as Agent for **William Silva & Tina Owens** requests **rezone** 5.01 acres from **R-1** to **AR-1** to allow for a rural business. Located at 4001 Blue Jay Road **[Map# 351B Parcel#3]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.01 acres from **R-1** to **AR-1** to allow for a rural business.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business** and states that rural businesses are: *permitted as a conditional use only in Agricultural Residential (AR-1 and AR-2) districts*
- The applicant is establishing a residence on a 5.01-acre parcel of land which is currently zoned R-1.
- The applicant wishes to establish a rural business at his new residence. The property must therefore be rezoned in order to allow for a rural business.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - The proposed rezoning to AR-1 would put this property in to a lower density zoning district.
        - The only additional proposed development is that of a kennel facility.
        - No concerns regarding public facility burden have been raised by applicable agencies
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has existing frontage access on to Blue Jay Road.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently used as residential home in the R-1 zoning district.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent (to the North) to multiple AR-1 parcels.
        - The primary use as a residence will remain unchanged.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives
1. Approve the request to **rezone** 5.01 acres from **R-1** to **AR-1**.
2. Deny the request for to **rezone** 5.01 acres from **R-1** to **AR-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/9/2023

Applicant/Agent: Kirk Brennaman

Applicant Email Address: KBrennaman9@gmail.com

Phone # 912-677-7410

Applicant Mailing Address: 116 Sterling Dr.

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): ~~Richard Silva (Estate of)~~ William Silva

Phone # 912-655-5576

Owner's Mailing Address: 4002 Blue Jay Rd.

City: Guyton State: GA Zip Code: 31312

Property Location: 4004 Blue Jay Road, Guyton GA 31312

Proposed Road Access: Blue Jay Rd

Present Zoning of Property: R-1 Proposed Zoning: AR-1

Tax Map-Parcel # 351B-3 Total Acres: 5.01 Acres to be Rezoned: 5.01

Lot Characteristics: Residence

WATER

☑ Private Well

✓ Public Water System

SEWER

✓ Private Septic System

_____ Public Sewer System

If public, name of supplier: County water

Justification for Rezoning Amendment: to allow for rural business (AR districts only)

List the zoning of the other property in the vicinity of the property you wish to rezone:

North _____ South _____ East _____ West _____

1. Describe the current use of the property you wish to rezone.

Residential

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

yes

3. Describe the use that you propose to make of the land after rezoning.

Residence + rural business

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Residential

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

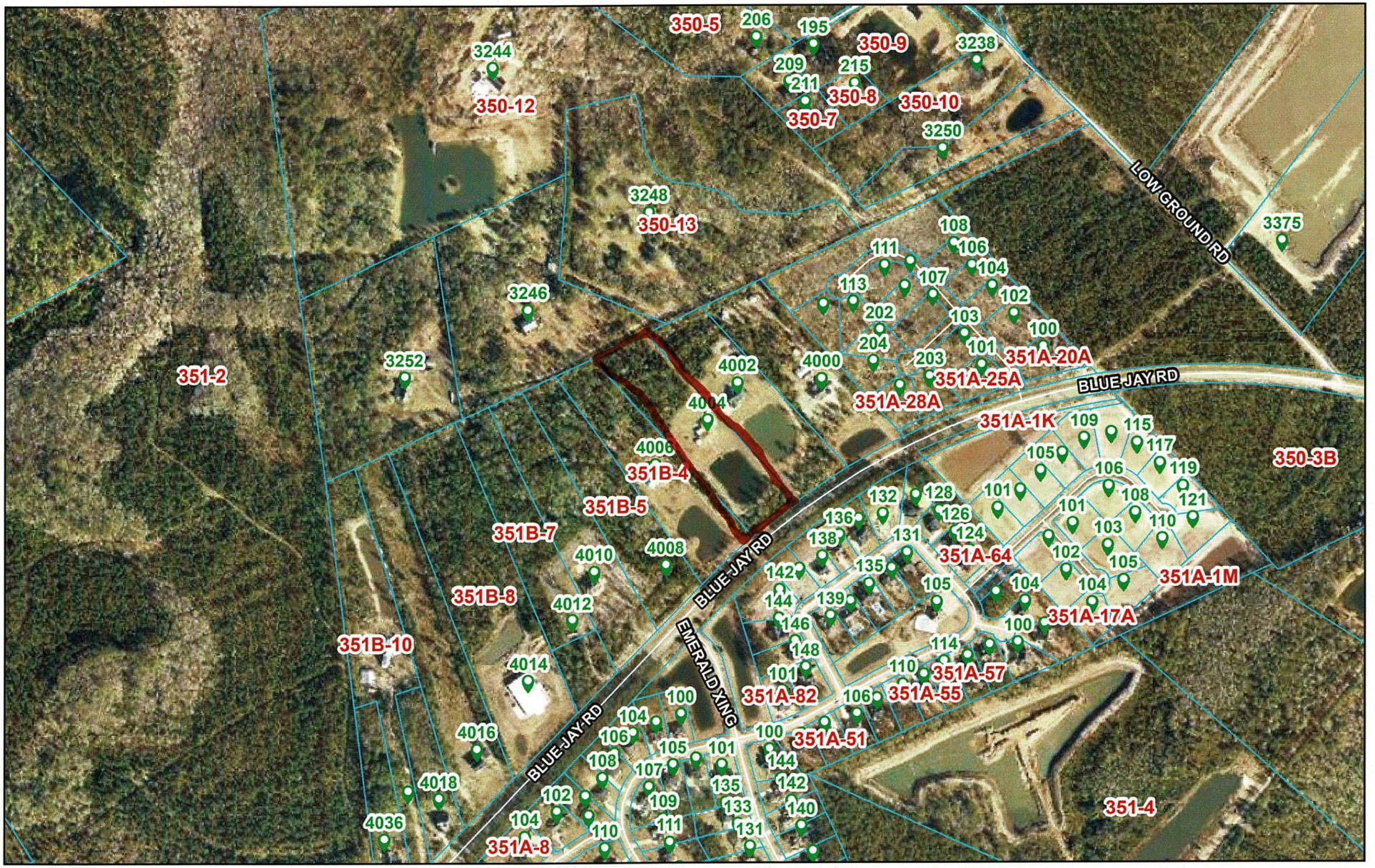
No change to land use other than rural business.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

NO.

Applicant Signature: [signature] Date 8/9/2023

351B-3 BLUE JAY ROAD



8/24/2023

Address Points

Tax Parcel Labels

Tax Parcels

Roads

Efn_fin_cache

Red: Band_1

Green: Band_2

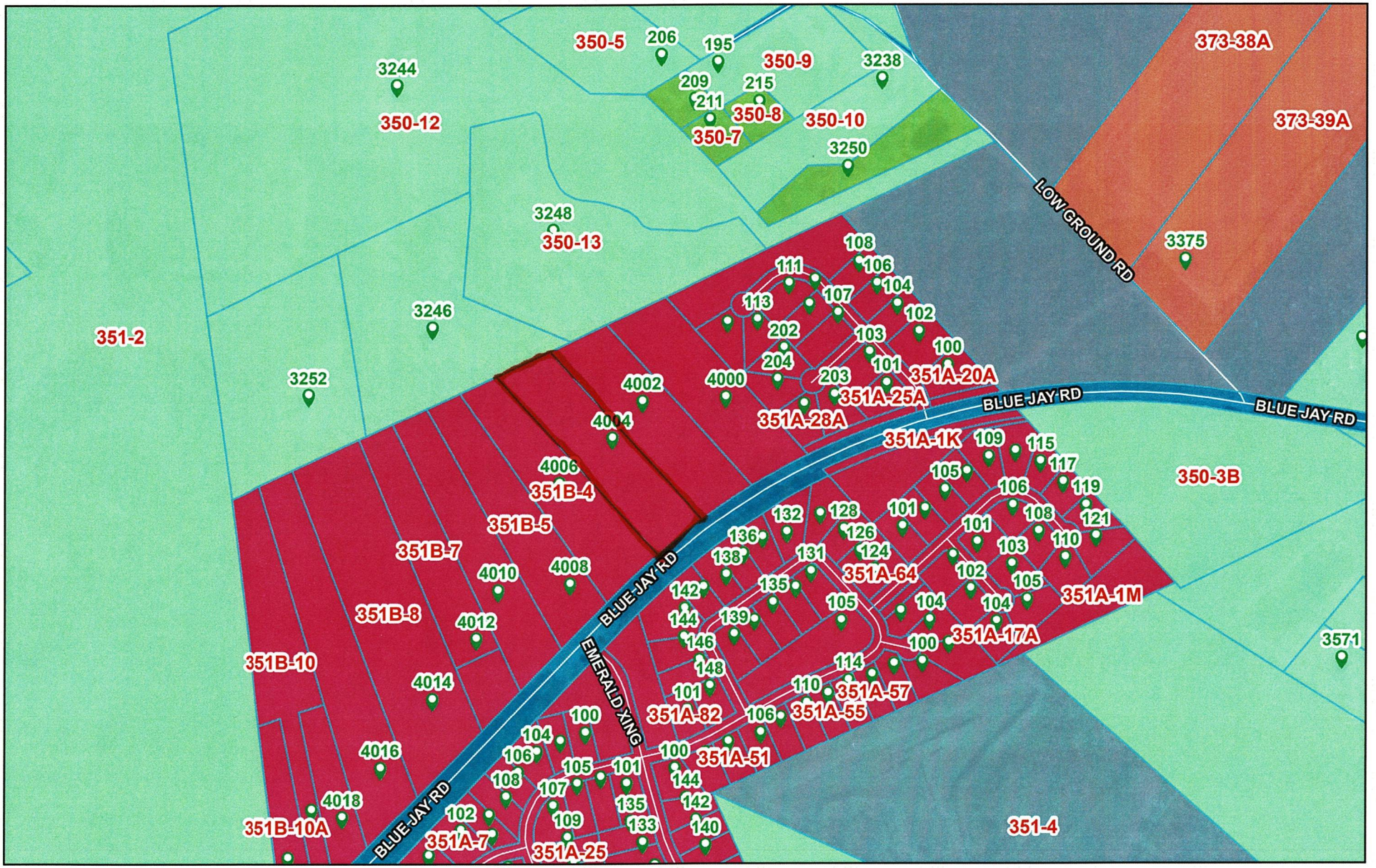
1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

351B-3 BLUE JAY ROAD



8/24/2023

Address Points
Tax Parcel Labels
Tax Parcels
Roads
Effingham County Zoning
AR-1
AR-2
R-1
I-1
Other
County Districts - BOC & BOE
1
Efn_fin_cache
Red: Band_1
Green: Band_2

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Kirk Brennaman as Agent for William Ssilva & Tina Owens – (Map # 351B Parcels # 3)** from **R-1** to **AR-1** zoning.

Yes (No)? 1. Is this proposal inconsistent with the county's master plan?

Yes (No)? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No)? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No)? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No)? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No)? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No)? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No)? 8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Kirk Brennaman as Agent for William Ssilva & Tina Owens – (Map # 351B Parcels # 3)** from **R-1** to **AR-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **Kirk Brennaman as Agent for William Ssilva & Tina Owens – (Map # 351B Parcels # 3)** from **R-1** to **AR-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#7-Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Kirk Brennaman as Agent for William Ssilva & Tina Owens – (Map # 351B Parcels # 3)** from **R-1** to **AR-1** zoning.

Yes (No?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#7- Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL_____

Of the rezoning request by applicant **Kirk Brennaman as Agent for William Ssilva & Tina Owens – (Map # 351B Parcels # 3)** from **R-1** to **AR-1** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

#7 - Peter

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Kirk Brennaman** as Agent for **William Silva & Tina Owens** requests **rezone** 5.01 acres from **R-1** to **AR-1** to allow for a rural business. Located at 4001 Blue Jay Road **[Map# 351B Parcel#3]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.01 acres from **R-1** to **AR-1** to allow for a rural business.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business** and states that rural businesses are: *permitted as a conditional use only in Agricultural Residential (AR-1 and AR-2) districts*
- The applicant is establishing a residence on a 5.01-acre parcel of land which is currently zoned R-1.
- The applicant wishes to establish a rural business at his new residence. The property must therefore be rezoned in order to allow for a rural business.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - The proposed rezoning to AR-1 would put this property in to a lower density zoning district.
        - The only additional proposed development is that of a kennel facility.
        - No concerns regarding public facility burden have been raised by applicable agencies
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - The property has existing frontage access on to Blue Jay Road.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently used as residential home in the R-1 zoning district.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The property is adjacent (to the North) to multiple AR-1 parcels.
        - The primary use as a residence will remain unchanged.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - *The zone change should not impact nearby properties.*
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - Staff has not identified any such conditions.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives
1. Approve the request to **rezone** 5.01 acres from **R-1** to **AR-1**.
2. Deny the request for to **rezone** 5.01 acres from **R-1** to **AR-1.**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 351B-3
AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 351B-3

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, KIRK BRENNAMAN AS AGENT FOR WILLIAM SILVA & TINA OWENS has filed an application to rezone five and ten thousandths (5.01) +/- acres; from R-1 to ar-1 to allow for a rural business; map and parcel number 351B-3, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT five and ten thousandths (5.01) +/- acres; map and parcel number 351B-3, located in the 1st commissioner district is rezoned from R-1 to AR-1.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report
Subject: Conditional Use (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Kirk Brennaman** as Agent for **William Silva & Tina Owens** requests a **conditional use** for a **rural business**. Located at 4001 Blue Jay Road **[Map# 351B Parcel#3]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business**, with conditions.

Executive Summary/Background
- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business.** The Rural Business Conditional use requirements include consideration of:
    - Intent – the proposed business will a dog training facility (which is established and operational at the applicant's current home in the City of Rincon.
    - Structure – the kennel and training area will occur on the wooded portion of the property, behind the applicant's home.
    - Square footage – The area devoted to the business is less than 1,000 square feet.
    - Public Road Frontage – the property has frontage on Blue Jay Road
    - Acreage (3 minimum) – the property is 5.01 acres.
- Staff has consulted with Code Enforcement and the Chief of Police for City of Rincon – there have been no known complaints associated with this business, which is currently conducted on an approximately .25-acre lot within a subdivision.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval, with the following conditions:
  1. Prior to the issuance of a business license, the applicant shall provide:
     - Proof of residence
     - Valid copy of Department of Agriculture kennel license

  2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
- With the added condition:
  3.The kenneling facility shall be enclosed and insulation in a manner which provides sound protection to surrounding residences.
- The motion was seconded by Peter Higgins, and carried unanimously.
- Staff has met with the applicant who has agreed to allow members of Development Services to verify, on site, fencing and kenneling structures prior to issuance of a business license.

Alternatives

1. **Approve** the request of a **conditional use** for a **rural business**, with the following conditions:
   1. Prior to the issuance of a business license, the applicant shall provide:
      - Proof of residence
      - Valid copy of Department of Agriculture kennel license
   2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
   3. The kenneling facility shall be enclosed and insulation in a manner which provides sound protection to surrounding residences.

2. Deny the request of a **conditional use** for a **rural business.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application 2. Aerial photograph 3. Deed

ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 8/9/2023

Applicant/Agent: Kirk Brennaman

Applicant Email Address: Kbrennaman9@gmail.com

Phone # (912) 677-7410

Applicant Mailing Address: 116 Sterling Dr.

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Kirk

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 4004 Blue Jay Rd.

Present Zoning of Property R-1 Tax Map-Parcel # 351B-3 Total Acres R-1 5.01

CONDITIONAL USE REQUESTED:

_____ **Section 3.15A – Residential Business**
See Section 3.15A for requirements

✓ **Section 3.15B – Rural Business**
See Section 3.15B for requirements

_____ **OTHER** (provide relevant section of code): _____

Reason: Dog training requires occasional customers on site and use of a structure other than the dwelling - cannot be home occupation

How does request meet criteria of Section 7.1.6 (see Attachment C): _____

Applicant Signature: _____ Date _____

Kirk Brennaman

Down and Dirty Dog Training LLC

(912) 677-7410

Conditional use of 4004 Blue Jay Road, Guyton, Georgia 31312.

This property would serve as my primary residence and place of business. I am currently licensed through the state of Georgia, city of Rincon, and the Department of Agriculture. I have a current two million dollar overhead of insurance for my business as well. Dog training is what I do full-time and would love to continue doing so in the county of Effingham. I have been operating out of my home in Rincon for over the past year with no issues or complaints from my neighbors or the city. I was a prior K9 Handler for the Garden City Police Department from 2018 – 2021 and have since ventured into working with pet dogs. I also started the Pawsitive Changes Prison Program back in October of 2022. I work with the state inmates, teaching them how to properly train the dogs at the Effingham County Shelter. That program has had wonderful success in helping not only the inmates but getting numerous shelter dogs put into good homes as well.

I believe the citizens of Effingham County could benefit from the professional services I offer. It could also help mitigate some of the current issues with disobedient dogs at large throughout the county by having a training facility located in the heart of Effingham County.

Purposed layout of facility.

- The kennel would sit back into the wood line allowing for trees and other vegetation to act as a natural noise buffer.
- The kennel would be its own structure separate from the home. It will be spray foam insulated to allow the structure to be cooled and heated properly, and to prevent any noise from being heard from the outside of the kennel building.
- The area where outside dog training would be conducted will be properly fenced in and away from any neighboring homes.
- Dogs will only be outside of the kennel for training, exercise, and proper bathroom breaks.
- All waste from the dogs will be promptly picked up and disposed of accordingly.
- No more than 5 dogs will be on location for training at one time.
- I will make sure that my services do not become a nuisance to my neighbors or the county.

Dogs that will be on property for training.

- Every dog will be evaluated prior to coming on site for training.
- Every dog will be up to date on all necessary vaccines to include Rabies, Kennel Cough, etc. They will also be required to be on flea and tick prevention.
- The property and kennel area will be treated by pest control quarterly.
- The kennels will be cleaned daily with KennelSol germicidal detergent and deodorant.
- No dog will have the freedom to roam the property and will be supervised at all times when out of their kennels.
- No dog will be outside of the designated training area unless they are properly secured by a leash.
- All the dog's shot records will be kept on site and up to the Department of Agriculture's requirements.

Any adjustments that need to be made now or in the future I will be more than willing to make them happen.

Down and Dirty Dog Training LLC

EIN number – 87-2235363

State of Georgia control number – 21213565

Kennel License number – 34-34118987

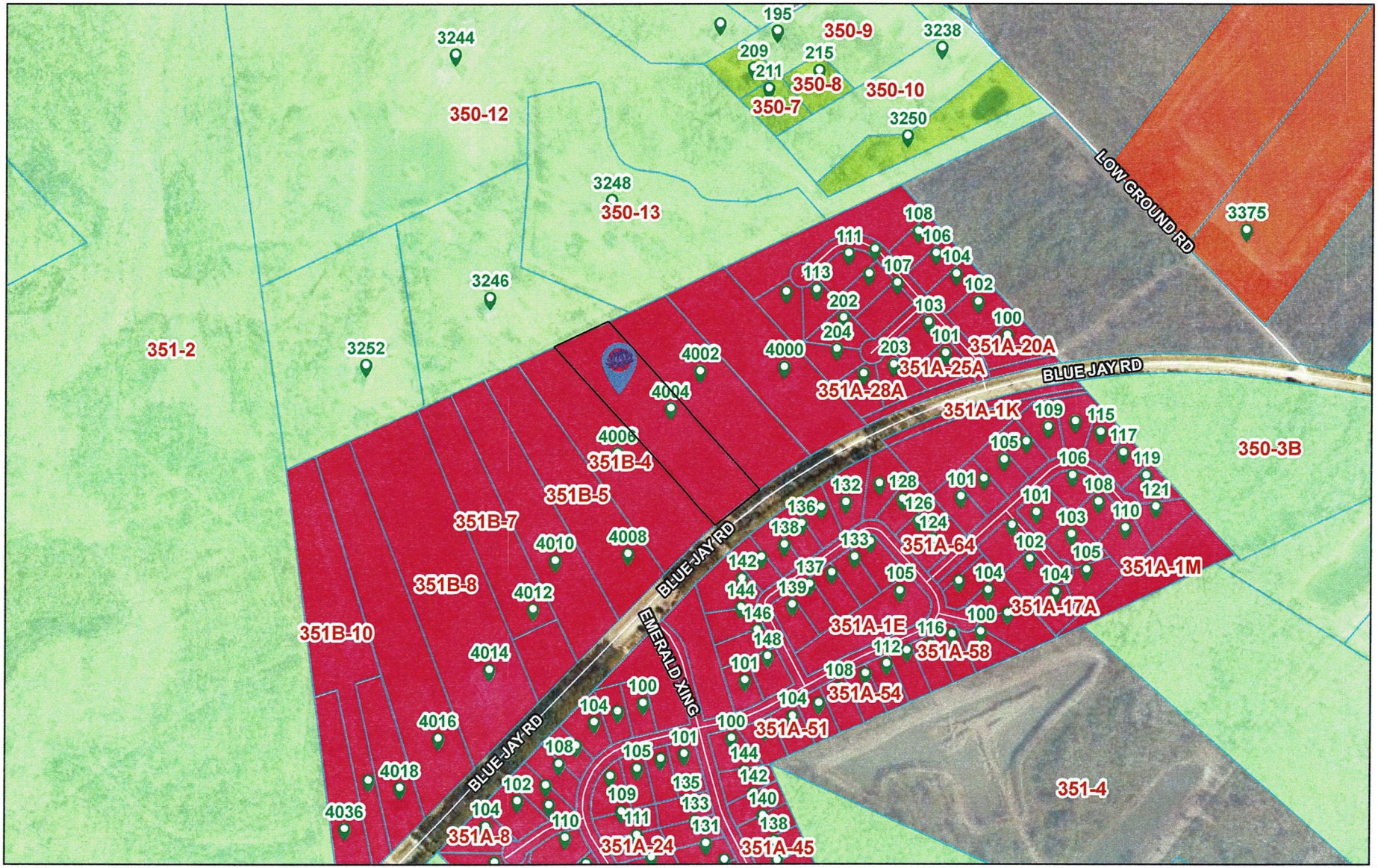
Occupational Tax Certificate (City of Rincon) - HOCC-003364-2022


Fenced Area
16'
25'
Parking
Residential Fence
4006
4004
4002
4000
BLUE JAY RD
SAPPHIRE CIR
133
135
© All EagleView Technology Corporation

4004 Blue Jay Road



351B-3 / 4004 Blue Jay Road



8/11/2023

Address Points
Tax Parcel Labels
Tax Parcels

Roads
Effingham County Zoning
AR-1
AR-2
R-1
I-1
Other
Efn_fin_cache
Red: Band_1
Green: Band_2

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

Staff Report
Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Kirk Brennaman** as Agent for **William Silva & Tina Owens** requests a **conditional use** for a **rural business**. Located at 4001 Blue Jay Road **[Map# 351B Parcel#3]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business**, with conditions.

Executive Summary/Background
- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business.** The Rural Business Conditional use requirements include consideration of:
    - Intent – the proposed business will a dog training facility (which is established and operational at the applicant's current home in the City of Rincon.
    - Structure – the kennel and training area will occur on the wooded portion of the property, behind the applicant's home.
    - Square footage – The area devoted to the business is less than 1,000 square feet.
    - Public Road Frontage – the property has frontage on Blue Jay Road
    - Acreage (3 minimum) – the property is 5.01 acres.
- Staff has consulted with Code Enforcement and the Chief of Police for City of Rincon – there have been no known complaints associated with this business, which is currently conducted on an approximately .25-acre lot within a subdivision.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval, with the following conditions:
  1. Prior to the issuance of a business license, the applicant shall provide:
     - Proof of residence
     - Valid copy of Department of Agriculture kennel license

  2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
- With the added condition:
  3.The kenneling facility shall be enclosed and insulation in a manner which provides sound protection to surrounding residences.
- The motion was seconded by Peter Higgins, and carried unanimously.
- Staff has met with the applicant who has agreed to allow members of Development Services to verify, on site, fencing and kenneling structures prior to issuance of a business license.

Alternatives

1. **Approve** the request of a **conditional use** for a **rural business**, with the following conditions:
   1. Prior to the issuance of a business license, the applicant shall provide:
      - Proof of residence
      - Valid copy of Department of Agriculture kennel license
   2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
   3. The kenneling facility shall be enclosed and insulation in a manner which provides sound protection to surrounding residences.

2. Deny the request of a **conditional use** for a **rural business.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 351B-3

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 351B-3

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, KIRK BRENNAMAN AS AGENT FOR WILLIAM SILVA & TINA OWENS has filed an application for conditional use, to allow for a rural business; map and parcel number 351B-3, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT a conditional use is approved; map and parcel number 351B-3, located in the 1st commissioner district, to allow for a rural business, with the following conditions:

1. Prior to the issuance of a business license, the applicant shall provide:
    - Proof of residence
    - Valid copy of Department of Agriculture kennel license
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
3. The kenneling facility shall be enclosed and insulation in a manner which provides sound protection to surrounding residences.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Conditional Use (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Joao Batista** requests a **conditional use** for a **rural business.** Located at 174 Noel C. Conaway Road. **[Map# 352 Parcel #56]**

Summary Recommendation
Staff has reviewed the application, and recommends **denial** of the request for a **conditional use** for a **rural business**.

Executive Summary/Background

- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business.** Conditional use: rural business requirements include consideration of:
    - Intent – the proposed business use is "fleet parking" for four boom truck cranes and storage of an EPD approved 1,000 gallon diesel tank.
    - Primary land use – the applicant has not provided proof of residence.
    - Structure – the business-related structure in site is an open pole barn – type shelter.
    - Public Road Frontage – the property has frontage on Noel C. Conaway Road.
    - Acreage (3 minimum) – the property is 1.9 acres. The applicant is requesting to include to that acreage, 1.5 acres belonging an adjacent property (which he also owns. Similar considerations have been granted to past rural business applications however, in those instances the adjacent land was vacant. In this situation there is a dwelling on the property.
- The cranes and diesel tank are visible from the road.
- The applicant's business operations are based from the applicant's dwelling in Brookfield subdivision in Guyton.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion to approve with the following conditions:
  1. The applicant shall provide proof of residence.
  2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax certificate (business license).
  3. A copy of GDOT approval for commercial access to/from GA Hwy 30 shall be provided to Development Services prior to the issuance of a business license.
  4. The applicant shall install screening to create a visual barrier from all business elements. This screening shall be approved by Development Services prior to installation and verified after installation.
- And the added condition:
  5. The fleet shall not expand beyond four vehicles on property.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use** for a **rural business**, with the following conditions:
    1. The applicant shall provide proof of residence.
    2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax certificate (business license).
    3. A copy of GDOT approval for commercial access to/from GA Hwy 30 shall be provided to Development Services prior to the issuance of a business license.

4. The applicant shall install screening to create a visual barrier from all business eleme screening shall be approved by Development Services prior to installation and verified after installation.
5. The fleet shall not expand beyond four vehicles on property.

2. Deny the request of a **conditional use** for a **rural business.**

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application 2. Aerial photograph 3. Deed

ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 8/11/23

Applicant/Agent: Batista Crane and Rigging, LLC

Applicant Email Address: batistacraneandrigging@gmail.com

Phone # (912)604-0917

Applicant Mailing Address: 105 Brookfield Place

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): batistacraneandrigging@gmail.com

Phone #(912)604-0917

Owner's Mailing Address: 105 Brookfield Place

City: Guyton State: GA Zip Code: 31312

Property Location: Noel C. Conaway

Present Zoning of Property AR-2 Tax Map-Parcel # 352-55 352-56 Total Acres 3.4

CONDITIONAL USE REQUESTED:

✓ **Section 3.15A – Residential Business**
See Section 3.15A for requirements

✓ **Section 3.15B – Rural Business**
See Section 3.15B for requirements

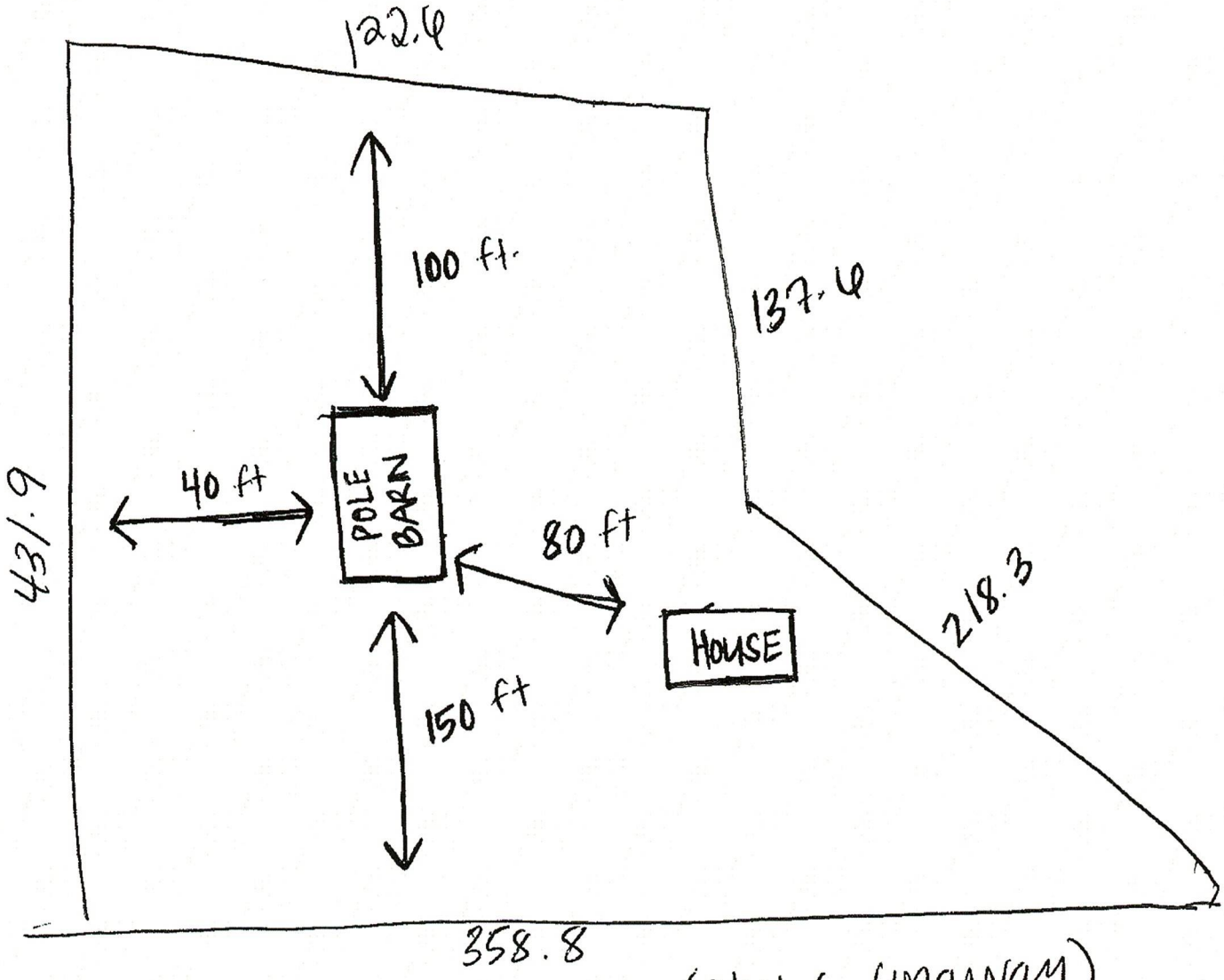
_____ **OTHER** (provide relevant section of code): _____

Reason: parking of boom trucks on property near pole barn. Have a boom truck crane business need to be able to park in an AR-2 Zoning area.

How does request meet criteria of Section 7.1.6 (see Attachment C): _____

Applicant Signature: _____ Date 08/11/2023

Rev 05052021



Address:
174 Noel C. Conaway Rd
Guyton, GA 31312

352-55 & 56 / Noel C Conaway Road



8/11/2023

Address Points
Tax Parcel Labels
Tax Parcels
Roads
Wetlands
Freshwater Forested/Shrub Wetland

FEMA Flood Zone
X, AREA OF MINIMAL FLOOD HAZARD

1:1,975

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garm
INCREMENT P, USGS, EPA, USDA

Noel C Conaway Rd



352-55 & 56 / Noel C Conaway Road



8/11/2023

Address Points

Tax Parcel Labels

Tax Parcels

Roads

Effingham County Zoning

AR-1

AR-2

R-1

R-3

Efn_fin_cache

Red: Band_1

Green: Band_2

1:3,950

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Joao Batista** requests a **conditional use** for a **rural business.** Located at 174 Noel C. Conaway Road. **[Map# 352 Parcel #56]**

Summary Recommendation
Staff has reviewed the application, and recommends **denial** of the request for a **conditional use** for a **rural business**.

Executive Summary/Background

- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business.** Conditional use: rural business requirements include consideration of:
    - Intent – the proposed business use is "fleet parking" for four boom truck cranes and storage of an EPD approved 1,000 gallon diesel tank.
    - Primary land use – the applicant has not provided proof of residence.
    - Structure – the business-related structure in site is an open pole barn – type shelter.
    - Public Road Frontage – the property has frontage on Noel C. Conaway Road.
    - Acreage (3 minimum) – the property is 1.9 acres. The applicant is requesting to include to that acreage, 1.5 acres belonging an adjacent property (which he also owns. Similar considerations have been granted to past rural business applications however, in those instances the adjacent land was vacant. In this situation there is a dwelling on the property.
- The cranes and diesel tank are visible from the road.
- The applicant's business operations are based from the applicant's dwelling in Brookfield subdivision in Guyton.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion to approve with the following conditions:
  1. The applicant shall provide proof of residence.
  2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax certificate (business license).
  3. A copy of GDOT approval for commercial access to/from GA Hwy 30 shall be provided to Development Services prior to the issuance of a business license.
  4. The applicant shall install screening to create a visual barrier from all business elements. This screening shall be approved by Development Services prior to installation and verified after installation.
- And the added condition:
  5. The fleet shall not expand beyond four vehicles on property.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use** for a **rural business**, with the following conditions:
    1. The applicant shall provide proof of residence.
    2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax certificate (business license).
    3. A copy of GDOT approval for commercial access to/from GA Hwy 30 shall be provided to Development Services prior to the issuance of a business license.

4. The applicant shall install screening to create a visual barrier from all business eleme screening shall be approved by Development Services prior to installation and verified after installation.
5. The fleet shall not expand beyond four vehicles on property.

2. Deny the request of a **conditional use** for a **rural business.**

Recommended Alternative: 2 **Other Alternatives: 1**

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 352-56

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 352-56

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, JOAO BATISTA has filed an application for conditional use, to allow for a rural business; map and parcel number 352-56, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT a conditional use is approved; map and parcel number 352-56, located in the 1st commissioner district, to allow for a rural business, with the following conditions:

1. The applicant shall provide proof of residence.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax certificate (business license).
3. A copy of GDOT approval for commercial access to/from GA Hwy 30 shall be provided to Development Services prior to the issuance of a business license.
4. The applicant shall install screening to create a visual barrier from all business elements. This screening shall be approved by Development Services prior to installation and verified after installation.
5. The fleet shall not expand beyond four vehicles on property.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: September 12, 2023
Item Description: **Quail Preserve, LLC** requests to **rezone** 15 acres from **AR-1** to **B-3** to allow for business development. Located on US Highway 80. **(First District) [Map# 329 Parcel# 41E01]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 15 acres from **AR-1** to **B-3** to allow for business development, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. Section 5.11 describes B-3 Highway commercial districts.
- The applicant proposes to develop four "flex use" buildings for commercial tenants.
- The property is currently used as a timber tract.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - No TIA has been conducted.
        - Hwy 80 is a designated truck route
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The surrounding area contains AR, commercial, and industrial zoning.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - The applicant will be applying for a variance to reduce the
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives
1. Approve the request to **rezone** 15 acres from **AR-1** to **B-3**, with the following conditions:
2. Deny the request for to **rezone** 15 acres from **AR-1** to **B-3**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/19/2023

Applicant/Agent: Quail Preserve, LLC

Applicant Email Address: brian@savannahwarehouse.com

Phone # (912) 447-1000

Applicant Mailing Address: P.O. Box 7442

City: Savannah State: GA Zip Code: 31418-7442

Property Owner, if different from above: Same as above

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Same as above

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Southwest Corner of U.S. Highway 80 and Meldrim Road

Proposed Road Access: U.S. Highway 80

Present Zoning of Property: ~~R-4 Residential~~ AR-1 Proposed Zoning: B-3 - Highway Commercial District

Tax Map-Parcel # 9329004 1E01 Total Acres: 15.00 Acres to be Rezoned: 15.00

Lot Characteristics: Flat topography, small pine trees throughout

WATER None

_____Private Well

_____Public Water System

SEWER None

_____Private Septic System

_____Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Market demand in area for flex buildings

List the zoning of the other property in the vicinity of the property you wish to rezone:

North I-1 and B-3 South AR-1 East AR-1 West AR-1

Rev 05052021

1. Describe the current use of the property you wish to rezone.

Timberland

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

Occasional harvesting of timber

3. Describe the use that you propose to make of the land after rezoning.

Flex use building

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Concrete plant to the north

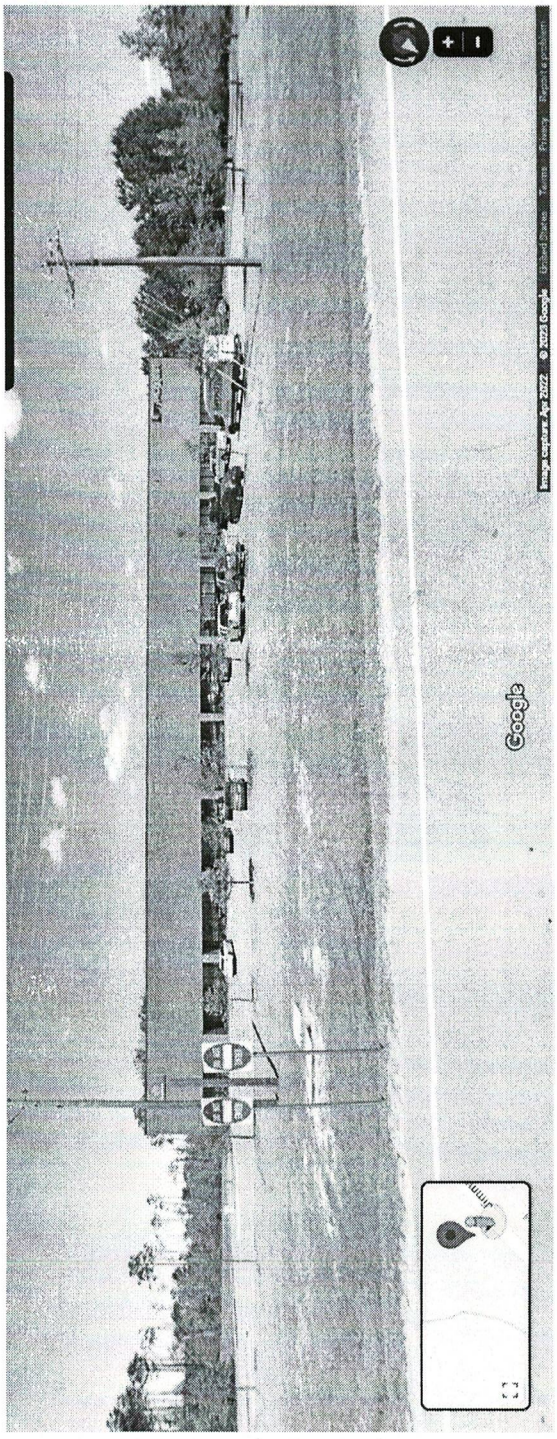
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

This proposed commercial zoning is a more "benign" classification than some of the nearby industrial zoned parcels.

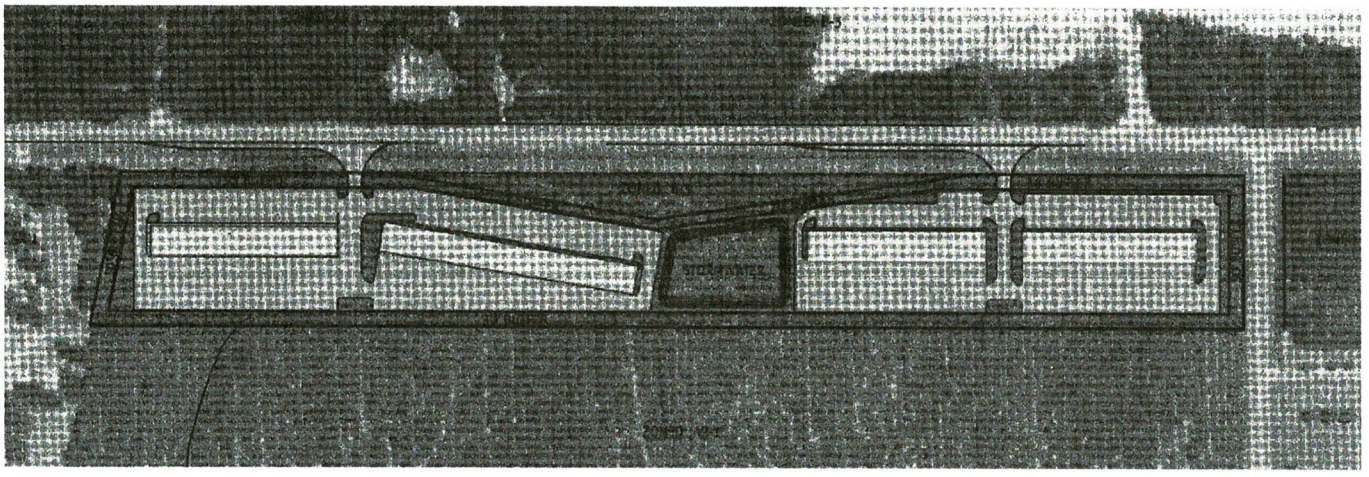
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

Applicant Signature: Raymond J DeMott Date 7/19/2023


Google
Image capture: Apr 2022 © 2023 Google United States Terms Privacy Report a problem

ATTACHMENT C - SITE PLAN AS RENDERED BY MAUPIN ENGINEERING

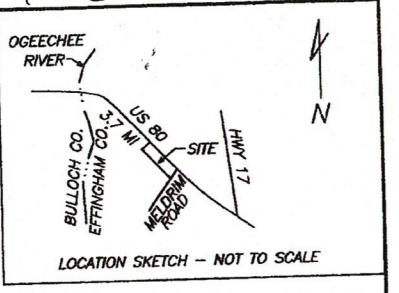


Dave 12-11-13

GEORGIA REGISTERED NO. 2766 LAND SURVEYOR ROBERT D. SMITH JR.

NOTES:
1. FIELD E.O.C. – 1' IN 76,036'
2. ANGULAR ERROR – 01.2" PER POINT
3. PLAT E.O.C. 1' IN 1,267,166'
4. ADJUSTMENT METHOD – LEAST SQUARES
5. EQUIPMENT USED : TOPCON GTS–3

APPROVAL EFFINGHAM COUNTY
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATION
ZONING ADMINISTRATOR 12-4-2013 DATE



LOCATION SKETCH – NOT TO SCALE

J.R. SMITH IRREVOCABLE TRUST
PLAT BOOK 20 PAGE 200

U.S. HWY #80 – 100' R/W

64.74' S 67°41'23"W (TIE LINE)
C/L INTERSECTION
90.47' S 60°47'37"E (TIE LINE)

CMF TOP GONE
173.80' S 51°03'50"E
4.1 MILES TO RIVER
5/8" RBF
CMF
TO BULLOCH CO.
535.22' S 60°37'17"E
CMF TOP GONE
5/8" RBF
S 51°02'52"E 370.77'
CMF
S 68°51'57"E 638.32'
S 60°38'25"E 545.59'
5/8" RBF BESIDE BROKEN CMF
S 29°19'18"W 309.97'
N 40°25'36"E 315.85'
15.00 ACRES
N 60°39'06"W 2310.36'
CHOPS PLACED ON LINE
5/8" RBS
5/8" RBS

SARA D. SMITH
PLAT BOOK "K" PAGE 198

QUAIL PRESERVE LLC
PLAT IN DEED BOOK 1811 PAGE 227

MELDRIM ROAD – 80' R/W
COUNTY PAVED ROAD #309

Male 329-41E01
Out of 329-41E

Returned to Judy

S 40°25'36"W 1458.58'

5/8" RBF
P/L

GRID NORTH GA EAST ZONE

LEGEND

RBS – REBAR SET
RBF – REBAR FOUND
IPS – IRON PIPE SET
IPF – IRON PIPE FOUND
CMS – CONCRETE MARKER SET
CMF – CONCRETE MARKER FOUND
CTF – CRIMP TOP PIPE FOUND
P/L – PROPERTY LINE
C/L – CENTER LINE
FENCE —— x —— x ——
OVERHEAD POWER —— OP ——
R/W – RIGHT OF WAY
NF – NAIL FOUND
GRF – GROUND ROD FOUND
O/S – OFFSET
N/F – NOW OR FORMERLY

SURVEYOR'S NOTES
1. THIS PLAT SUBJECT TO RIGHT OF WAY AND EASEMENTS TO POWER COMPANIES, GAS COMPANIES AND OR TELEPHONE COMPANIES.
2. AERIAL 329, PARCEL 41E
3. THIS SURVEY WAS REQUESTED BY RAY DeMOTT.
4. SURVEY OF 15.0 ACRES CUT OUT OF 213.97 ACRES. MORE THAN 3 ACRES REMAINS.
5. WOODED LOT NO IMPROVEMENTS
7. LEFT FOR FUTURE USE.
8. LEFT FOR FUTURE USE.
9. LEFT FOR FUTURE USE.

ALL DAY LAND SURVEYING
ROBERT D. SMITH JR.
REGISTERED LAND SURVEYOR
8950 OLD RIVER ROAD SOUTH
BROOKLET, GA 30415
PHONE: (912) 842–9795

FIELD WORK BY JAMES HARRIS
DRAWN BY ROBERT D. SMITH JR.

BOUNDARY SURVEY OF 15.00 ACRES FOR:

RAY DeMOTT

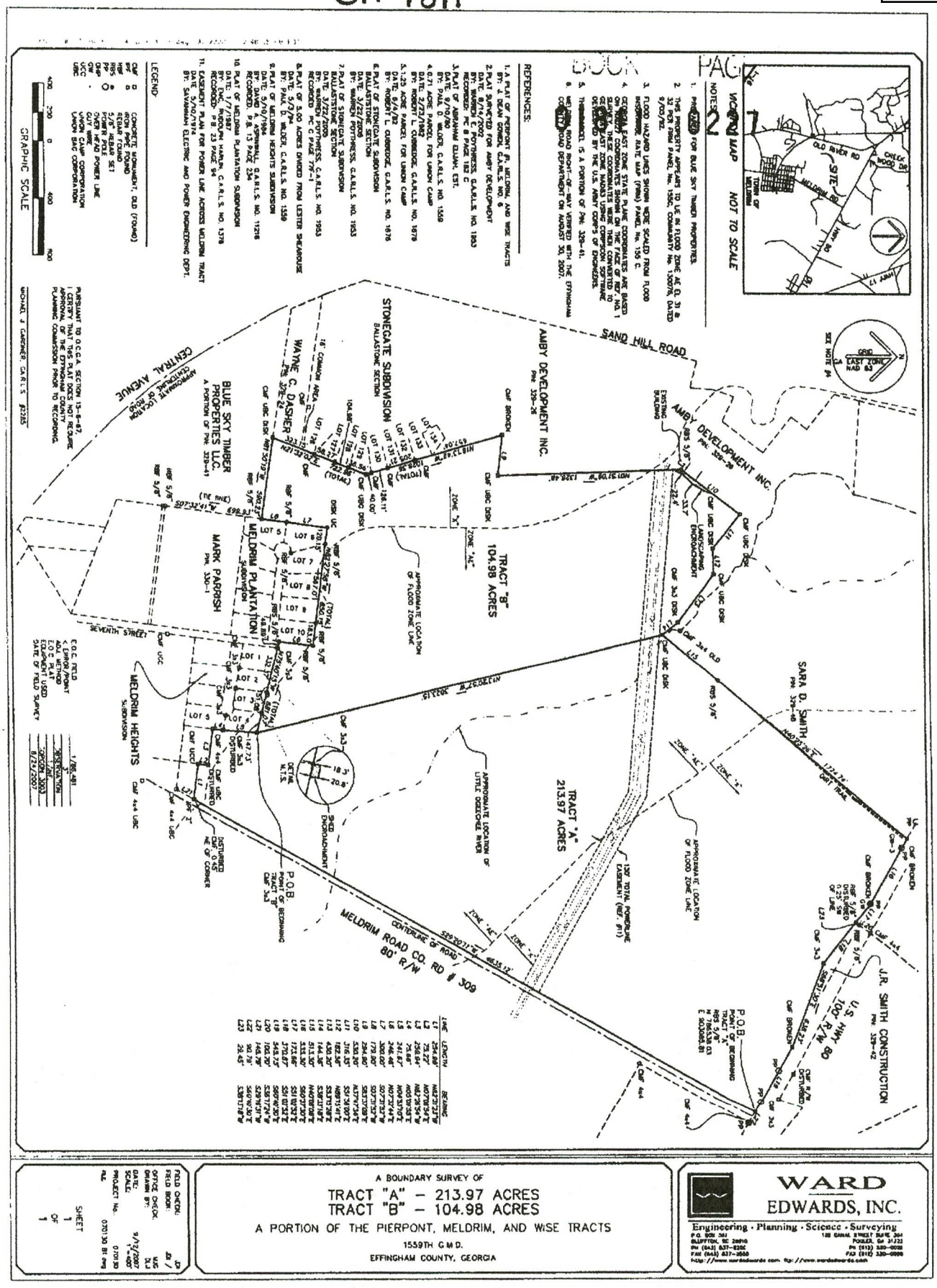
LOCATION: 1559TH G.M.D. EFFINGHAM CO., GA.
MELDRIM COMMUNITY
SURVEY COMPLETED: DECEMBER 12, 2012
DRAWN: DECEMBER 12, 2012

BY: ROBERT D. SMITH JR. GA.– R.L.S. 2766
SCALE: 1" = 300

300 0 300 600 900
GRAPHIC SCALE – FEET

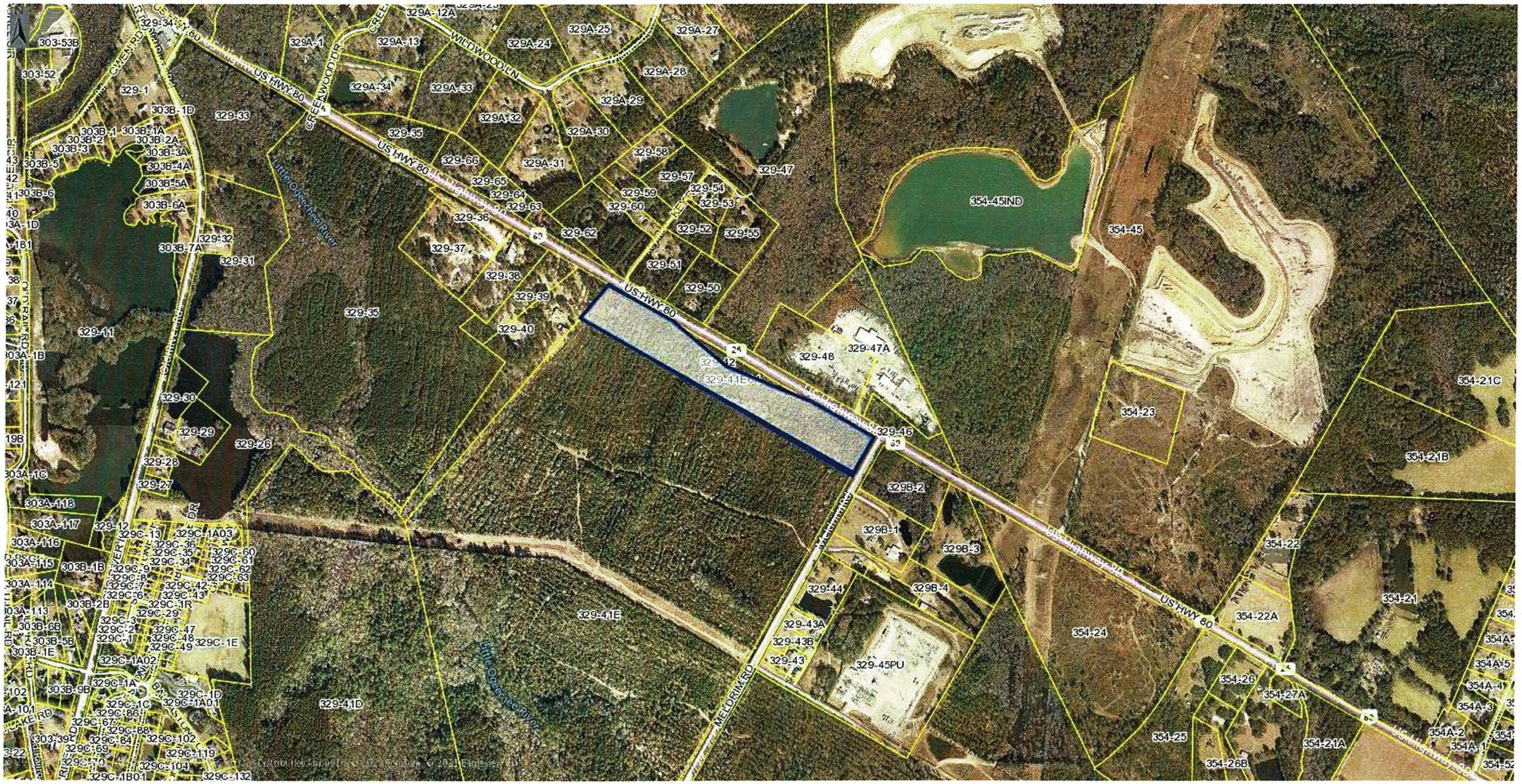
12038A

GA 7811



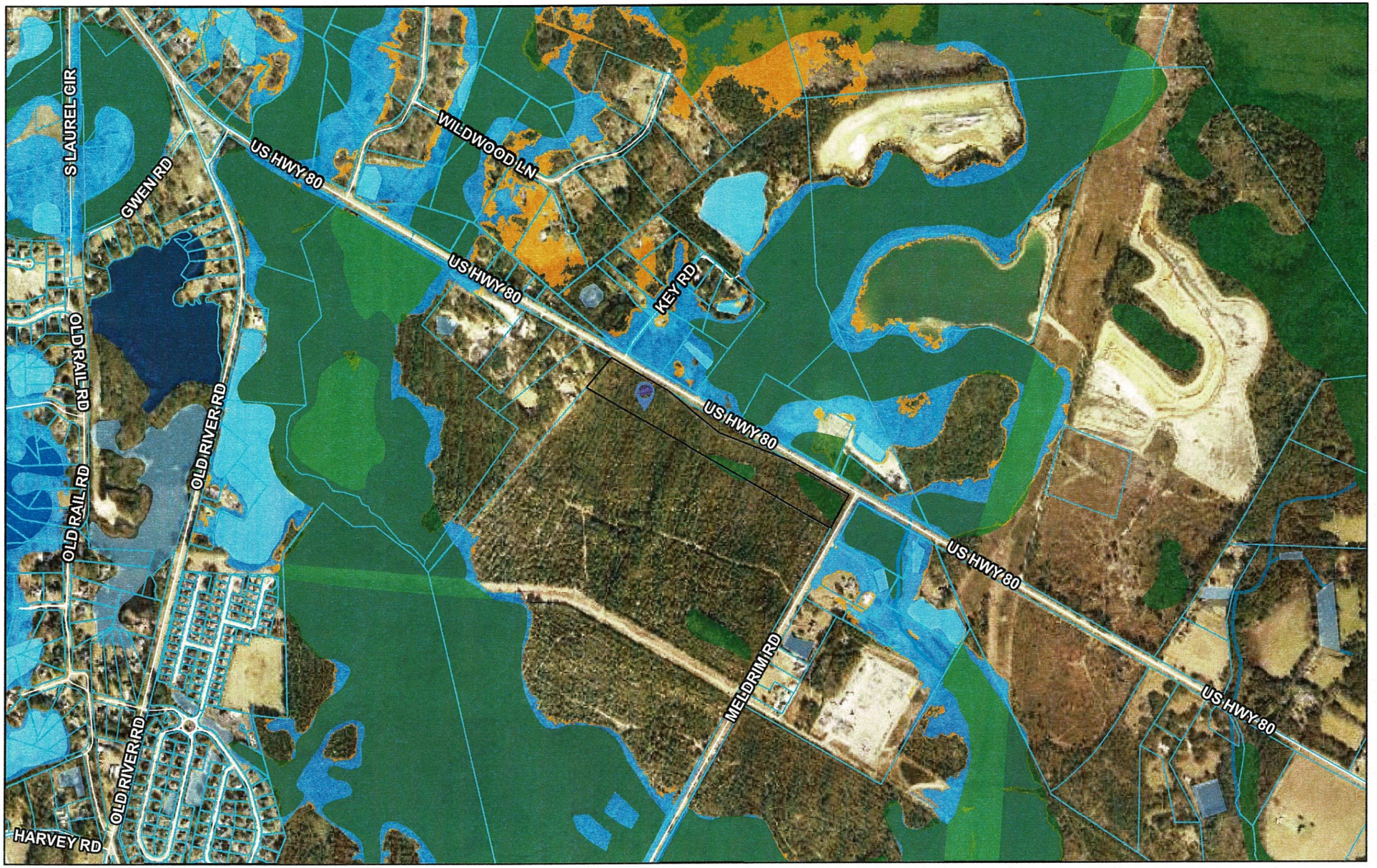
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=1811&key2=227&county=51&countyname=EFFINGHAM&userid=846587&appid=4 1/2

US Hwy 80



Item XIV. 30.

329-41E01 / HWY 80



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Wetlands
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland

Freshwater Pond
Lake
Riverine

FEMA Flood Zone
AE

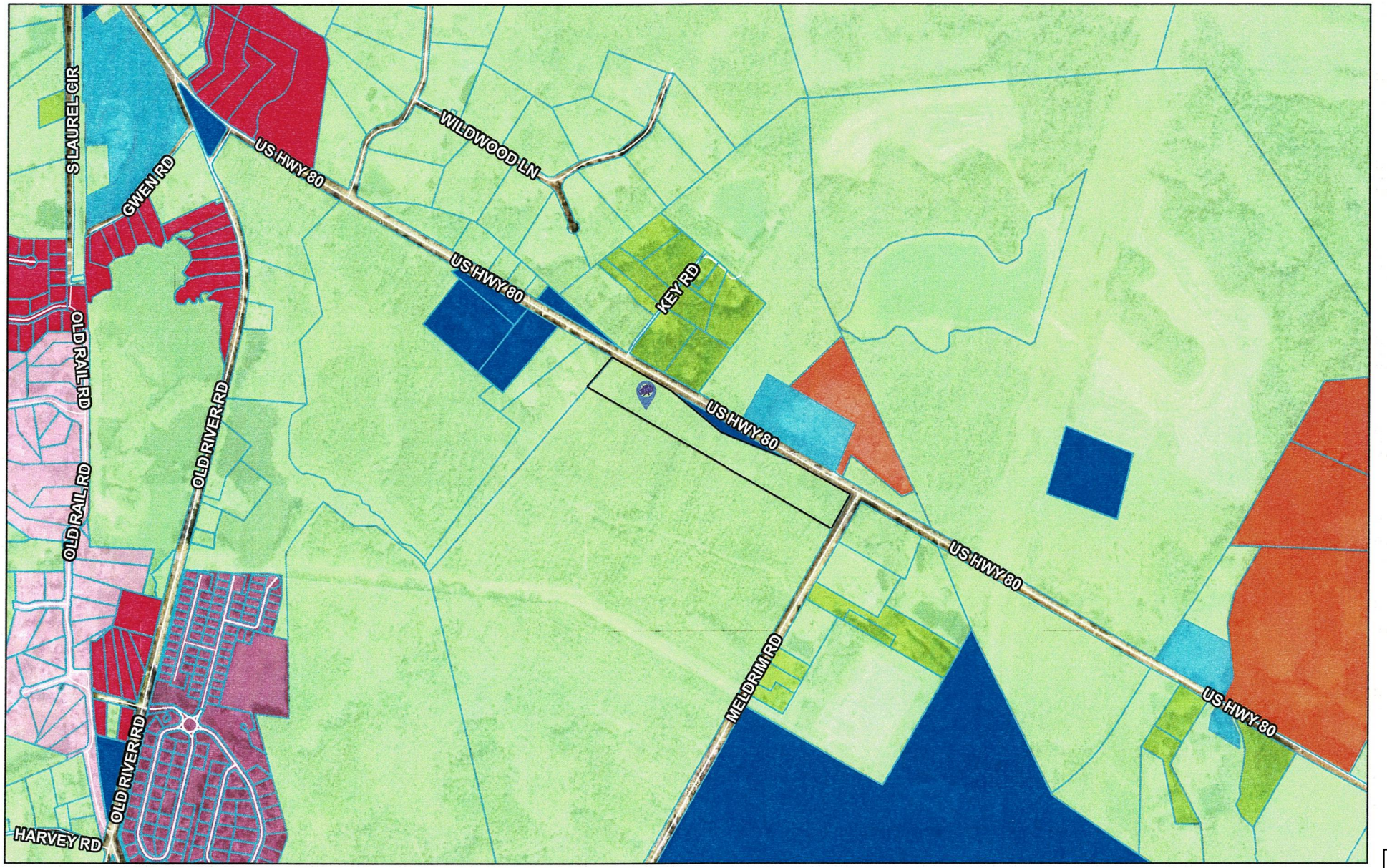
1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

329-41E01 / HWY 80



8/13/2023

421 Parcel Labels
Parcels
Roads

Effingham County Zoning
AR-1
AR-2
R-1
R-2
B-2
B-3
I-1
PD

Efn_fin_cache
Red: Band_1
Green: Band_2

1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Item XIV. 30.

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

Yes (No)? 1. Is this proposal inconsistent with the county's master plan?

Yes (No)? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No)? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No)? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No)? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No)? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No)? 7. Are nearby residents opposed to the proposed zoning change?

Yes (No)? 8. Do other conditions affect the property so as to support a decision against the proposal?

#16 - Ryan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#16 - Alan

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#16-Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

Yes (No?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#14- Brad

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL_____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

#16- Peter

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Quail Preserve, LLC** requests to **rezone** 15 acres from **AR-1** to **B-3** to allow for business development. Located on US Highway 80. **(First District) [Map# 329 Parcel# 41E01]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 15 acres from **AR-1** to **B-3** to allow for business development, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. Section 5.11 describes B-3 Highway commercial districts.
- The applicant proposes to develop four "flex use" buildings for commercial tenants.
- The property is currently used as a timber tract.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - No TIA has been conducted.
        - Hwy 80 is a designated truck route
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The surrounding area contains AR, commercial, and industrial zoning.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - The applicant will be applying for a variance to reduce the
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives
1. Approve the request to **rezone** 15 acres from **AR-1** to **B-3**, with the following conditions:
2. Deny the request for to **rezone** 15 acres from **AR-1** to **B-3**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 329-41E01
AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 329-41E01

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, QUAIL PRESERVE. LLC has filed an application to rezone fifteen (15) +/- acres; from AR-1 to B-3 to allow for business development; map and parcel number 329-41E01, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT fifteen (15) +/- acres; map and parcel number 329-41E01, located in the 1stcommissioner district is rezoned from AR-1 to B-3.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
Item Description: **Chris Edenfield** as Agent for **Glenn Conaway** requests to **rezone** 48.48 acres from **AR-1** to **PD-MR** to allow for a surface mine. Located on Blue Jay Road. **[Map# 351 Parcel# 8]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 48.48 acres from **AR- 1** to **PD-MR** to allow for surface mine.

Executive Summary/Background

- The regulations governing the PD-MR zoning district, for surface mine operations over 10 acres is found in **Part II – Official Code, Appendix C – Zoning Districts, Article V – Uses Permitted in Districts, Section – 5.15.7.9 Mining and reclamation (PD-MR)** in the Effingham County Code of Ordinances.
- The applicant proposes to expand a pre-existing surface mine site on a non-adjacent parcel (351-6).
- Access will be via the same easement used by existing operations on 351-6 to Blue Jay Road.
- The proposed operating hours are 7:00AM to 4:00PM.
- The criteria for recommendation on whether a property should be rezoned is contained in The Zoning Procedure Law (of Georgia) and is incorporated in to the Effingham County Code of Ordinance in Article IX, section 9.5 to include the following questions:
    - *Could the proposed zoning allow uses that overload either existing or proposed public facilities such as streets, utilities, or schools?*
        - No applicable agencies have submitted comment or concern.
    - *Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?*
        - No TIA has been conducted.
    - *Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?*
        - The property is currently undeveloped.
    - *Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?*
        - The surrounding area contains AR zoned, there is current mining activity.
    - *Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?*
        - The zone change should not impact the use of nearby properties.
    - *Do other conditions affect the property so as to support a decision against the proposal?*
        - During a recent site visit, Staff noted that the easement to serve as access is in need of improvement.
- At the September 12, 2023 Planning Board meeting, Ryan Thompson made a motion for approval.
- The motion was seconded by Alan Zipperer and carried unanimously.

Alternatives
1. Approve the request to **rezone** 5.89 acres from **AR-1** to **AR-2**, with the following conditions:
2. Deny the request for to **rezone** 5.89 acres from **AR-1** to **AR-2**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/7/23

Applicant/Agent: Chris Edenfield

Applicant Email Address: edenfield787@gmail.com

Phone # 912-412-2402

Applicant Mailing Address: P.O. Box 507

City: Poolee State: GA Zip Code: 31322

Property Owner, if different from above: Glenn N. Conaway

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # 912-661-0035

Owner's Mailing Address: 4676 Hwy 175

City: Guyton State: GA. Zip Code: 31312

Property Location: ~~3579~~ Blue Jay Rd., Guyton, Ga. 31312

Proposed Road Access: ~~3579~~ Blue Jay Rd., Guyton, Ga. 31312

Present Zoning of Property: AR-1 Proposed Zoning: PD-MR

Tax Map-Parcel # 03510008 Total Acres: 48.48 Acres to be Rezoned: 48.48

Lot Characteristics: Small scrub timber

WATER

NONE Private Well

NONE Public Water System

SEWER

NONE Private Septic System

NONE Public Sewer System

If public, name of supplier: N/A

Justification for Rezoning Amendment: to make better use of land

List the zoning of the other property in the vicinity of the property you wish to rezone:

North AR1 South AR1 East AR1 West AR1

Rev 05052021

1. Describe the current use of the property you wish to rezone.

Agricultural

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No

3. Describe the use that you propose to make of the land after rezoning.

Surface Mine / Dirt Pit

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Agricultural / Surface Mine

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

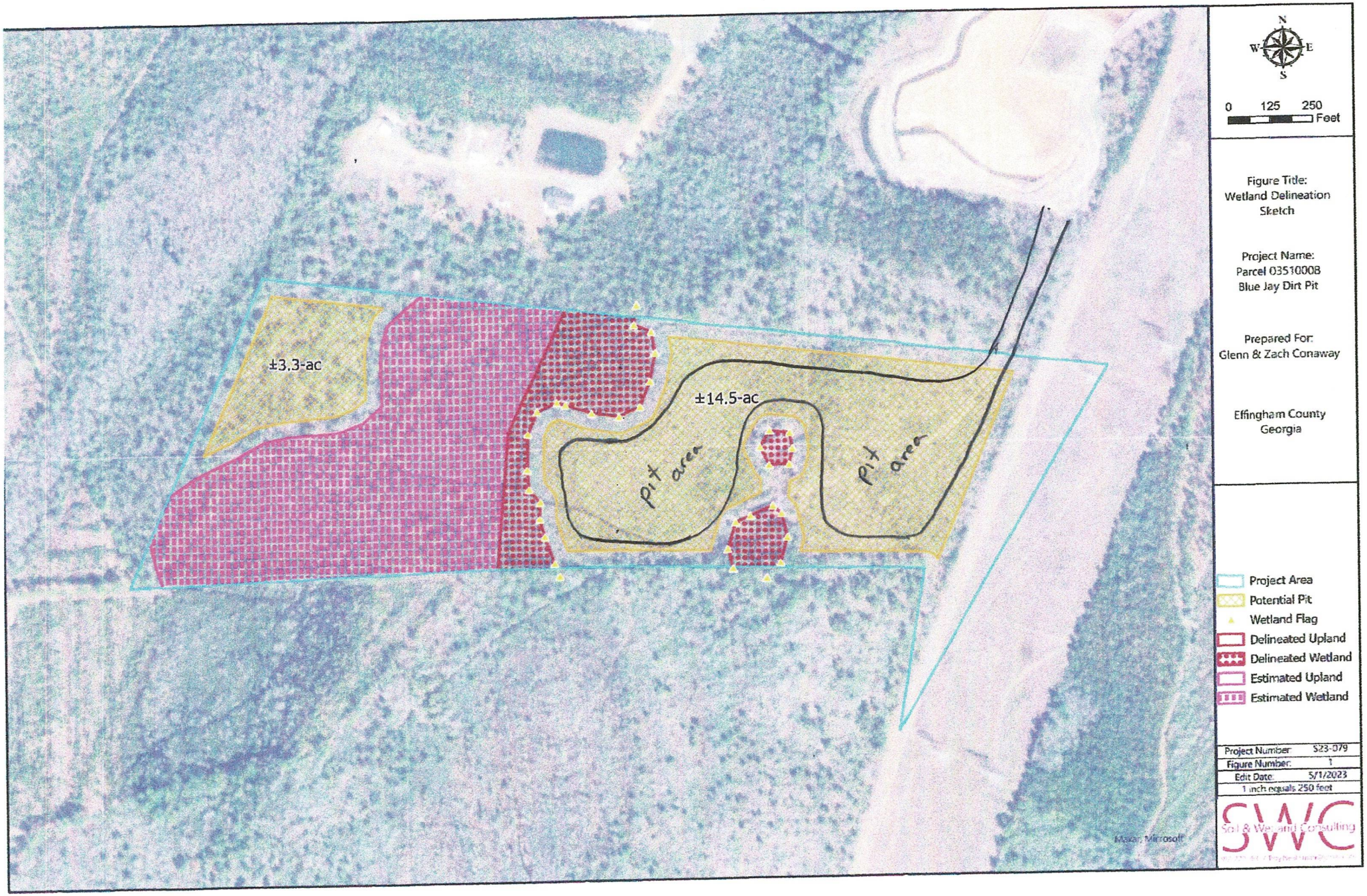
Beneficial for economic growth in the area.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

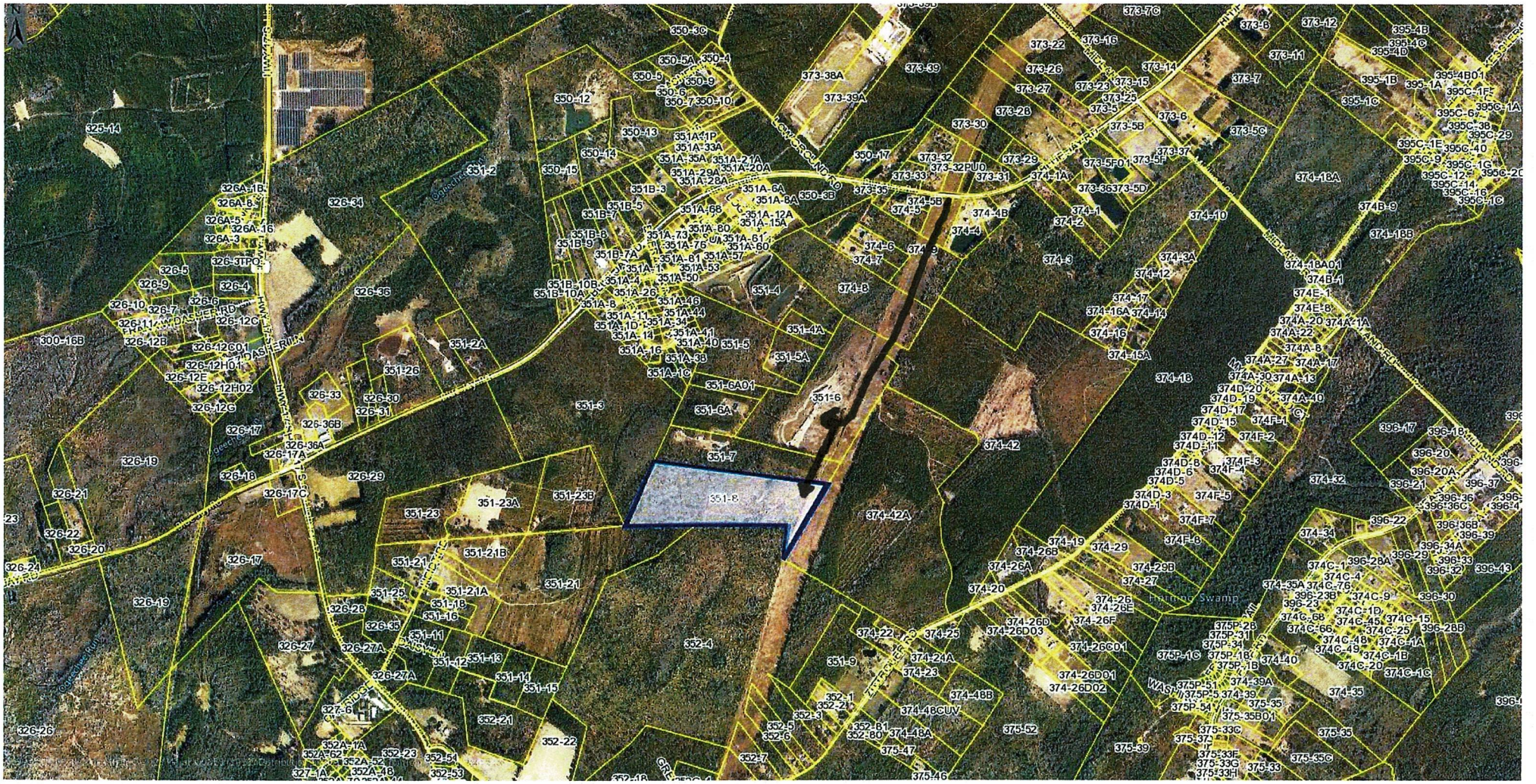
No

Applicant Signature: [signature] Date 8/7/23

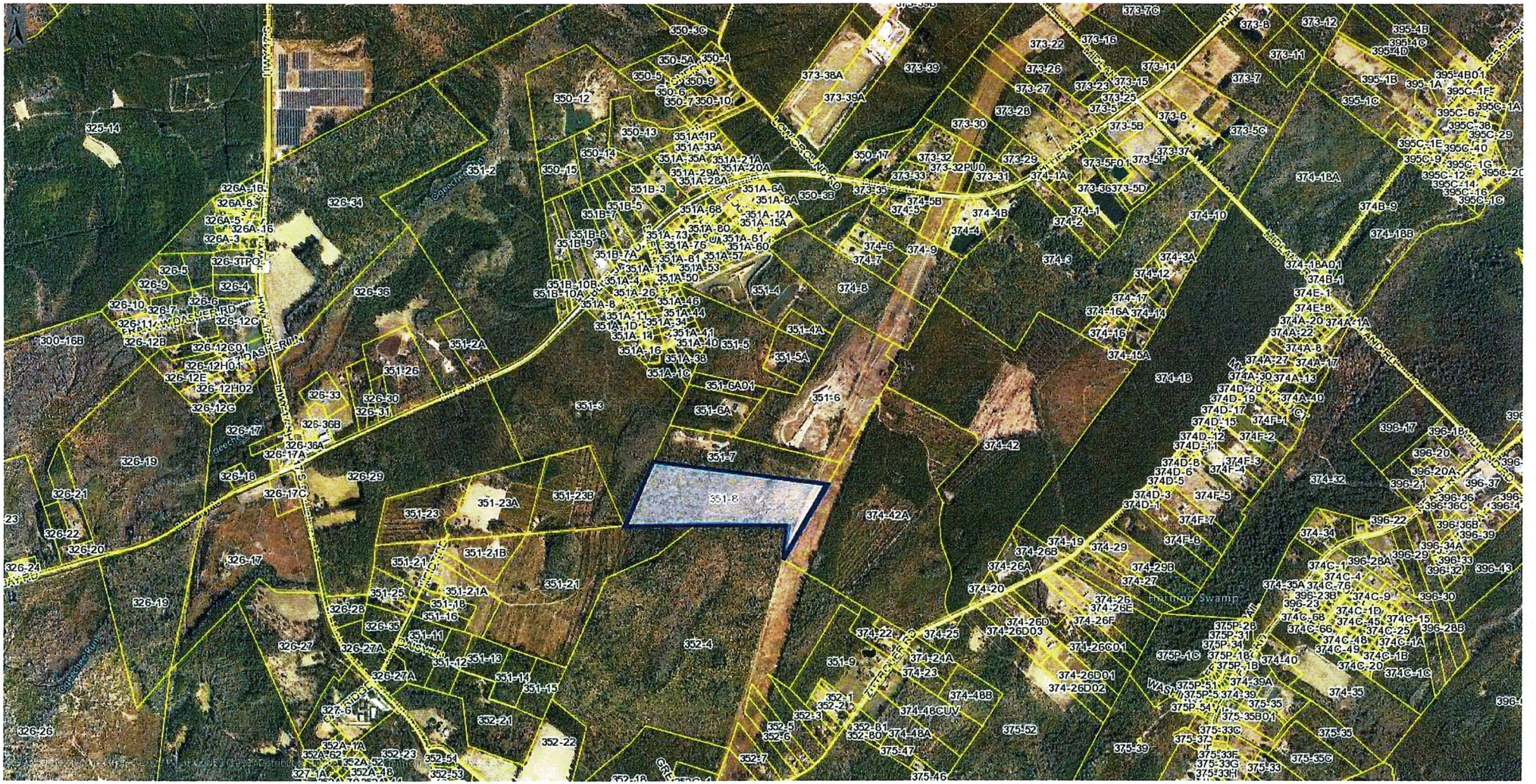
TRACT #2
TRACT #1
48.48 AC.
J.C. FETZER
MRS. J.R. HELOT
W.R. FETZER
S-83°00'04"E
2491.12'
N-89°35'W
2442.0'
N-12°45'E
671.8'
S-22°53'W
1124.42'
S-31°54'W
301.76'
N-24°22'E
1012.86'
I.P.S.
I.R.S.
R.R.
C.M.F.
PINE STUMP
SAVANNAH ELECTRIC & POWER CO. EASEMENT
245' R/W
ACCESS BY 20' DIRT ROAD IN EASEMENT
1.1 MI. TO PAVED COUNTY Rd.
SURVEYED FOR: TRACT #1 OF COUNTRY PROPERTY
TOTAL CONTENT: 48.48 AC.
SCALE: 1 INCH = 400 FT.
DATE 5-10-88
1559 TH G. M. DISTRICT
EFFINGHAM CO., GEORGIA
CITY OF:
I certify that this plat is a correct representation of the land plated and has been prepared in conformity with the minimum standards and requirements of law.
Earl F. Floyd
EARL F. FLOYD
Land Surveyor
Ga. Reg. No. 1349
CANOOCHEE SURVEYING CO.
HINESVILLE, GEORGIA
REGISTERED GEORGIA LAND SURVEYOR No. 1349 EARL F. FLOYD


±3.3-ac
±14.5-ac
pit area
pit area
N
W
E
S
0 125 250
Feet
Figure Title:
Wetland Delineation
Sketch
Project Name:
Parcel 03510008
Blue Jay Dirt Pit
Prepared For:
Glenn & Zach Conaway
Effingham County
Georgia
Project Area
Potential Pit
Wetland Flag
Delineated Upland
Delineated Wetland
Estimated Upland
Estimated Wetland
Project Number: S23-079
Figure Number: 1
Edit Date: 5/1/2023
1 inch equals 250 feet
SWC
Soil & Wetland Consulting
Maxar, Microsoft

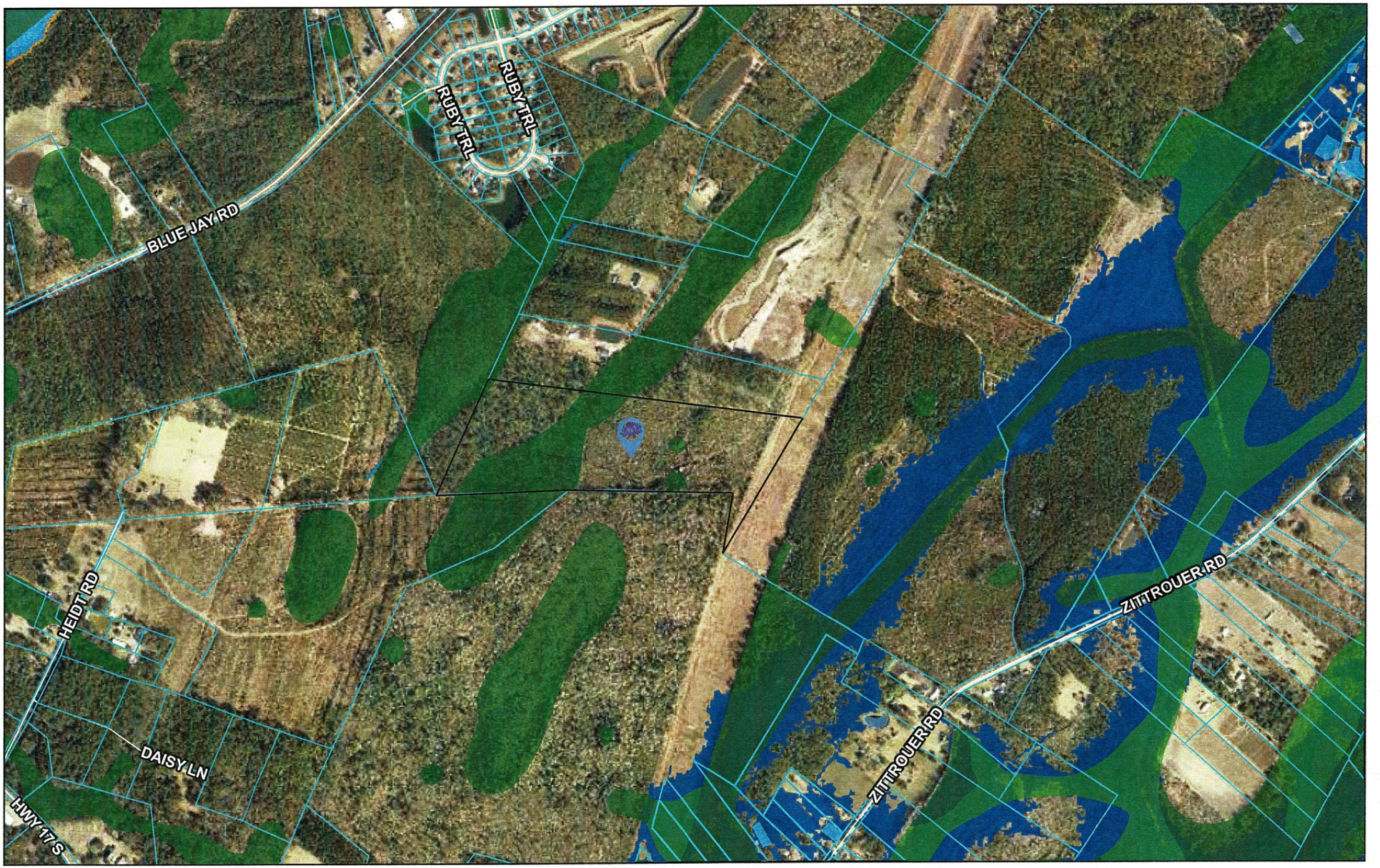
Blue Jay Road



Blue Jay Road



351-8 / 3579 Blue Jay Road



8/13/2023

Tax Parcel Labels
Tax Parcels
Roads

Wetlands
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland

Freshwater Pond
Riverine

FEMA Flood Zone
A
AE

1:15,799

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

351-8 / 3579 Blue Jay Road



8/13/2023

Tax Parcel Labels

Roads

Effingham County Zoning

AR-1

AR-2

R-1

R-3

R-6

B-1

B-2

B-3

I-1

PD

Other

Efn_fin_cache

Red: Band_1

Green: Band_2

1:31,598

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Chris Edenfield as Agent for Glenn Conaway – (Map # 351 Parcel # 8)** from **AR-1** to **PD-MR** zoning.

Yes (No ?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No ?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No ?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No ?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No ?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No ?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No ?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No ?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#17-Ryan

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APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Chris Edenfield as Agent for Glenn Conaway – (Map # 351 Parcel # 8)** from **AR-1** to **PD-MR** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#17 - Alan

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL_____ DISAPPROVAL_____

Of the rezoning request by applicant **Chris Edenfield as Agent for Glenn Conaway – (Map # 351 Parcel # 8)** from **AR-1** to **PD-MR** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

#17-Dave

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL_____

Of the rezoning request by applicant **Chris Edenfield as Agent for Glenn Conaway – (Map # 351 Parcel # 8)** from **AR-1** to **PD-MR** zoning.

Yes (No?) 1. Is this proposal inconsistent with the county's master plan?

Yes (No?) 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes (No?) 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes (No?) 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes (No?) 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes (No?) 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes (No?) 7. Are nearby residents opposed to the proposed zoning change?

Yes (No?) 8. Do other conditions affect the property so as to support a decision against the proposal?

#17-Brad

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Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

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APPROVAL ✓ DISAPPROVAL_____

Of the rezoning request by applicant **Chris Edenfield as Agent for Glenn Conaway – (Map # 351 Parcel # 8)** from **AR-1** to **PD-MR** zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?
✓

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
✓

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
✓

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
✓

Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
✓

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
✓

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
✓

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?
✓

#17-Peter

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: September 12, 2023
Item Description: **Chris Edenfield** as Agent for **Glenn Conaway** requests to **rezone** 48.48 acres from **AR-1** to **PD-MR** to allow for a surface mine. Located on Blue Jay Road. **[Map# 351 Parcel# 8]**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.89 acres from **AR-1** to **AR-2** to allow for the creation of a home site, with conditions.

Executive Summary/Background
- The regulations governing the PD-MR zoning district, for surface mine operations over 10 acres is found in **Part II – Official Code, Appendix C – Zoning Districts, Article V – Uses Permitted in Districts, Section – 5.15.7.9 Mining and reclamation (PD-MR)** in the Effingham County Code of Ordinances.
- The applicant proposes to expand a pre-existing surface mine site on a non-adjacent parcel (351-6).
- Access will be via the same easement used by existing operations on 351-6 to Blue Jay Road.
- The proposed operating hours are 7:00AM to 4:00PM.

Alternatives
1. Approve the request to **rezone** 5.89 acres from **AR-1** to **AR-2**, with the following conditions:
1. The applicant must provide an access agreement to use the property's easement for mining purposes

2. Deny the request for to **rezone** 5.89 acres from **AR-1** to **AR-2**

Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph

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Staff Report
Subject: 2nd Reading - Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: October 3, 2023
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        - The property is currently undeveloped.
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        - The surrounding area contains AR zoned, there is current mining activity.
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        - The zone change should not impact the use of nearby properties.
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Recommended Alternative: 1 **Other Alternatives:** 2

Department Review: Development Services **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 351-8

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 351-8

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, CHRIS EDENFIELD AS AGENT FOR GLENN CONAWAY has filed an application to rezone forty eight and four hundred eighty thousandths (48.48) +/- acres; from AR-1 to PD-MR to allow for a surface mine; map and parcel number 351-8, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 3, 2023 and notice of said hearing having been published in the Effingham County Herald on September 8, 2023; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 23, 2023; and

IT IS HEREBY ORDAINED THAT forty-eight and four hundred eighty thousandths (48.48) +/- acres; map and parcel number 351-8, located in the 1st commissioner district, is rezoned from AR-1 to PD-MR to allow for a surface mine.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

_____
STEPHANIE JOHNSON
COUNTY CLERK