



(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA  
**Effingham** County  
*Georgia*  
 Board of Commissioners

**September 05, 2023 – 5:00 PM**  
 Effingham County Administrative Complex  
 804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statute (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.”

**\*\*PLEASE TURN OFF YOUR CELL PHONE**

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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 August 15, 2023 work session and regular meeting minutes and the August 25-27, 2023 retreat 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. [2023-465 Purchase]**  
 Consideration to ratify and affirm purchase of Enterprise vehicle orders for Parks and Landscaping Department

2. [2023-466 Agreement]

Consideration to approve to accept a Termination of the Probation Services Agreement between Effingham County and City of Guyton

3. [2023-467 Agreement] *Mark Barnes*

Consideration to ratify and affirm approval of an Agreement for the Stormwater Master Plan Y2

**X. New Business**

1. [2023-468 Deed] *Chelsie Fernald*

Consideration to approve to accept a Deed for Logistics Parkway road segments and right-of-way, easements, utilities infrastructure, and a lift station system at Old Augusta Commerce Center **Map # 477 Parcel # 15B & Map # 477B Parcel # 1 (Fifth District)**

2. [2023-469 Permit] *Katie Dunnigan*

Consideration to approve an Assemblage Permit for **Melissa Reagan of Madrac Farms** to hold a pumpkin patch, corn maze, hayrides, corn pit, slide, playground, and vendors event on five weekends, from September 30, 2023 through October 29, 2023, from 10am - 6pm, at 580 Ralph Rahn Road. **Map 411 Parcels# 19B, 24 in the Fourth District**

3. [2023-470 Purchase Order] *Alison Bruton*

Consideration to approve PO 23-REQ-039 for the purchase of a Sewer Bypass Pump

4. [2023-471 Change Order] *Alison Bruton*

Consideration to approve Change Order #5 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan

5. [2023-472 Change Order] *Alison Bruton*

Consideration to approve Change Order #2 for StageFront for the AV upgrades at the Judicial Complex

6. [2023-473 Form] *Steve Candler*

Consideration to approve a Form for a Fire Inspection Checklist to coincide with Part II - Appendix C, Article VII - Administration and Enforcement, of the Effingham County Code of Ordinances

**XI. Reports from Commissioners & Administrative Staff**

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

**XIII. Executive Session Minutes - No executive session was held, no minutes to be approved.**

**XIV. Planning Board - 6:00 pm**

1. [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 Parcel# 4A, 4B & 5 in the Second District**

2. [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** 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**

3. [2023-476 Sketch Plan] *Chelsie Fernald*

The Planning Board recommends approving an application by Morgan Corp., for a Sketch Plan located on Old River Road for "Morgan Corp Office" zoned B-2 **Map# 329 Parcels# 41B**, in the **First District**

4. [2023-477 Public Hearing] *Katie Dunnigan*

The Planning Board recommends denying an application by **Brandon Peszynski** for a **variance** from Section 74.8, located at 124 Maple Drive, to allow for class 8 parking at a residence, zoned **AR-1**. **Map# 450D Parcel# 34A** in the **Second District**

5. [2023-478 Second Reading]

Consideration to approve the Second Reading of an application by **Brandon Peszynski** for a **variance** from Section 74.8, located at 124 Maple Drive, to allow for class 8 parking at a residence, zoned **AR-1**. **Map# 450D Parcel# 34A** in the **Second District**

6. [2023-479 Public Hearing] *Katie Dunnigan*

The Planning Board recommends approving an application by **Betty J. New** requests a **variance** from Article III, Section 3.3.1(c), located at 202 Greene Drive, to allow for the placement of an accessory structure, zoned **AR-1**. **Map# 465H Parcel# 42B**, in the **Second District**.

7. [2023-480 Second Reading]

Consideration to approve the Second Reading of an application by **Betty J. New** requests a **variance** from Article III, Section 3.3.1(c), located at 202 Greene Drive, to allow for the placement of an accessory structure, zoned **AR-1**. **Map# 465H Parcel# 42B**, in the **Second District**.

8. [2023-481 Public Hearing] *Katie Dunnigan*

The Planning Board recommends approving an application by **George L. Oglesby** to **rezone** 3 of 10.85 acres locates at 8869 Highway 21 North from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 229 Parcel# 1A**, in the **Third District**

9. [2023-482 Second Reading]

Consideration to approve the Second Reading of an application by **George L. Oglesby** to **rezone** 3 of 10.85 acres locates at 8869 Highway 21 North from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 229 Parcel# 1A**, in the **Third District**

10. [2023-483 Public Hearing] *Katie Dunnigan*

The Planning Board recommends approving an application by **Michael & Meredith Clark** for a **variance** from Section 3.21.1, located at 892 Brogdon Road to allow for occupation of a camper/RV during construction of a dwelling, zoned **AR-1**. **Map# 319 Parcel# 1D**, in the **Third District**

11. [2023-484 Second Reading]

Consideration to approve the Second Reading of an application by **Michael & Meredith Clark** for a **variance** from Section 3.21.1, located at 892 Brogdon Road to allow for occupation of a camper/RV during construction of a dwelling, zoned **AR-1. Map# 319 Parcel# 1D**, in the **Third District**

**XV. Adjournment**

# Staff Report

**Subject:** Ratification of Approval of Enterprise vehicle orders for Parks and Landscaping Department and Fire Department

**Author:** Alison Bruton, Purchasing Agent

**Department:** P&L and Fire

**Meeting Date:** Sept 5, 2023

**Item Description:** Approval of Enterprise vehicle orders for Parks and Landscaping Department and Fire Department

**Summary Recommendation:** Staff recommends approval for these vehicles.

## Executive Summary/Background:

- The vehicles included in this order are as follows:
  - Three 2024 Dodge RAM 2500 4x4 Crew Cabs (P&L)
    - Two of these vehicles will replace current fleet vehicles, and one of them is a new vehicle for an added employee.
  - 2023 Chevrolet Silverado 1500 (Fire)
    - This vehicle will replace a current fleet vehicle that has totaled

## Alternatives for Commission to Consider

1. Ratification of Approval of Enterprise vehicle orders for Parks and Landscaping Department and Fire Department
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:

1. Proposal P1244411
2. Quote 7438201



# Open-End (Equity) Lease Proposal

Item IX. 1.

Date: 08/11/2023

Prepared For: Effingham County Board of Commissioners (505556)

Proposal Summary

Proposal #: P1244411

Prepared For: Bruton, Alison

Quantity: 3

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 <sup>1</sup>	Monthly Use Tax	Full Maint Program <sup>2</sup>	Additional Services <sup>3</sup>	Total Monthly Payment inc. Tax and Addl Services	Book Value at Term	Initial Charges <sup>4</sup>	License, Registration, Certain Other Charges and Tax	Total Initial Charges Billed upon Delivery
2024 RAM 2500 Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB - US					Bright White Clearcoat / Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat												
7416376	TBD	GA	0.0000%	12,000	\$46,018.00	60	1.3500%	\$621.24	\$243.53	\$0.00	\$62.13		\$926.90	\$8,743.60	\$0.00	\$39.00	\$39.00
7416377	TBD	GA	0.0000%	12,000	\$46,018.00	60	1.3500%	\$621.24	\$243.53	\$0.00	\$62.13		\$926.90	\$8,743.60	\$0.00	\$39.00	\$39.00
7416378	TBD	GA	0.0000%	12,000	\$46,018.00	60	1.3500%	\$621.24	\$243.53	\$0.00	\$62.13		\$926.90	\$8,743.60	\$0.00	\$39.00	\$39.00
<b>Total Monthly Payment for 3 vehicles:</b>													<b>\$2,780.70</b>	<b>Total Initial Charges for 3 vehicles:</b>		<b>\$117.00</b>	

<sup>1</sup>Monthly Lease Charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor)

<sup>2</sup>See the following pages for details of Full Maintenance Service

<sup>3</sup>Additional Services may include Commercial Automotive Liability Enrollment or Physical Damage Management

<sup>4</sup>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:

E02FC77FA4794C4

Signature

Title

August 11, 2023

Date

6



Open-End (Equity) Lease Proposal

Item IX. 1.

Date: 08/11/2023

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

Capitalized Amount Calculations

Proposal #: P1244411
Quantity: 3

Table with 15 columns: Quote, Capitalized Prices/Billed on Delivery, Capitalized Price of Vehicle, 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. Rows include vehicle details for 2024 RAM 2500 and multiple rows for quotes 7416376, 7416377, and 7416378.

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

1Capitalized 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.

DS
[Handwritten signature]

Initials



# Open-End (Equity) Lease Proposal

Item IX. 1.

Date: 08/11/2023

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

## Additional Services Details

Proposal #: P1244411  
Quantity: 3

Driver Information		Commercial Automobile Liability Enrollment	Physical Damage Management		Full Maintenance Program <sup>1</sup>				
Quote	Driver	Liability Limit	Comprehensive Deductible	Collision Deductible	Term	Total Contract Miles	Overmileage Charge	Brake Sets	Tires
2024 RAM 2500 Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB - US Bright White Clearcoat / Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat									
7416376	TBD				60	60,000	\$0.0450	0	0
7416377	TBD				60	60,000	\$0.0450	0	0
7416378	TBD				60	60,000	\$0.0450	0	0

<sup>1</sup>The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of the 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.

Initials



VEHICLE INFORMATION:

2024 RAM 2500 Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB - US
Series ID: DJ7L91

Pricing Summary:

Table with 3 columns: Description, INVOICE, MSRP. Rows include Base Vehicle, Total Options, Destination Charge, and Total Price.

SELECTED COLOR:

Exterior: PW7 - Bright White Clearcoat
Interior: X8 - Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat

SELECTED OPTIONS:

Table with 5 columns: CODE, DESCRIPTION, INVOICE, MSRP, and a status column. Lists various vehicle options like Quick Order Package, Protection Group, and various mirrors.

		Item IX. 1.	
		NC	IC
PW7_01	Bright White Clearcoat		
R05	All R1 Low Radios	Included	Included
RAA	All Radio Equipped Vehicles	Included	Included
RDG	Global Telematics Box Module (TBM)	Included	Included
RF5	Google Android Auto	Included	Included
RFL	8.4" Touchscreen Display	Included	Included
RFP	Apple CarPlay	Included	Included
RS3	Remote USB Port - Charge Only	Included	Included
RSD	SiriusXM Satellite Radio	Included	Included
RTE	Bluetooth Handsfree Phone & Audio	Included	Included
RTF	Integrated Center Stack Radio	Included	Included
RTM	Connectivity - US/Canada	Included	Included
RTQ	4G LTE Wi-Fi Hot Spot	Included	Included
TCP	Tires: LT275/70R18E OWL On/Off Road	\$ 272.00	\$ 295.00
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UBD	Radio: Uconnect 5 W w/8.4" Display	\$ 749.00	\$ 815.00
WBH	Wheels: 18" x 8.0" Steel Chrome Clad	Included	Included
WKN	18" Steel Spare Wheel	Included	Included
WMJ	Center Hub	Included	Included
X8_01	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat	NC	NC
X9B	SiriusXM Radio Service	Included	Included
X9E	For Details, Visit DriveUconnect.com	Included	Included
X9H	For More Info, Call 800-643-2112	Included	Included
XAA	ParkSense Rear Park Assist System	\$ 272.00	\$ 295.00
XAN	Blind Spot & Cross Path Detection	\$ 640.00	\$ 695.00
XEA	Tow Hooks	Included	Included
XEF	Transfer Case Skid Plate Shield	Included	Included
XHC	Trailer Brake Control	\$ 364.00	\$ 395.00
XMF	MOPAR Spray In Bedliner	\$ 552.00	\$ 600.00
XRB	Integrated Voice Command w/Bluetooth	Included	Included
Z7F	GVWR: 10,000 lbs	STD	STD

**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  
 Mirror Type: manual extendable trailer mirrors  
 Skid Plates: skid plates  
 Door Handles: black  
 Front And Rear Bumpers: chrome front and rear bumpers  
 Rear Step Bumper: rear step bumper  
 Front Tow Hooks: 2 front tow hooks  
 Bed Liner: bed liner  
 Box Style: regular  
 Body Material: galvanized steel/aluminum body material  
 : class V trailering with harness, hitch, brake controller  
 Grille: black w/chrome 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  
 Illuminated Entry: illuminated entry  
 Auto Locking: auto-locking doors  
 Passive Entry: Keyless Go proximity key  
 Steering Wheel: steering wheel with manual tilting  
 Day-Night Rearview Mirror: day-night rearview mirror  
 Emergency SOS: SiriusXM Guardian emergency communication system  
 Voice Recorder: voice recorder  
 Front Cupholder: front and rear cupholders  
 Floor Console: partial floor console with box  
 Overhead Console: mini overhead console  
 Glove Box: glove box  
 Driver Door Bin: driver and passenger door bins  
 Rear Door Bins: rear door bins  
 Dashboard Storage: dashboard storage  
 IP Storage: bin instrument-panel storage  
 Rear Underseat Storage Tray: rear underseat storage tray  
 Retained Accessory Power: retained accessory power  
 Power Accessory Outlet: 2 12V DC power outlets

## Entertainment Features:

radio SiriusXM AM/FM/Satellite with seek-scan  
 Radio Data System: radio data system  
 Voice Activated Radio: voice activated radio  
 Speed Sensitive Volume: speed-sensitive volume  
 Speakers: 6 speakers  
 Internet Access: 4G LTE Wi-Fi Hot Spot internet access  
 1st Row LCD: 2 1st row LCD monitor  
 Wireless Connectivity: wireless phone connectivity  
 Antenna: integrated roof antenna

## Lighting, Visibility and Instrumentation Features:

Headlamp Type delay-off aero-composite halogen headlamps  
 Front Fog Lights: front fog lights  
 Cab Clearance Lights: cargo bed light  
 Front Wipers: variable intermittent wipers  
 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  
 Voltmeter: voltmeter  
 Compass: compass  
 Exterior Temp: outside-temperature display  
 Low Tire Pressure Warning: tire specific low-tire-pressure warning  
 Park Distance Control: ParkSense rear parking sensors  
 Trip Odometer: trip odometer  
 Blind Spot Sensor: blind spot  
 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  
 Rear Vision Camera: rear vision camera  
 Water Temp Warning: water-temp. 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  
 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: 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: 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: manual tailgate/rear door lock  
 Rear Child Safety Locks: rear child safety locks  
 Ignition Disable: Sentry Key immobilizer  
 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 with tilt  
 Rear Headrest Control: 3 rear head restraints

#### Seats And Trim:

Seating Capacity max. seating capacity of 6  
 Front Bucket Seats: front split-bench 40-20-40 seats  
 Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments  
 Reclining Driver Seat: manual reclining driver and passenger seats  
 Driver Fore/Aft: manual driver and passenger fore/aft adjustment  
 Front Centre Armrest Storage: front centre armrest with storage

Rear Seat Type: rear full bench seat

Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full vinyl/rubber floor covering

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 410-hp, 6.4-liter V-8 (regular gas)

Standard Transmission:

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

Item IX. 1.

**Prepared For:** Effingham County Board of Commissioners  
Bruton, Alison

**Date:** 08/22/2023  
**AE/AM:** KW0/OJB

**Unit #**

**Year:** 2023 **Make:** Chevrolet **Model:** Silverado 1500

**Series:** Work Truck 4x4 Crew Cab 6.6 ft. box 157 in. WB

**Vehicle Order Type:** In-Stock **Term:** 60 **State:** GA **Customer#:** 505556

\$ 43,752.00	Capitalized Price of Vehicle <sup>1</sup>
\$ 0.00 *	License and Certain Other Charges <u>7.0000%</u> State <u>GA</u>
\$ 39.00 *	Initial License Fee
\$ 0.00	Registration Fee
\$ 1,050.00	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 )

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

**Order Information**

<b>Driver Name</b>	Hodges, Clint
<b>Exterior Color</b>	(0 P) Red Hot
<b>Interior Color</b>	(0 I) Jet Black w/Vinyl Seat Trim
<b>Lic. Plate Type</b>	Government
<b>GVWR</b>	0

\$ 44,802.00	Total Capitalized Amount (Delivered Price)
\$ 604.83	Depreciation Reserve @ <u>1.3500%</u>
\$ 252.56	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) <sup>2</sup>
<b>\$ 857.39</b>	<b>Total Monthly Rental Excluding Additional Services</b>

**Additional Fleet Management**

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>

\$ 0.00	Physical Damage Management	Comp/Coll Deductible	<u>0 / 0</u>
\$ 0.00	Full Maintenance Program <sup>3</sup> Contract Miles <u>0</u>	OverMileage Charge	<u>\$ 0.0450</u> Per Mile
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>	# Tires <u>0</u>	Loaner Vehicle Not Included

**Additional Services SubTotal**

\$ 0.00	Sales Tax <u>0.0000%</u>	<b>State</b>
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**Total Monthly Rental Including Additional Services**

\$ 8,512.20	Reduced Book Value at <u>60</u> 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.

**LESSEE** Effingham County Board of Commissioners

**BY** \_\_\_\_\_ **TITLE** \_\_\_\_\_ **DATE** \_\_\_\_\_

\* INDICATES ITEMS TO BE BILLED ON DELIVERY.

<sup>1</sup> 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.

<sup>2</sup> Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

<sup>3</sup> 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
Running Boards	C	\$ 1,098.00
Legacy Bedliners - Rhino spray-in bedliner	C	\$ 575.00
Custom Equipment - Pulse 3rd brake light flasher	C	\$ 599.00
<b>Total Aftermarket Equipment Billed</b>		\$ 0.00
<b>Total Aftermarket Equipment Capitalized</b>		\$ 2,272.00
<b>Aftermarket Equipment Total</b>		\$ 2,272.00

**Other Totals**

Description	(B)illed or (C)apped	Price
Transport	C	\$ 1,050.00
Courtesy Delivery Fee	C	\$ 0.00
<b>Total Other Charges Billed</b>		\$ 0.00
<b>Total Other Charges Capitalized</b>		\$ 1,050.00
<b>Other Charges Total</b>		\$ 1,050.00

**VEHICLE INFORMATION:**

2023 Chevrolet Silverado 1500 Work Truck 4x4 Crew Cab 6.6 ft. box 157 in. WB - US

Series ID: CK10743

**Pricing Summary:**

	<b>INVOICE</b>	<b>MSRP</b>
Base Vehicle	\$43,821.6	\$45,600.00
Total Options	\$1,533.35	\$1,685.00
Destination Charge	\$1,895.00	\$1,895.00
<b>Total Price</b>	<b>\$47,249.95</b>	<b>\$49,180.00</b>

**SELECTED COLOR:**

Exterior: G7C-(0 P) Red Hot  
 Interior: H2G-(0 I) Jet Black w/Vinyl Seat Trim

**SELECTED OPTIONS:**

<b>CODE</b>	<b>DESCRIPTION</b>	<b>INVOICE</b>	<b>MSRP</b>
1WT	Preferred Equipment Group 1WT	NC	NC
A60	Locking Tailgate	Included	Included
A68	Rear 60/40 Folding Bench Seat (Folds Up)	Included	Included
AED	Power Front Windows w/Passenger Express Down	Included	Included
AEQ	Power Rear Windows w/Express Down	Included	Included
AKO	Deep-Tinted Glass	Included	Included
AKP	Solar Absorbing Tinted Glass	Included	Included
AQQ	Remote Keyless Entry	Included	Included
AXG	Power Front Windows w/Driver Express Up/Down	Included	Included
AZ3	40/20/40 Front Split-Bench Seat	Included	Included
BAQ	Work Truck Package	\$159.25	\$175.00
BG9	Rubberized-Vinyl Floor Covering	Included	Included
BLUE	Bluetooth For Phone	Included	Included
C49	Electric Rear-Window Defogger	Included	Included
C5W	GVWR: 7,000 lbs (3,175 kg)	STD	STD
CTT	Hitch Guidance	Included	Included
D31	Inside Rearview Mirror w/Tilt	Included	Included
DLF	Heated Power-Adjustable Outside Mirrors	Included	Included
G7C_01	(0 P) Red Hot	NC	NC
G80	Auto-Locking Rear Differential	\$359.45	\$395.00
GU6	3.42 Rear Axle Ratio	STD	STD
H2G_01	(0 I) Jet Black w/Vinyl Seat Trim	NC	NC
IOR	Radio: Chevrolet Infotainment 3 System	STD	STD
JL1	Integrated Trailer Brake Controller	\$250.25	\$275.00
K34	Electronic Cruise Control	Included	Included
K47	Heavy-Duty Air Filter	Included	Included
KW5	220 Amp Alternator	Included	Included
L3B	Engine: 2.7L Turbo High-Output	Included	Included
MQE	Transmission: 8-Speed Automatic	Included	Included
N33	Manual Tilt Wheel Steering Column	Included	Included
NP0	Single-Speed Transfer Case	Included	Included
NZZ	Skid Plates	Included	Included
PAINT	Solid Paint	STD	STD

Item IX. 1.
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CODE	DESCRIPTION	INVOICE	MSRP
PCV	WT Convenience Package	Included	Included
PEB	WT Value Package	\$627.90	\$690.00
PED	Chevy Safety Assist	Included	Included
QDV	Tires: 265/70R17 AT BW	\$182.00	\$200.00
QK1	Standard Tailgate	Included	Included
QT2	Manual Tailgate Function w/No EZ Lift	Included	Included
R7N	Not Equipped w/Steering Column Lock	-\$45.50	-\$50.00
RD6	Wheels: 17" x 8" Ultra Silver Painted Steel	Included	Included
STDTM	Vinyl Seat Trim	Included	Included
TQ5	IntelliBeam Automatic High Beam On/Off	Included	Included
UDC	3.5" Monochromatic Display Driver Info Center	Included	Included
UE4	Following Distance Indicator	Included	Included
UEU	Forward Collision Alert	Included	Included
UHX	Lane Keep Assist w/Lane Departure Warning	Included	Included
UHY	Automatic Emergency Braking	Included	Included
UKJ	Front Pedestrian Braking	Included	Included
UQF	6-Speaker Audio System	Included	Included
UVB	HD Rear Vision Camera	Included	Included
V76	Front Frame-Mounted Black Recovery Hooks	Included	Included
VH6	Black (Semi-Gloss) Front Bumper	Included	Included
VJG	Black (Semi-Gloss) Rear Bumper	Included	Included
Z82	Trailer Package	Included	Included
Z85	Standard Suspension Package	STD	STD

## CONFIGURED FEATURES:

Item IX. 1.

### 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  
Convex Driver Mirror: convex driver and passenger mirror  
Skid Plates: skid plates  
Door Handles: black  
Front And Rear Bumpers: black front and rear bumpers with black rub strip  
Rear Step Bumper: rear step bumper  
Front Tow Hooks: 2 front tow hooks  
Box Style: regular  
Body Material: galvanized steel/aluminum body material  
: class IV trailering with harness, hitch, brake controller  
Grille: black grille

### Convenience Features:

Air Conditioning: manual air conditioning  
Console Ducts: console ducts  
Cruise Control: cruise control with steering wheel controls  
Power Windows: power windows with front and rear 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  
Passive Entry: proximity key  
Steering Wheel: steering wheel with manual tilting  
Day-Night Rearview Mirror: day-night rearview mirror  
Front Cupholder: front cupholder  
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  
IP Storage: covered bin instrument-panel storage  
Front Underseat Storage Tray: locking front underseat storage tray  
Driver Footrest: driver's footrest  
Retained Accessory Power: retained accessory power  
Power Accessory Outlet: 1 12V DC power outlet

### Entertainment Features:

radio: AM/FM stereo with seek-scan  
Radio Data System: radio data system  
Speakers: 6 speakers  
1st Row LCD: 1 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: IntelliBeam auto high-beam headlights  
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: analog appearance

Tachometer: tachometer  
 Voltmeter: voltmeter  
 Exterior Temp: outside-temperature display  
 Low Tire Pressure Warning: tire specific low-tire-pressure warning  
 Trip Computer: trip computer  
 Trip Odometer: trip odometer  
 Lane Departure Warning: lane departure  
 Front Pedestrian Braking: front pedestrian detection  
 Following Distance Indicator: following distance alert  
 Forward Collision Alert: forward collision  
 Oil Pressure Gauge: oil pressure gauge  
 Water Temp Gauge: water 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  
 Low Oil Level Warning: low-oil-level warning  
 Low Coolant Warning: low-coolant 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  
 Turn Signal On Warning: turn-signal-on warning  
 Transmission Fluid Temperature Warning: transmission-fluid-temperature warning  
 Brake Pad Wear: brake pad wear

#### 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: curtain 1st and 2nd row overhead airbag  
 Occupancy Sensor: front passenger airbag occupancy sensor  
 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: manual tailgate/rear door lock  
 Rear Child Safety Locks: rear child safety locks  
 Ignition Disable: immobilizer  
 Panic Alarm: panic alarm  
 Electronic Stability: StabiliTrak w/Proactive Roll Avoidance 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: 2 rear head restraints

#### Seats And Trim:

Seating Capacity max. seating capacity of 6  
 Front Bucket Seats: front split-bench 40-20-40 seats

Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments

Reclining Driver Seat: manual reclining driver and passenger seats

Driver Fore/Aft: manual driver and passenger fore/aft adjustment

Front Centre Armrest Storage: front centre armrest with storage

Rear Seat Type: rear 60-40 split-bench seat

Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Door Trim Insert: vinyl door panel trim

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

Interior Accents: chrome interior accents

Standard Engine:

Engine 310-hp, 2.7-liter I-4 (regular gas)

Standard Transmission:

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

Item IX. 1.

## Staff Report

**Subject:** Acceptance of Termination of the Probation Services Agreement between Effingham County and City of Guyton

**Author:** Alison Bruton, Purchasing Agent

**Department:** Probation

**Meeting Date:** September 5, 2023

**Item Description:** Termination of the Probation Services Agreement between Effingham County and City of Guyton

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

### Executive Summary/Background:

- City of Guyton 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 9/1/2023.

### Alternatives for Commission to Consider

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

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** County Manager

**Funding Source:**

**Attachments:** Termination Letter



# 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.

August 23, 2023

Tim Callahan  
County Manager  
Effingham County Board of Commissioners  
804 S. Laurel Street  
Springfield, GA 31326

Dear Mr. Callahan,

Guyton terminates its agreement with Effingham County for probation services.

Should you need additional information, please do not hesitate to contact me.

Sincerely,

Meketa Hendricks-Brown  
City Manager

## Staff Report

**Subject:** Stormwater Master Plan Y2 Term Amendment #1  
**Author:** Jody Jones, Grants Coordinator presented by Mark W. Barnes  
**Department:** Finance Department  
**Meeting Date:** 9/5/23  
**Item Description:** Consideration to ratify and approve the second term amendment of the Stormwater Master Plan Y2 agreement.

### Summary Recommendation:

Staff is requesting ratification and approval of the second term amendment of the Stormwater Master Plan Y2 agreement. The agreement amendment extends the term to complete task deliverables from October 1, 2023 to March 31, 2024.

### Executive Summary:

The DNR Coastal Incentive Grant was awarded to support the creation of a Stormwater Master Plan. The agreement extension is needed because all task deliverables have not been fully completed by Pond at this time, due to an expansion of original project scope.

### Background:

1. The awarded funding amount was \$80,000.
2. The cost share was \$80,010.

### Alternatives for Commission to Consider:

1. Approve the ratification and approval of the Stormwater Master Plan Y2 agreement amendment.
2. Do not ratify and approve the Stormwater Master Plan Y2 agreement amendment.
3. Provide Staff with Direction.

### Recommended Alternative:

Staff recommends Alternative number 1 – Approve the ratification and approval of the Stormwater Master Plan Y2 agreement amendment.

### Other Alternatives:

N/A

### Department Review: *(list departments)*

Finance

**Funding Source:**

**Attachments:**

Georgia Coastal Incentive Grant Award Agreement Cycle 25 / Amendment #1

**GEORGIA COASTAL INCENTIVE GRANT AWARD AGREEMENT  
CYCLE25**

Y2 -Storm water Master Plan

**AMENDMENT # 1**

Pursuant to the terms outlined in section (D) TERM and section (Z) CONTRACT INTERPRETATION of the “COASTAL INCENTIVE GRANT AWARD AGREEMENT CYCLE25 ,” between the Georgia Department of Natural Resources, COASTAL RESOURCES DIVISION and the Effingham County Board of Commissioners (“Sub-grantee”) for the Award entitled “Y2 -Storm water Master Plan ,” dated Sep 13, 2022 , the following changes are made part of the Agreement:

Section A. TERM is hereby amended to extend the end date of the Award Agreement from October 1, 2023 to March 31, 2024 .

IN WITNESS WHEREOF, the parties have executed this Amendment # 1 as of the 9 day of August , 2023.

Georgia Department of Natural Resources, Coastal Resources Division

By: \_\_\_\_\_  
Doug Haymans, Director

\_\_\_\_\_  
Effingham County Board of Commissioners (Sub-grantee)

By: \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

**Staff Report**

**Subject:** Logistics Parkway ROW Dedication (Fifth District)  
**Author:** Chelsie Fernald, Planner II  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** Consideration to accept road segments and right-of-way, easements, utilities infrastructure, and a lift station system at Old Augusta Commerce Center.

**Summary Recommendation**

Staff has reviewed the plat, and inspected the roads, infrastructure, and lift station identified in the warranty deed, and recommend approval.

**Executive Summary/Background**

- Old Augusta Commerce Center contractors have installed the roads, infrastructure, and lift station to Effingham County standards and design.
- EOM inspected the right-of-way and all infrastructure and recommended approval.
- Staff has reviewed the plat. All documents are in order and are consistent with zoning, plans, and plats previously approved.
- EOM reviewed the bond recommendation, and approved the bond for the road segments and the lift station.
- The County Attorney reviewed and approved the warranty deed.

**Alternatives**

1. **Approve** the dedication of the right-of-way, and accept the roads, infrastructure, and lift station identified in the warranty deeds.
2. **Take no action**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, County Attorney

**FUNDING:** N/A

**Attachments:** 1. Plat 2. Warranty Deeds 3. EOM Inspection Approval

STATE OF GEORGIA )  
COUNTY OF EFFINGHAM )

**WARRANTY DEED  
FOR ROAD, LIFT STATION,  
WATER AND SEWER UTILITIES, AND EASEMENT**

THIS INDENTURE made this \_\_\_ day of August, 2023, by and between **OACC LAND VENTURE, LLC**, as Party of the First Part, hereinafter referred to as Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, a political subdivision of the State of Georgia, as Party of the Second Part, hereinafter referred to as Grantee (the words “Grantor” and “Grantee” to include their respective, successors and assigns where the context requires or permits).

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as **“Lift Station” Old Augusta Road Industrial Park Subdivision, Phase 1A**, as shown and more particularly described on that certain map or plat made by Joseph A. Hale, Jr., R.L.S. No. 2886, dated July 25, 2023 and recorded in **Plat Book 630, Page 8** in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof. The right of way is further described in the legal description attached hereto as Exhibit “A”.

**AND**

All that certain road, street, and right of way situate, lying and being in the 9<sup>th</sup> G.M. District of Effingham County, Georgia, and being known as **Logistics Parkway (10.141 acres, more or less), Old Augusta Road Industrial Park Subdivision, Phase 1A**, as shown and more particularly described on that certain map or plat made by Joseph A. Hale, Jr., R.L.S. No. 2886, dated July 25, 2023 and recorded in **Plat Book 630, Page 8** in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof. The right of way is further described in the legal description attached hereto as Exhibit “B”. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or right of way for public access.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said rights-of-way and public easements, all located within Old Augusta Road Industrial Park Subdivision, Phase 1A, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any commercial building.

TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements, and drainage easements, including the right to ingress and egress over the easements, all located within Old Augusta Road Industrial Park Subdivision, Phase 1A, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said property 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 above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor, by and through its authorized agent, has hereunto set its hand and seal, on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**GRANTOR:**

**OACC LAND VENTURE, LLC,**

By: \_\_\_\_\_  
J. Mark Shapland, as \_\_\_\_\_

[NOTARIAL SEAL]

ACCEPTED AND AGREED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**BOARD OF COMMISSIONERS OF  
EFFINGHAM COUNTY, GEORGIA**

BY: \_\_\_\_\_ (Seal)  
Wesley Corbitt  
Chairman

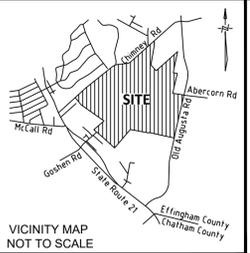
ATTEST: \_\_\_\_\_ (Seal)  
Stephanie Johnson  
Effingham County Clerk

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public

# PRELIMINARY



Prop.	Description	Plat	N/F Owner(s)	Deed Book / Page	Parcel ID
A	Lot 1, Ridgcrest Subdivision	Plat Cabinet C6, Pages B-D	Domingo Ruiz and Jackie M. Ruiz	1489/433	0476C001
B	2.50 Acres Divided from the Estate of Joseph Aikens	Plat Cabinet D88, Page D2	Mary McDonald, Maggie Bell McDonald, Barbara Ann McDonald, Gregory Ellis Cope, Stanley Carl McDonald and Abigail Michelle Dean	2042/723	04770014A00
C	40' Utility Easement, Utility Easement Plat	Plat Cabinet C143, Page B	Board of Commissioners of Effingham County	1544/377 & 1544/380	04770015A00
D	Parcel 3, Survey of Three Parcels from the lands of Helen Hobbs Dasher	Plat Book 28, Page 594	Laurel Mill, Inc.	2721/862	04650002E00
E	Parcel 2, Survey of Three Parcels from the lands of Helen Hobbs Dasher	Plat Book 28, Page 594	Laurel Mill, Inc.	2545/714	04650002D00
F	Parcel 2, Property of Jesse W. Exley	Plat Book 14, Page 38	Zolla P. Ortiz	2695/967	04650004
G	Parcel 1, Property of Jesse W. Exley	Plat Book 14, Page 38	Clifton L. Yawn	201/186	04650005

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

### SURVEYORS CERTIFICATION

(I) 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.

JOSEPH A. HALE, JR. DATE  
GEORGIA REGISTERED LAND SURVEYOR NO. 2886  
KERN & CO., LLC  
CERTIFICATE OF AUTHORIZATION: LSF 761



SURVEY DATE: 08/17/2020  
EQUIPMENT USED: LEICA VIVA TS16 CHAMPION INST. NVS RECEIVER/EGPS NETWORK  
ANGULAR ERROR PER "A" = 01"  
ADJUSTED BY COMPASS RULE:  
FIELD ERROR OF CLOSURE: 1/31,525  
PLAT ERROR OF CLOSURE: 2/1,913,453

I hereby certify that this plat is true, correct, and accurate survey as required by Effingham County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

Concrete Monuments set have a minimum dimension of 3 inches by 3 inches and 24 inches long. Iron Rods set are one-half inches in diameter and 24 inches long.

JOSEPH A. HALE, JR. DATE  
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

### THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING

Approved for Recording by Effingham County Zoning Administrator.

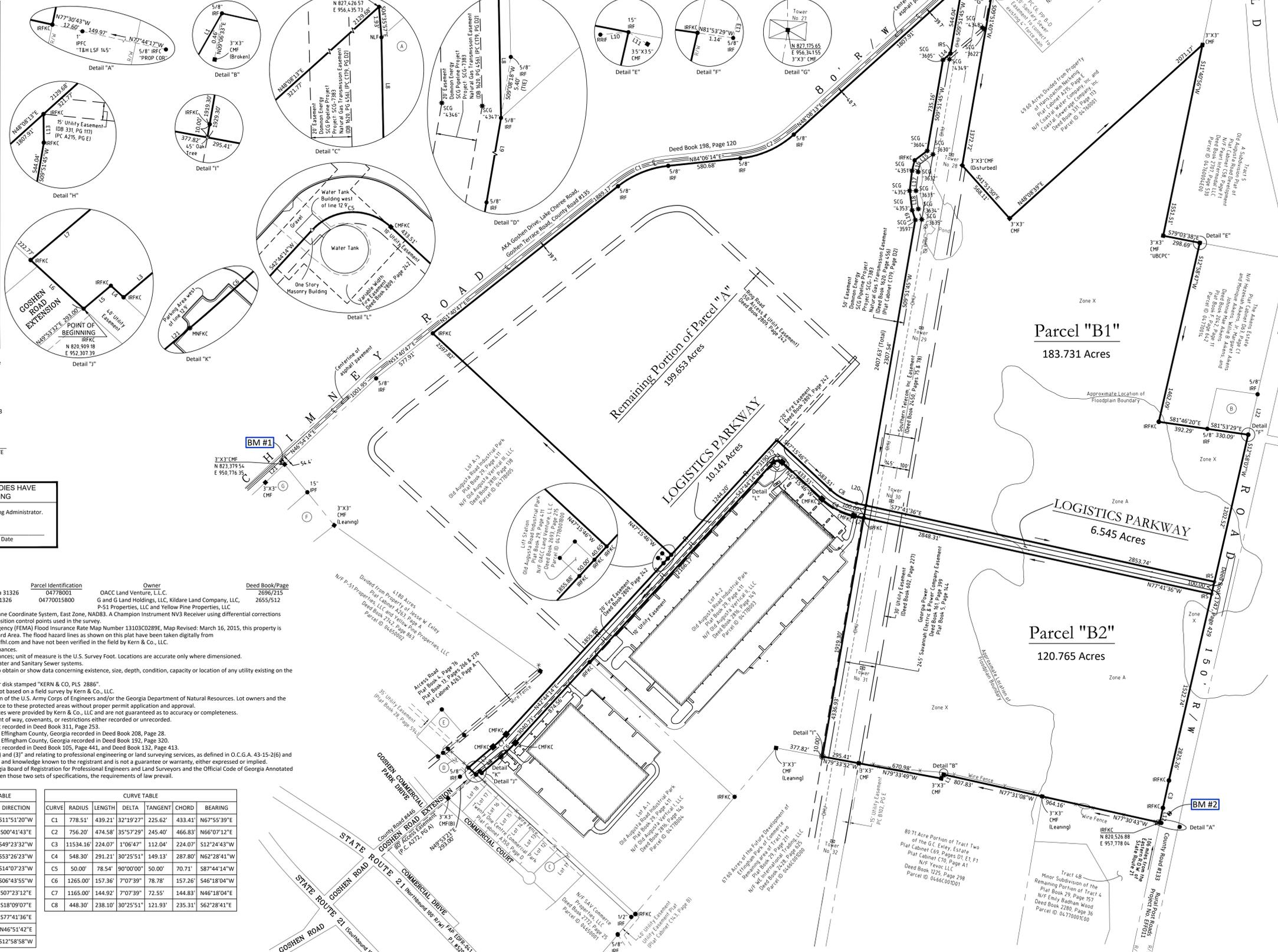
Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

### NOTES:

- Lot information:
 

Lot Number	Address	Parcel Identification	Owner	Deed Book/Page
Parcel "A"	Logistics Parkway, Rincon, Georgia 31326	0477B001	OAC Land Venture, LLC.	2696/215
Parcel "B"	State Route 21, Rincon, Georgia 31326	04770015B00	G and G Land Holdings, LLC, Kildare Land Company, LLC, P-S-I Properties, LLC and Yellow Pine Properties, LLC	2655/512
- Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NVS Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 13103C0289E, Map Revised: March 16, 2015, this property is located in Zones "X" & "A". Zone "A" is a Special Flood Hazard Area. The flood hazard lines as shown on this plat have been taken digitally from <https://www.fema.gov/national-flood-hazard-layer-nfhl.com> and have not been verified in the field by Kern & Co., LLC.
- Building setbacks are to conform to local zoning ordinances.
- All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
- This property is to be served by Effingham County Water and Sanitary Sewer systems.
- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- All survey monuments set are identified with a cap or disk stamped "KERN & CO., PLS 2886".
- The pond is taken from aerial photography and are not based on a field survey by Kern & Co., LLC.
- Wetlands that may exist may be under the jurisdiction of the U.S. Army Corps of Engineers and/or the Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
- Subject and adjacent property owners' deed references were provided by Kern & Co., LLC and are not guaranteed as to accuracy or completeness.
- This property is subject to any and all easements, right of way, covenants, or restrictions either recorded or unrecorded.
- See Savannah Electric and Power Company Easement recorded in Deed Book 311, Page 253.
- See Drainage Easement granted to Commissioners of Effingham County, Georgia recorded in Deed Book 208, Page 28.
- See Drainage Easement granted to Commissioners of Effingham County, Georgia recorded in Deed Book 192, Page 320.
- See Savannah Electric and Power Company Easement recorded in Deed Book 105, Page 441, and Deed Book 132, Page 413.
- The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- 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 those two sets of specifications, the requirements of the law prevail.

LINE TABLE			CURVE TABLE						
LINE	LENGTH	DIRECTION	CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
L1	37.25'	S29°40'25"W	C1	778.51'	439.21'	32°19'27"	225.62'	433.41'	N67°55'39"E
L2	81.73'	N77°41'36"W	C2	756.20'	474.58'	35°57'29"	245.40'	466.83'	N66°07'12"E
L3	203.52'	S49°51'53"W	C3	11534.16'	224.07'	1°06'47"	112.04'	224.07'	S12°24'43"W
L4	19.42'	N47°35'45"W	L15	125.99'	553°26'23"W			149.13'	N62°28'41"W
L5	40.34'	S49°53'23"W	L16	86.50'	S14°07'23"W			50.00'	S87°44'14"W
L6	81.42'	N47°36'20"W	L17	160.34'	S06°43'55"W			67.78'	S46°18'04"W
L7	256.97'	N49°51'53"E	L18	156.29'	S07°23'12"E			72.55'	N46°18'04"E
L8	261.77'	S01°06'11"E	L19	81.27'	S18°09'07"E			144.83'	N46°18'04"E
L9	51.01'	S09°45'37"W	L20	77.46'	S77°41'36"E			121.93'	S62°28'41"E
L10	0.30'	N84°57'55"E	L21	210.89'	N46°51'42"E				
L11	0.24'	N58°04'05"W	L22	329.98'	S12°58'58"W				



### LEGEND

- IRF Iron Rod Found
- IRFC Iron Rod Found with Cap
- IPF Iron Pipe Found
- IPFC Iron Pipe Found with Cap
- NLF Nail Found
- AIF Angle Iron Found
- RRIF Railroad Iron Found
- IR2"24" Iron Rod Set with Cap
- IR3"3" Iron Rod Set with Cap
- IR4"4" Iron Rod Set with Cap
- IR5"5" Iron Rod Set with Cap
- IR6"6" Iron Rod Set with Cap
- IR7"7" Iron Rod Set with Cap
- IR8"8" Iron Rod Set with Cap
- IR9"9" Iron Rod Set with Cap
- IR10"10" Iron Rod Set with Cap
- IR11"11" Iron Rod Set with Cap
- IR12"12" Iron Rod Set with Cap
- IR13"13" Iron Rod Set with Cap
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- IR15"15" Iron Rod Set with Cap
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- IR99"99" Iron Rod Set with Cap
- IR100"100" Iron Rod Set with Cap

### BENCH MARK TABLE (NAVD 88)

BENCH MARK	DESCRIPTION	ELEVATION
BM #1	1/2" IRON ROD WITH CAP "SURVEY CONTROL"	57.80'
BM #2	1/2" IRON ROD WITH CAP "SURVEY CONTROL"	13.19'

- ### REFERENCES:
- Surveyor's Record E, Page 326
  - Plat Book 4, Page 642
  - Plat Book 4, Page 76
  - Plat Book 4, Page 93
  - Plat Book 4, Page 129
  - Plat Book 4, Page 193
  - Plat Book 5, Page 144
  - Plat Book 5, Page 148
  - Plat Book 10, Page 166
  - Plat Book 11, Page 125
  - Plat Book 13, Pages 266-267
  - Plat Book 14, Page 33
  - Plat Book 14, Page 38
  - Plat Book 24, Page 99
  - Plat Cabinet A199, Page E
  - Plat Cabinet A215, Page E
  - Plat Cabinet A263, Page A
  - Plat Cabinet A272, Page A
  - Plat Cabinet A321, Page A
  - Plat Cabinet A350, Page D
  - Plat Cabinet A394, Page F
  - Plat Cabinet B68, Page D
  - Plat Cabinet B82, Page F
  - Plat Cabinet B92, Page F2
  - Plat Cabinet B102, Page E
  - Plat Cabinet B168, Page B
  - Plat Cabinet C6, Pages B-D
  - Plat Cabinet C58, Page F1
  - Plat Cabinet C69, Pages D1, E1, F1
  - Plat Cabinet C70, Page A1
  - Plat Cabinet C143, Page B
  - Plat Cabinet C79, Page D2
  - Deed Book 2559, Page 275
  - Plat Cabinet D51, Page C2
  - Plat Cabinet D63, Page C1
  - Plat Cabinet D68, Page D2
  - Plat Cabinet D120, Page D1
  - Plat Book 28, Page 156
  - Plat Book 28, Page 899
  - Plat Book 29, Page 14
  - Plat Book 29, Page 157
  - Plat Book 29, Page 211
  - Plat Book 29, Page 411
  - Georgia Power Company Map File No. S45, Sheet 7 of 16, 230 KV Transmission Line Effingham Station to Port Wentworth Station, Drawing number: 12047-01-PP-7
  - Georgia Power Company Map File No. S38-1 Sheet 7 of 10, Effingham Station to Goshen Substation 115KV, Asbuilt Date 1/13/83, S.D.W.D. TL-965.
  - Department of Transportation State of Georgia, Right of Way Proposed, Old Augusta Road, Effingham County, Federal Aid Project RS-0953(9)R/W.
  - Old Augusta Road, County Road 133, Prepared by John O. Parker, Survey date 3-26-06 with revisions.

SCALE: 1" = 400'  
PROJECT NO: 200083  
DATE: 07/25/2023  
DRAWN BY: ENW  
CHECKED BY: ???  
SHEET NO: 1/1

## Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientists

7. Mail Court (31466) • P.O. Box 18379 • Savannah, Georgia 31416  
Phone: (912) 352-8400 • Fax: (912) 352-8400 • Email: info@kernco.com

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**MINOR SUBDIVISION**  
**OLD AUGUSTA ROAD INDUSTRIAL PARK, PHASE 1A**  
**REMAINING PORTION OF PARCEL "A" AND PARCEL "B"**  
**OLD AUGUSTA ROAD INDUSTRIAL PARK**  
9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA  
Prepared For: Georgia Exports Company

June 12, 2023

**Project Close Out**  
**OACC Logistic Parkway**

Ms. Chelsie Fernald  
Planner & Floodplain Administrator Effingham  
County Board of Commissioners  
804 South Laurel Street  
Springfield, Ga 31329

Ms. Fernald,

This letter is to advise that a final inspection was performed on June 6, 2023 for the above referenced development.

Based on our final inspection, routine inspections, and information received from the Engineer and Contractors, all infrastructure improvements appear to be in compliance with the approved civil plans and the Effingham County Engineering Design Standards. This letter does not relieve the owner, engineer, contractor, or their representatives from their responsibility to comply with applicable provisions of Local, State and Federal Laws, Engineering Standards, and all Development Codes applicable to Effingham County. The design engineer is solely responsible for the designs and ensuring all work is done in compliance with all Federal, State, and City ordinances and regulations. The General Contractor is solely responsible for ensuring that all construction is completed in accordance with approved plans and in compliance with all applicable standards.

Please find attached copies of all inspection reports for this project. If you have any questions or need additional information, please feel free to give us a call.

Sincerely,

Cedric Phillips



EOM Operations

**Staff Report**

**Subject:** Rezoning (Fourth District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** Consideration to approve an Assemblage Permit for **Melissa Reagan** of **Madrac Farms** to hold a pumpkin patch, corn maze, hayrides, corn pit slide, playground, and vendors event on five weekends, from September 30, 2023 through October 29, 2023, from 10am - 6pm, at 580 Ralph Rahn Road. **[Map 411 Parcels# 19B, 24]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of an Assemblage Permit for **Melissa Reagan** of **Madrac Farms** to hold their annual pumpkin patch, with conditions.

**Executive Summary/Background**

- The Madrac Farms pumpkin patch is an annual event held at 580 Ralph Rahn Road, Rincon, and wishes to continue the activity this year beginning October 2, 2021 through October 31, 2021, from 10 am to 6pm, on weekends only.
- There will be four traffic attendants stationed at the entrance road and in the parking area. Sheriff’s Department deputies will also be on-site to direct traffic.
- There will be port-a-potties onsite for restrooms, pursuant to Health Department requirements. Vendors will be inspected before they can sell food.
- The applicant has applied for a food service permit.

**Alternatives**

1. **Approve** the request to an Assemblage Permit for a pumpkin patch event at 580 Ralph Rahn Road, with the following condition:
  1. All parking shall be contained to Madrac Farms property, and as exhibited on the submitted site plan.
2. **Deny** the request for an Assemblage Permit for a pumpkin patch event at 580 Ralph Rahn Road.

**Recommended Alternative: 1**

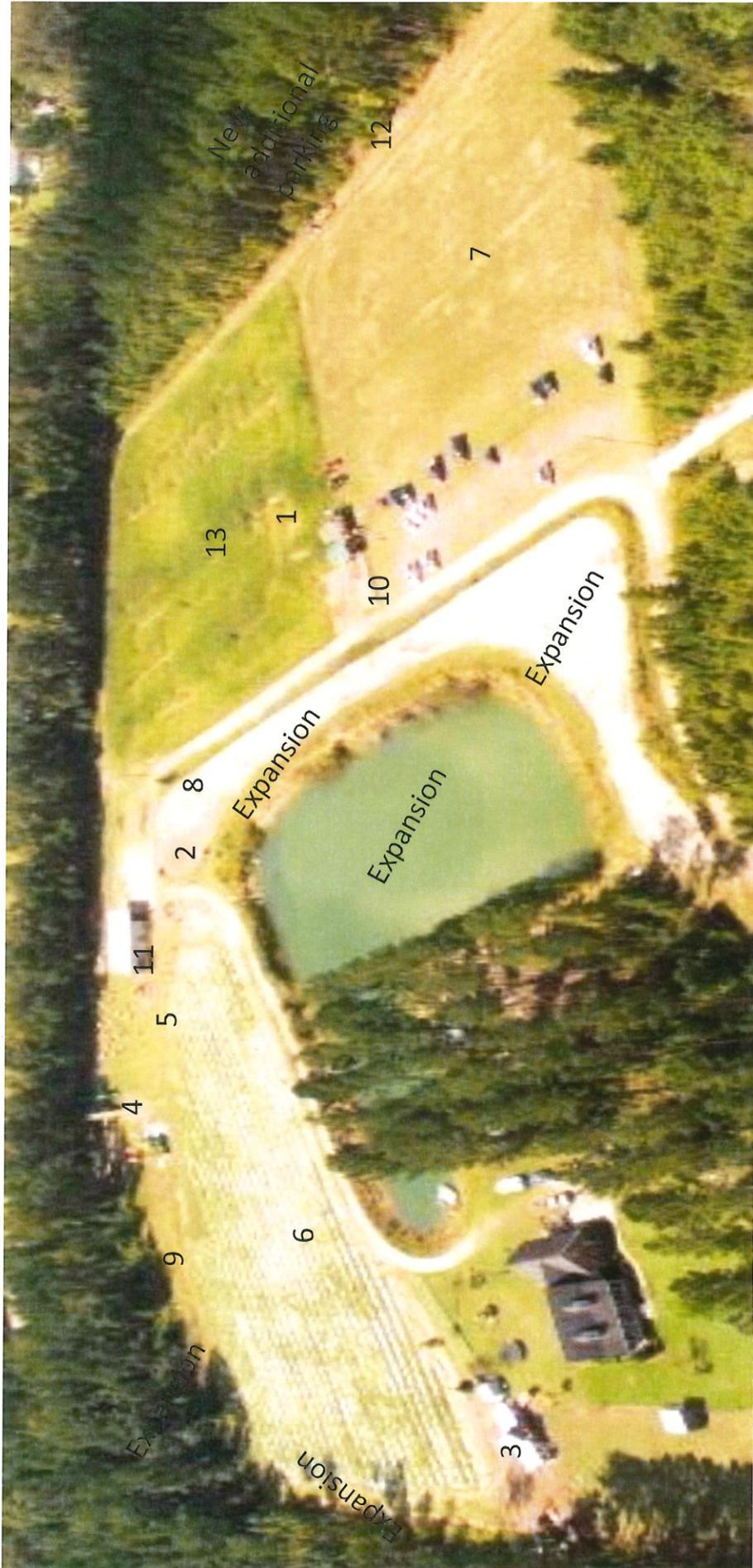
**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

- Attachments:**
- |                           |                    |
|---------------------------|--------------------|
| 1. Assemblage Application | 3. DPH application |
| 2. Easement Deed          | 4. Site Map        |





- |  |   |  |
|--|---|--|
| <p><b>Key</b></p> <ul style="list-style-type: none"> <li>1. Corn Maze entrance</li> <li>2. Hay play</li> <li>3. Goat Barn</li> <li>4. Super Slide</li> </ul> | <p><b>Key</b></p> <ul style="list-style-type: none"> <li>5. Picnic Area</li> <li>6. Pumpkin patch</li> <li>7. Parking lot</li> <li>8. TIRE playground</li> <li>9. Sling shot</li> </ul> | <p><b>Key</b></p> <ul style="list-style-type: none"> <li>10. Pumpkin pick up/Sales</li> <li>11. Concession stand</li> <li>12. Additional parking</li> <li>13. Corn Maze</li> </ul> |
|--|---|--|





# TEMPORARY FOOD SERVICE EVENT ORGANIZER APPLICATION

Item X. 2.

IT WILL BE THE ORGANIZER'S AND/OR PROPERTY OWNER'S RESPONSIBILITY TO ENSURE THAT ONLY VENDORS PERMITTED BY THE HEALTH AUTHORITY SHALL PARTICIPATE IN THE EVENT.

Organizer's Name: Melissa Reagan Organizer's Phone: 912-704-7651

Organizer's Address: 580 Ralph Rahn Rd. Rincon, GA 31326

Organizer's E-mail Address: melissa@madrafarms.com

Property Owner's Name and Phone Number: Melissa Reagan, 912-704-7651

Onsite Coordinator's Name and Phone Number (if different from Organizer): \_\_\_\_\_

Event Name: Madrac Farms Pumpkin Patch

Event Address: 580 Ralph Rahn Rd. Rincon, GA 31326

Set Up Date: September 25-28, 2023 Set Up Time: 9:00  AM / PM

Event Begin Date: September 30 Event Begin Time: 10:00  AM / PM

Event End Date: October 29 Event End Time: 6:00  AM / PM

*If event is longer than one (1) day, please provide daily operating schedule on a separate page*

ANY UNAUTHORIZED OR UNPERMITTED VENDOR FOUND PARTICIPATING IN AN EVENT SHALL BE CHARGED WITH A VIOLATION OF DPH RULE 511-6-1-.02(1)(a), AND ORDERED BY THE ORGANIZER OR PROPERTY OWNER TO LEAVE THE EVENT PREMISES.

How many food vendors are expected to participate in this event? 1-5

*(Please provide a list of food vendors that will be participating in the event/celebration to the Local Health Authority. See Attachment "A")*

Expected number of patrons (total): 10,000 Expected average of patrons per day: 1,000



# TEMPORARY FOOD SERVICE EVENT ORGANIZER APPLICATION

### WATER SUPPLY:

1. In what manner will potable water be obtained from an approved source? (Check all that apply)

- Public Water System
- Drilled well that meets EPD Drinking Water Standards (attach test results)

Provide details on how the water is obtained (Check all that apply):

- Vendor is completely responsible for their own water supply
- Bulk commercial supply (bottled)

- Onsite water faucet
- Onsite direct water connection (trailer inlet)

Other: \_\_\_\_\_

2. Source of bottled water (both individual bottle and bulk supply)? \_\_\_\_\_

**TOILET FACILITIES:** *It is the responsibility of the event organizer to ensure a sufficient number of portable sanitation units are available on-site to prevent a prohibited discharge of sewage or cause a public health nuisance. Event organizers and property owners are also responsible for ensuring all portable sanitation units are serviced at least once every seven days, or more frequently if usage requires (see attached DPH brochure, "Portable Sanitation Information for Event Organizers and Construction Site Owner")*

1. What will be used for toilet facilities at the event? (Check all that apply):

- Central supplied facilities
- Portable toilets

2. Will general public handwashing facilities with soap running water be available? (Not required outside food vending booths, but *highly recommended* to reduce public health risks of disease outbreaks.)

- Yes
- No

### WASTE DISPOSAL (Solid and Liquid)

1. What type of container(s) will be used for solid waste disposal at the event? trash cans and 2 dumpsters

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. How will you dispose of liquid waste? (e.g., grease from fryers, catch basins/water waste tanks from food vendors, portable toilet pump outs, etc.) vendors are responsible for their own food waster

\_\_\_\_\_  
\_\_\_\_\_

3. How often will the solid and liquid wastes be removed and by whom? weekly by waster management and port-a-john company

\_\_\_\_\_  
\_\_\_\_\_



## TEMPORARY FOOD SERVICE EVENT ORGANIZER APPLICATION

Item X. 2.

STATEMENT: I hereby certify that the above information and any attached forms and documents are correct, and I fully understand that in accordance with DPH Rule 511-6-1-.08(2)(a)4(i) through(iii), and DPH Chapter 511-3-6, I am responsible for the following:

- a. At least 30 days prior to the event/celebration, I will provide to the Local Health Authority a list of food vendors who will be allowed in the temporary event/celebration;
- b. To ensure that only vendors permitted by the Local Health Authority are allowed to participate in the temporary event/celebration; and
- c. To require any unauthorized or un-permitted food vendor found participating in the event to immediately leave the event premises; and
- d. To ensure a sufficient number of portable sanitation units are available on-site (if central toilet units are not available or not sufficient) to prevent a prohibited discharge of sewage or cause a public health nuisance; and
- e. To ensure all portable sanitation units are serviced at least once every seven days, or more frequently if usage requires.

Additionally, I understand that non-compliance with the requirements listed above are considered to be violations of DPH Chapter 511-6-1 and DPH Chapter 511-3-6, and I may be subject to legal action as deemed necessary by the Local Health Authority.

Organizer's Signature: Melissa Reagan

Date: 8/06/2023

DOC# 007206  
FILED IN OFFICE  
8/8/2017 02:07 PM  
BK# 2421 PG# 563-563  
ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY

2421 | 563

PT-61 051-2017-002157

RETURN TO:  
REDDICK & EXLEY  
ATTORNEYS AT LAW  
P.O. BOX 385  
SPRINGFIELD, GA 31329

STATE OF GEORGIA COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 30th day of June, 2017, between KEVIN MICHAEL RAHN of the FIRST PART, and QUERRY G. REAGAN and MELISSA ANN REAGAN of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his son-in-law and daughter, the said SECOND PARTIES herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th C.M. District of Effingham County, Georgia, containing Five and Three Tenths (5.3) acres, more or less, as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the North-Northwest by a 60-foot wide access easement, a distance of 427.89 feet; on the East-Northeast by a 60-foot wide access easement, a distance of 530 feet; on the South-Southeast by lands now or formerly of Guerry G. Reagan, a distance of 427.89 feet, and on the West-Southwest by lands now or formerly of Kevin Michael Rahn, a distance of 530 feet.

Express reference is hereby made to the plat of said lands made by Neel B. Ackerman, R.L.S. #1128, dated June 1, 2005 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet C, Slide 99-C2 for better determining the metes and bounds of said lands herein conveyed.

TOGETHER WITH a 60-foot wide perpetual, non-exclusive access easement for ingress and egress and for utility purposes show running from Ralph Rahn Road to said 5.03 acres tract of land and more particularly shown on said plat above referred to.

SUBJECT TO, said 60-foot wide access easement above referred to.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

*Kevin Michael Rahn* (SEAL)  
KEVIN MICHAEL RAHN

Signed, sealed and delivered  
in the presence of:

*Dennis M. Johnson*  
Unofficial Witness

*Blaine M. Bell*  
Notary Public  
bp



## Staff Report

**Subject:** Approval of PO 23-REQ-039 for the purchase of a Sewer Bypass Pump

**Author:** Alison Bruton, Purchasing Agent

**Department:** Water/Sewer

**Meeting Date:** September 4, 2023

**Item Description:** PO 23-REQ-039 for the purchase of a Sewer Bypass Pump

**Summary Recommendation:** Staff recommends approval of PO 23-REQ-039 for the purchase of a Sewer Bypass Pump from Synergy Equipment for \$99,527.00

### Executive Summary/Background:

- Staff posted a Request for Quotes for the purchase of a trailer mounted sewer bypass pump for the Water/Sewer Department.
- Four quotes were received:
  - MWI Pumps: \$94,678.00
  - Synergy Equipment: \$99,527.00
  - Holland Pump Company: \$108,450.00
  - Technology International, Inc.: \$143,200.00
- The pump spec provided by MWI shows a max TDH of 140 ft. During the question/answer portion of the bid process, the County stated that 170 ft was required. The pump spec for Synergy meets that requirement with a TDH of 175 ft. After a thorough review by EOM staff, they recommend award to Synergy Equipment.

### Alternatives for Commission to Consider

1. Approval of PO 23-REQ-039 for the purchase of a Sewer Bypass Pump from Synergy Equipment for \$99,527.00
2. Approval of PO 23-REQ-039 for MWI Pumps in the amount of \$94,678.00
3. Take no action.

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** EOM, Purchasing

**Funding Source:** SPLOST

### Attachments:

1. Synergy Equipment PO
2. MWI Pumps PO



# PURCHASE ORDER

Item X. 3.

## Effingham County Board of Commissioners

804 S LAUREL STREET  
SPRINGFIELD, GA 31329  
Phone: 912-754-2159  
Fax: 912-754-8413

DATE: 9/5/2023  
P.O. # 23-REQ-039

### VENDOR

Synergy Equipment  
10117 Princess Palm Ave  
Suite 500  
Tampa, FL 33610-8300  
ATTN : Robert Veazey  
(813)848-8484 / rveazey@synergiequip.com

### SHIP TO

Effingham County Board of Commissioners  
804 S.Laurel Street  
Springfield, GA 31329  
ATTN : Alison Bruton  
912-754-2159

REQUISITIONER	SHIP VIA	F.O.B.	SHIPPING TERMS
ECBOC			

ITEM #	DESCRIPTION	QTY	UNIT PRICE	TOTAL
	Sewer Bypass Pump	1	\$99,527.00	\$ 99,527.00
	*Price includes all hoses & accessories			
	*Lead Time: 50 Days ARO			
	*Warranty: 2 years/2000 hours			
	*Specs provided as separate attachment			

SUBTOTAL	\$ 99,527.00
TAX RATE	\$ -
TAX	\$ -
S & H	\$ -
OTHER	\$ -
<b>TOTAL</b>	<b>\$ 99,527.00</b>

OTHER COMMENTS OR SPECIAL INSTRUCTIONS
ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Synergy Equipment agrees to furnish one (1) Sewer Bypass Pump as described in 23-REQ-039. The County references the terms, conditions and specifications contained in 23-REQ-039.

\_\_\_\_\_  
SYNERGY EQUIPMENT - SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SYNERGY EQUIPMENT - PRINT NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
AUTHORIZED BY - SIGNATURE

CHAIRMAN  
\_\_\_\_\_  
AUTHORIZED BY - TITLE

WESLEY CORBITT  
\_\_\_\_\_  
AUTHORIZED BY - PRINT NAME

\_\_\_\_\_  
AUTHORIZED DATE



Synergy Equipment  
2206 US Hwy 80  
Garden City, Ga 31408

Date: 7/31/2023

**BILL TO:**  
Effingham County Finance Dept.  
804 S Laurel St  
Springfield, GA 31329

**SHIP TO:**  
Effingham County

**Prepared for: Bid # 23-REQ-039**

Phone:  
Email:

MANUFACTURER	DESCRIPTION	QTY	LIST	NET	EXTENDED
Synergy	8 Inch Centrifugal Trash Pump, Trailer Mounted, Sound Attenuated	1		\$99,527.00	\$99,527.00

\*Price includes all hoses & accessories per bid specifications.

\*Lead Time: 50 Days ARO

\*Warranty: 2 Years/2000 Hours

\*Specifications provided as separate attachment

\*Note: Quote good for 30 days

Prepared By: Robert Veazey  
Phone: 813-733-1642  
Email: [rveazey@synergyequip.com](mailto:rveazey@synergyequip.com)

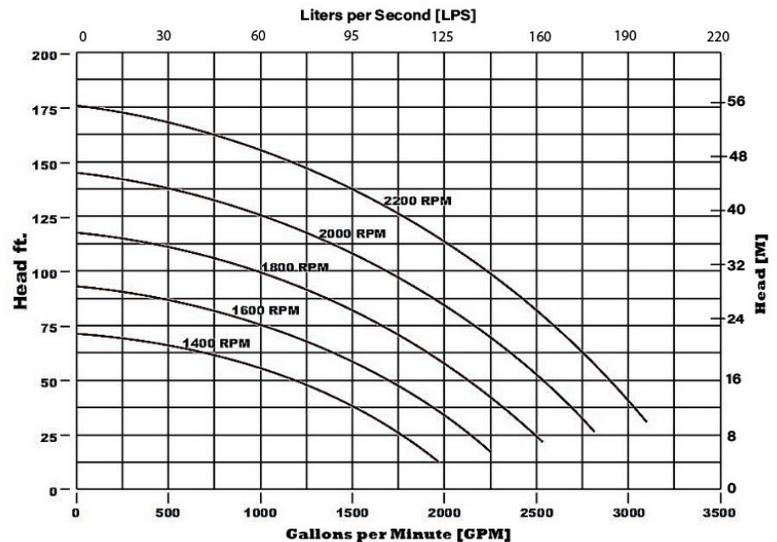
<b>Sub-Total</b>	<b>\$99,527.00</b>
<b>Freight</b>	<b>Included</b>
<b>Tax</b>	<b>N/A</b>
<b>Total</b>	<b>\$99,527.00</b>

PUMP DIVISION

## PUMP CENTRIFUGAL-TRASH 8"

The Synergy 8" automatic priming centrifugal trash pump elevates the standard for temporary high volume pumping, with over 160 years of heavy duty pump manufacturing experience behind it. This pump can perform the work of three, excelling in sewer by-pass, limited well-point/horizontal sock dewatering, and general dewatering. It is the most reliable, ease of maintenance pump ever offered to the portable pump market.

Offered with the following priming system options; Diaphragm Pump with 60 cfm air displacement, Venturi/Ejector style with 20 cfm air displacement and Vacuum Pump with 60 cfm air displacement. This allows the pump to prime and re-prime automatically and operate with the suction intake intermittently exposed to atmosphere. Capable of running dry for indefinite periods of time without harm to the pump. With capacity to handle solids up to 3", maximum flows of 3000 gpm, and up to 175 ft total dynamic head.



877-388-7951

Pump Division Locations

Ft Myers FL ● Jacksonville, FL ● Kissimmee, FL ● Tampa, FL ● Sarasota, FL ● Stuart, FL ● Savannah  
Holly, MI

# PUMP CENTRIFUGAL-TRASH 8"

Performance	
Capacity	3,000 GPM
Max Suction Head	28 ft
Connection	8"
Max Solid Size	3"
Max Discharge Head	175 ft TDH
Sound Attenuation	68 dB at 20'
Fuel Capacity	
Capacity	110 gallons
Run Time	36 hours
Engine	
Exhaust Exchange Type	Tier 4
Power	115 HP
RPM	1400-2200

## Features

- Most flexible pumpset in the industry– handles raw sewage, slurries, well-point dewatering, and liquids with solids up to 3" diameter.
- Dry running vacuum pressure seal allows for continuous dry running periods and easy, inexpensive field replacement.
- Unique priming system, with back flush system to allow clearing of suction pipe with the push of a lever.
- Skid mounted
- Heavy duty fuel tank, allows more than 24 hours of operation between refueling.

## Options

- Various controller options with GPS and system monitoring capabilities
- Sound attenuated enclosures design for ease of maintenance
- Highway Trailer system converted from skid in minutes



877-388-7951

Pump Division Locations

Ft Myers FL ● Jacksonville, FL ● Kissimmee, FL ● Tampa, FL ● Sarasota, FL ● Stuart, FL ● Savannah  
Holly, MI

# PURCHASE ORDER

Item X. 3.

## Effingham County Board of Commissioners

804 S LAUREL STREET  
 SPRINGFIELD, GA 31329  
 Phone: 912-754-2159  
 Fax: 912-754-8413

**DATE:** 9/5/2023  
**P.O. #** 23-REQ-039

**VENDOR**

MWI Pumps  
 33 NW 2ns Street  
 Deerfield Beach, FL 33441

ATTN : Kelby Morgan  
 (772)321-3425 / kelbym@mwipumps.com

**SHIP TO**

Effingham County Board of Commissioners  
 804 S.Laurel Street  
 Springfield, GA 31329  
 ATTN : Alison Bruton  
 912-754-2159

REQUISITIONER	SHIP VIA	F.O.B.	SHIPPING TERMS
ECBOC			

ITEM #	DESCRIPTION	QTY	UNIT PRICE	TOTAL
	Sewer Bypass Pump	1	\$94,678.00	\$ 94,678.00
	*Price includes hoses & accessories			
	*Lead Time: 12-14 weeks after receipt of PO/NTP			
	*Warranty: 1 year			
	*Specs provided as separate attachment			

SUBTOTAL	\$ 94,678.00
TAX RATE	\$ -
TAX	\$ -
S & H	\$ -
OTHER	\$ -
<b>TOTAL</b>	<b>\$ 94,678.00</b>

**OTHER COMMENTS OR SPECIAL INSTRUCTIONS**  
 ECBOC is a tax exempt entity. Tax ID# is 58-6000821

MWI Pumps agrees to furnish one (1) Sewer Bypass Pump as described in 23-REQ-039. The County references the terms, conditions and specifications contained in 23-REQ-039.

\_\_\_\_\_  
 MWI PUMPS - SIGNATURE

\_\_\_\_\_  
 TITLE

\_\_\_\_\_  
 MWI PUMPS - PRINT NAME

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 AUTHORIZED BY - SIGNATURE

CHAIRMAN  
 \_\_\_\_\_  
 AUTHORIZED BY - TITLE

WESLEY CORBITT  
 \_\_\_\_\_  
 AUTHORIZED BY - PRINT NAME

\_\_\_\_\_  
 AUTHORIZED DATE



Established 1926

August 3, 2023

To: Effingham County

**Re: Sewer Bypass Pump**

Thank you for the opportunity to submit for proposal our MWI CT008 diesel powered engine, sound attenuated, trailer mounted self-priming sewer bypass pump. MWI is an American manufacturer of construction, industrial, mining, and custom engineered pumps. Family owned and Florida based, in business since 1926. The following equipment is included in our bid proposal:

- One (1) MWI Primerite model CT008 automatic dry self-priming sewer bypass pump with Deutz TCD 3.6 Tier 4 Diesel engine rated 123hp @ 1800rpm. Enclosed by a sound attenuating enclosure, wholly mounted on a DOT approved trailer with electric brakes and wiring harness.
- One (1) set float assembly, start/stop, 50' N/O floats
- Six (6)- 8" x 10' composite hoses with quick connects
- One (1)- 8" Bauer strainer
- One (1)- 90 Degree elbow

**Total Price: \$94,678 plus applicable sales tax**

Our bid also includes:

- MWI's one (1) year warranty
- Freight to Effingham County, GA.

Specifically not included:

- Unloading or installation

If bid is accepted, freight prepaid to job site within Effingham county Georgia, with contractor to unload. Terms are Net 30 days after delivery. Delivery will be approximately 12-14 weeks after receipt of purchase order/notice to proceed.

We appreciate the opportunity to quote our equipment and look forward to your favorable consideration.

Yours Truly,

**MWI CORPORATION**

Kelby Morgan

[kelbym@mwipumps.com](mailto:kelbym@mwipumps.com)

# PRIMERITE™ CT008

## 8" X 8" AUTOMATIC DRY SELF-PRIMING TRASH PUMP



### APPLICATIONS

Construction  
Dewatering

Sewage Bypass

Flood Drainage

Mining/Quarries

Municipal

General Industrial

The Primerite™ is the perfect pump for contractors, pump rental companies, mining operators and general industrial or municipal use. The pump's oil-filled bearing box and a mechanical seal in an oil bath enable it to run dry all day long for up to 24 hours, making it the right choice for handling inconsistent flows found in sewage bypass pumping and job site dewatering. This pump is completely self contained in either skid or trailer configurations with integral lifting bail, tie downs and fuel tank.

### FEATURES

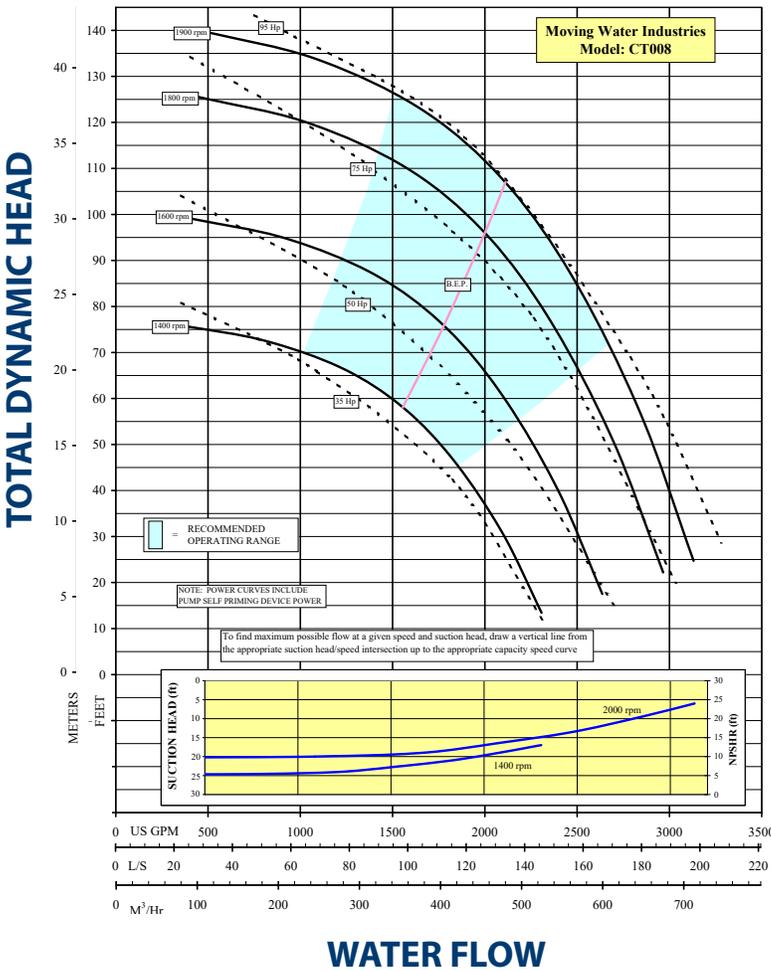
- Primes and reprimed automatically
- Solids handling up to 3.125"
- Engine driven compressor
- Vacuum and discharge pressure gauge
- Lockable fuel cap
- Forklift slots (skid models)
- Torsion bar axle
- Integral 94 fuel tank with gauge
- Skid or optional trailer-mounted
- DOT light kit available
- Hydraulic surge brakes standard, electric brakes available
- Front and rear stabilizing jacks
- 3" Lunette ring for pintle hitch – Other options available
- Lifting bail
- Volute drain
- Heavy-duty truck tie downs
- Engines – Caterpillar, Perkins, John Deere and Deutz available
- Flexible flywheel coupling
- 8" ANSI Pattern flanges – Suction and discharge
- Optional float activated, auto start/stop controls
- Manufactured in the USA

### QUICK SPECIFICATIONS

Suction connection	8" 150# ANSI B16.5
Delivery connection	8" 150# ANSI B16.5
Max capacity	3750 GPM
Max solids handling	3.125"
Max impeller diameter	12.2"
Max head (TDH)	140'
Max operating speed	1900 rpm
Max suction lift	24'
Dimensions	65 x 96 x 148"
Sound levels w/ enclosure	67 dBA at 7M / 23'
Max fuel consumption	At 75 HP; up to 24 hr run time



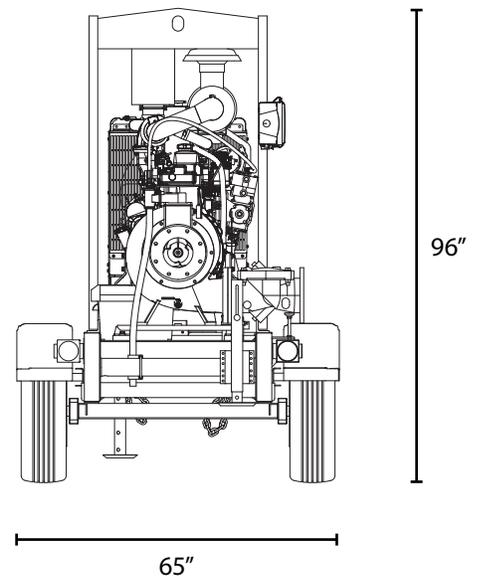
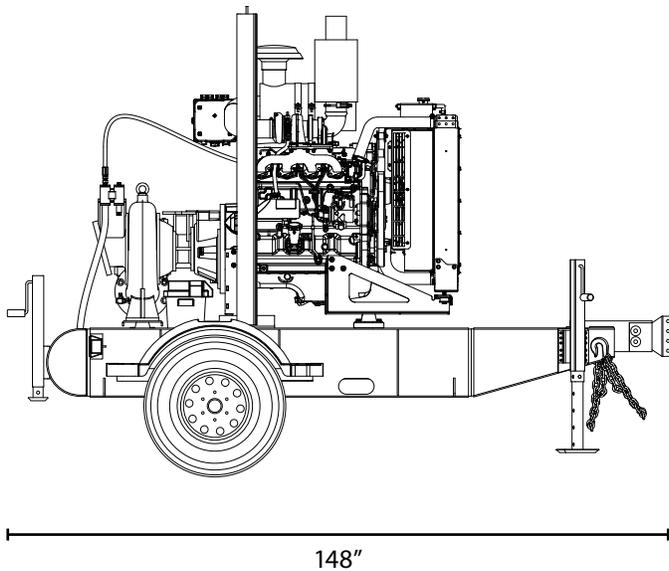
# PERFORMANCE CURVE



# MATERIALS & SPECIFICATIONS

Standard engine	Deutz TCD 3.6 Tier 4 Final Diesel
Max HP	99 HP
Fuel capacity	94 Gal
Drive type	Flywheel direct drive flexible element
Impeller	CA-40 Corrosion resistant iron/chromium alloy
Volute	Ductile cast iron ASTM A536 grade 70-50-05
Pump shaft	1045 Steel; Stainless steel option
Compressor	Engine-driven, oil lubricated and water cooled
Priming assembly	304 Stainless steel venturi
Control panel	Tach and hour meter, including shutdowns for low oil pressure, high coolant temperature, Plug-N-Play and float-ready
Discharge non-return valve	Val-matic swing flex check valve ASTM A536 grade 65-45-12
Mechanical seal	Stainless steel with silicon carbide faces; Buna elastomers
Weight of trailer mounted unit	3900 lbs (dry)

# DIMENSIONS



## MWI Pumps Headquarters

33 NW 2nd St | Deerfield Beach, FL 33441

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Inquiries: 954-426-1500 | Fax: 954-426-8938 | Email: info@mwipumps.com | [mwipumps.com](http://mwipumps.com)

**Staff Report**

**Subject:** Approval of Change Order #5 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan

**Author:** Alison Bruton, Purchasing Agent

**Department:** Public Works

**Meeting Date:** September 5, 2023

**Item Description:** Change Order #5 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan

**Summary Recommendation:** Staff recommends approval of Change Order #5 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan for a total contract addition of \$35,000

**Executive Summary/Background:**

- In 2021, the County received a Coastal Incentive Grant for the Stormwater Master Plan.
- The scope of the grant and the contract awarded to Pond and Company to prepare the Masterplan in May 2022. This original agreement was based on modeling the 8 southern HUC 12 watersheds and a previous change order was approved to add the northern 7 HUC 12 watersheds that were not included in the original scope.
- Change Order 4 was originally requested because Pond had identified 126 additional structures that were not associated with road crossing that intersected the public hydroline data. Due to other scoping issues, and because this additional information is not required per the grant, Pond is proposing a deduct of the \$40,000 allotted for CO4.
- Pond is requesting an additional \$75,000 be added to the contract total to complete the Masterplan development for the northern HUC12 watersheds which also includes an analysis of the model results, preparation of figures, capital improvement evaluation, cost estimating, and infrastructure condition assessments. With the \$40,000 deduction, this will result in a contract increase of \$35,000.
- Pond previously invoiced \$12,000 against Change Order No. 4 for the preparation of the GIS database development that was required for the additional field data collection effort. This amount (\$12,000) will be credited to the County on the next monthly invoice.
- This request has been approved by Effingham County staff and Thomas and Hutton.

**Alternatives for Commission to Consider:**

1. Approval of Change Order #5 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan in the amount of \$35,000 bringing the total contract price to \$350,554.48.
2. Take no action

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** County Manager, Project Manager, Finance, Purchasing, T&H

**Funding Source:** Fund #560-4910-560-54-3000

**Attachments:** Change Order 5 Request from Pond & Company



The original Contract Sum was..... \$220,600.00  
 Net change by previously authorized Change Orders Nos. 1 - 4..... \$94,954.48  
 The Contract Sum prior to this Change Order No. 5 was ..... \$315,554.48  
 The Contract Sum will be increased by this Change Order No. 5..... \$35,000.00  
 The new Contract Sum including this Change Order No. 5 will be ..... \$350,554.48  
 The Contract Time will be increased by 0 days  
 The Time allowed for completion is therefore N/A

Pond previously invoiced \$12,000 against Change Order No. 4 for the preparation of the GIS database development that was required for the additional field data collection effort. This amount (\$12,000) will be credited to the County on the next monthly invoice.

The remaining deliverables to be completed under Task Order No. 22-005 are as follows: Cash Flow Forecast, Master Plan Presentation, and the delivery of Final Deliverables to the County. The current schedule for completion of the Cash Flow analysis task will be 8-31-2021. Additionally, the presentation of the DRAFT Stormwater Master Plan to the County is currently scheduled to occur prior to 9-18-2023. Pond will provide a DRAFT of the presentation to the County for review and comment by 8-31-2023 and will work with the County to schedule the presentation prior to 9-18-2023 or at a time that is convenient for the County. The Final deliverables task, which includes the development of the FINAL Stormwater Master Plan and delivery of the Project Database (SWMM Model and GIS Geodatabase) will be completed within 2-weeks following the Stormwater Master Plan presentation and receipt of comments from the County.

We thank you for your consideration of this Change Order and look forward to the opportunity to continue to partner with Effingham County on this and future projects.

Pond & Company



Chris Fagerstrom, PE  
 Associate Principal | Director of Water Resources  
 Project Manager



Melissa Phillips  
 Business Development Manager  
 Client Liaison

Please indicate your ACCEPTANCE below to approve the authorized changes to this Contract.

Owner

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

Name: Wesley Corbitt, Chairman

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Attested by:*

Name: Stephanie Johnson, County Clerk

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Consultant

Pond & Company  
49 Park of Commerce Way, Suite 203  
Savannah, Georgia 31405

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Staff Report**

**Subject:** Approval of Change Order #2 for StageFront for the AV upgrades at the Judicial Complex

**Author:** Alison Bruton, Purchasing Agent

**Department:** Court Services

**Meeting Date:** September 5, 2023

**Item Description:** Change Order for StageFront for the AV upgrades at the Judicial Complex

**Summary Recommendation:** Staff recommends approval of Change Order #2 for StageFront for the AV upgrades at the Judicial Complex

**Executive Summary/Background:**

- StageFront is currently contracted with Effingham County to provide AV upgrades to the Judicial Complex building. Change Order 1 was approved to convert the Community Room into a Courtroom.
- The Court Report system that Stage Front included in their proposal was a Tascam system. Staff is having issues with this system, so Stage Front has provided Change Order 2. This will give a credit back to the County for the Tascam system and allow for a new BIS Digital system for all 5 rooms.

- Credit back to the County: **-\$10,189.35**

5	Tascam IF-DA2	\$589.71	\$2,948.55
5	Tascam SS-R250N	\$1,195.59	\$5,977.95
5	Tascam US-4x4HR	\$252.57	\$1,262.85
<b>Total Credit</b>			<b>\$10,189.35</b>

- BIS Digital system: \$27,999.63
- Total charge for CO2: \$17,810.28
- This change order brings the overall contract amount to \$576,290.23.

**Alternatives for Commission to Consider**

1. Approval of Change Order for StageFront for the AV upgrades at the Judicial Complex in the amount of \$17,810.28
2. Deny Change Order
3. Take no action.

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** Finance, County Manager, Clerk of Court

**Funding Source:** \$540,000 currently budgeted in General Fund. Budget Amendment will be necessary to cover the additional cost.

**Attachments:** Change Order for StageFront

**CHANGE ORDER**

Date:  C.O. Number:

6 Southern Oaks Drive  
Savannah, GA 31405  
800.736.9242  
Stagefront.net

Original Contract Sum:	\$535,262.79
Net Change by previously authorized change orders:	\$23,217.16
Contract Sum prior to this change order:	\$558,479.95
Contract will be increased/decreased by this order in the amount of:	\$17,810.28
The new contract sum will be:	\$576,290.23

The contract duration will be increased dependent on material availability.

Change to scope of work details:

This change order will remove the Tascam recorders that were initially provided for court reporter setups in each courtroom (Full credit applied)  
Equipment: Five Each – Tascam Solid State Recorder, Dante Audio for SS-R250N, & 4x4 High Res USB Audio Interface

Court reporter setup will be replaced with Bis Digital software on owner furnished PC's in five courtrooms (Assembly, State, Sup 1-2, & Magistrate).

We hereby agree to the above as an added/reduced project cost to be added/deleted to the original scope of work.

Customer Representative \_\_\_\_\_ Date: \_\_\_\_\_

Stage Front Representative \_\_\_\_\_ Date: \_\_\_\_\_

2060 Northbrook Drive  
N. Charleston, SC 29406  
800.736.9242  
Stagefront.net

11460 Maxwell Road  
Suite C  
Alpharetta, GA 30009  
800.736.9242  
Stagefront.net

**Staff Report**

**Public Hearing \_**

**Subject:** Ordinance Revision  
**Author:** **Elizabeth Sapp, Fire Inspector**  
**Department:** Development Services  
**Meeting Date:** **August \_\_, 2023**  
**Item Description:** Consideration for Establishing Fire Inspection Fees for New and Existing Commercial / Industrial Buildings. – **Zoning Ordinance, Article VIII – ADMINISTRATION AND ENFORCEMENT.**

**Summary Recommendation**

In order to establish fire inspection fees for new and existing commercial / industrial buildings in Effingham County. Staff recommends approval of an ordinance addition which creates a new fire inspection fee schedule for failed life safety inspection(s) and / or re-inspection(s) for commercial and industrial occupancy's.

**Executive Summary/Background**

- The definition of "Life safety" refers to the design and operating features of a building (inside the building and the surrounding site) that provides its occupants a reasonable level of life safety during fires and other emergencies.
- This ordinance would create life safety re-inspection fees for those commercial and / or industrial occupancy's who fail to comply with Effingham County's Code of Ordinances and applicable adopted building and fire codes.
- Staff has had an influx of life safety inspection failures due to new and existing commercial / industrial building occupant casualness resulting from the failure to comply with the County Code of Ordinances, and adopted building codes.

**Alternatives**

1. **Approve an amendment to the Code of Ordinances – Zoning Ordinance, Article VIII – ADMINISTRATION AND ENFORCEMENT.**
2. **Deny an amendment to the Code of Ordinances – Zoning Ordinance, Article VIII – ADMINISTRATION AND ENFORCEMENT.**

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services, County Attorney

**FUNDING:** N/A

**Attachments:** 1. **Effingham County Fire Inspection Checklist & associated fees**





**Building Inspections Division/Development Services**  
**804 South Laurel Street Springfield, GA 31329**  
**Telephone: 912-754-2128**

**FIRE INSPECTION**

**PASS**

**FAIL**

**N/A**

9. Emergency Fire/Life Safety Plan is on site and identifies locations of nearest exits, fire extinguishers, AED locations, and areas of refuge (if applicable).			
10. Inspect AED (Automated External Defibrillator) equipment and ensure it is located within a AED cabinet and located in a readily accessible location. Test batteries to ensure they are working.			
11. Exits doors and exit signs are not blocked, locked, hidden from view, and battery backup is working.			
12. Verify locations of Areas of refuge/assisted rescue (if applicable) and ensure those areas are clear from any obstructions (ie. emergency stairwells).			
13. Verify location of Annunciator panel(s), and ensure it is working properly.			
14. Verify fire protection systems/components and/or rooms (sprinkler risers, fire pump/riser rooms, sprinkler heads, fire extinguishers, etc.) are free from storage and debris, and these systems have been inspected (recently).			
15. Ensure commercial cooking equipment has passed annual inspections, and grease accumulation isn't present/heavy in exhaust areas. (Class K Fire Extinguisher/ <b>commercial kitchen</b> extinguishing agents).			
16. Hand-held portable fire extinguishers are properly <b>mounted</b> with the top of the extinguisher not more than 5 feet above the floor when up to 40 lbs. or not more than 3 ½ feet above the floor if over 40 lbs., and the bottom at least 4 inches above the floor.			
17. All electrical shall comply with the 2020 NEC (National Electrical Code) and 2018 IFC. <b><u>Extension cords are not used as a substitute for permanent wiring. Extension cords are only used with portable appliances.</u></b> Extension cords must be of a continuous length without splices).			
18. All electrical panels and emergency shut offs must be inspected and labeled.			
19. *Field testing of radio signal strength must be conducted within and outside of structure. The signal must be strong and working.			



Building Inspections Division/Development Services
804 South Laurel Street Springfield, GA 31329
Telephone: 912-754-2128

FIRE INSPECTION

PASS

FAIL

N/A

Table with 4 columns: Inspection Item, PASS, FAIL, N/A. Rows include: Emergency responders should be able to communicate to dispatch and each other; 20. Hazardous, flammable, and combustible liquids/chemicals must be stored properly...; 21. All empty or unused flammable and combustible liquid containers and tanks shall be stored...; 22. All smoke/CO detectors are installed and working.

Series of horizontal lines for handwritten notes or additional inspection items.

PASS

FAIL / REINSPECTION

Owner Signature/Date

Inspector Signature/Date



**Building Inspections Division/Development Services**  
**804 South Laurel Street Springfield, GA 31329**  
**Telephone: 912-754-2128**

**Staff Report**

**Subject:** Rezoning (Second District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 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 Sweigoffer 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.
- 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.

**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)

0450D004A00 & 2.38+2.75= 2.38+2.75=

Tax Map-Parcel # 0450D004B00 Total Acres: 5.13 Acres to be Rezoned: 5.13

Lot Characteristics: \_\_\_\_\_

**WATER**

**SEWER**

Private Well

Private Septic System

Public Water System

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

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

**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**

**SEWER**

Private Well

Private Septic System

Public Water System

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

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: Adan Andrews Date June 30th, 2023

**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.

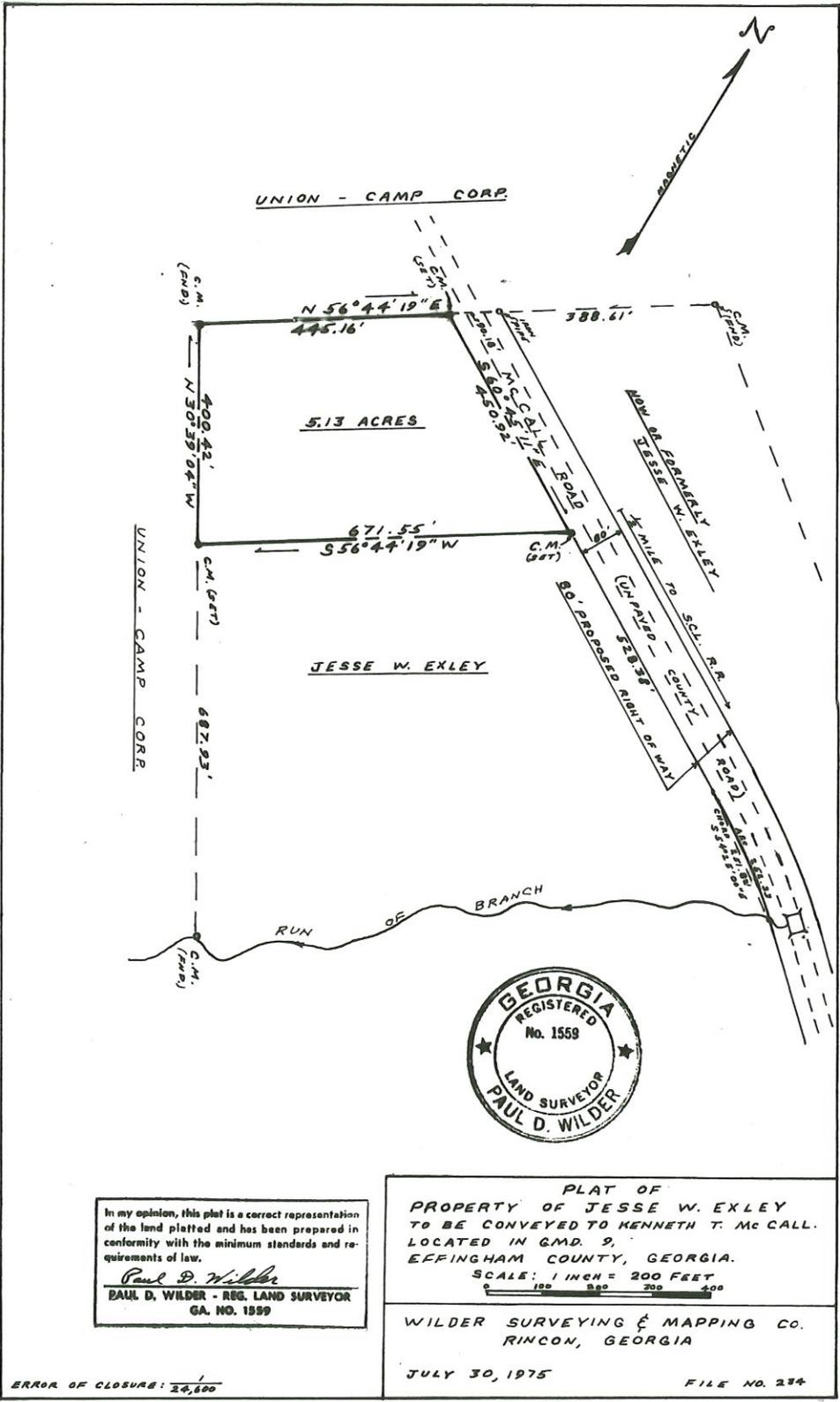
I understand the need to maintain a balance between residential and commercial areas in our community. However, given the current trends in development around Rincon, I believe that this rezoning aligns with the best interests of what the County and Economic Development Authority is working on as it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

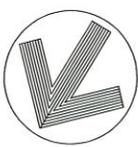
Best regards,

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. \*\*\*\*







**SITE HIGHLIGHTS:**

- TOTAL AREA = 18.3 ACRES
- UPLANDS = 11.9 ACRES
- WETLANDS = 6.4 ACRES
- CURRENT ZONING = R-2
- PROPOSED ZONING = F-1
- BUILDING 1 - SINGLE LOAD
- 95,000 SF (600' X 260')
- 20 DOCK POSITIONS
- 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  
BETHUNGAH COUNTY, GA  
DATE AUGUST 22, 2022 SCALE 1" = 60'

GRAPHIC SCALE  
1" = 0' 10" 20" 30" 40" 50" 60"

**HUSSEY GAY BELL**  
Established 1958

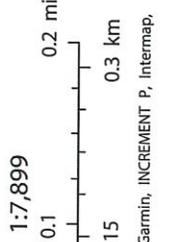
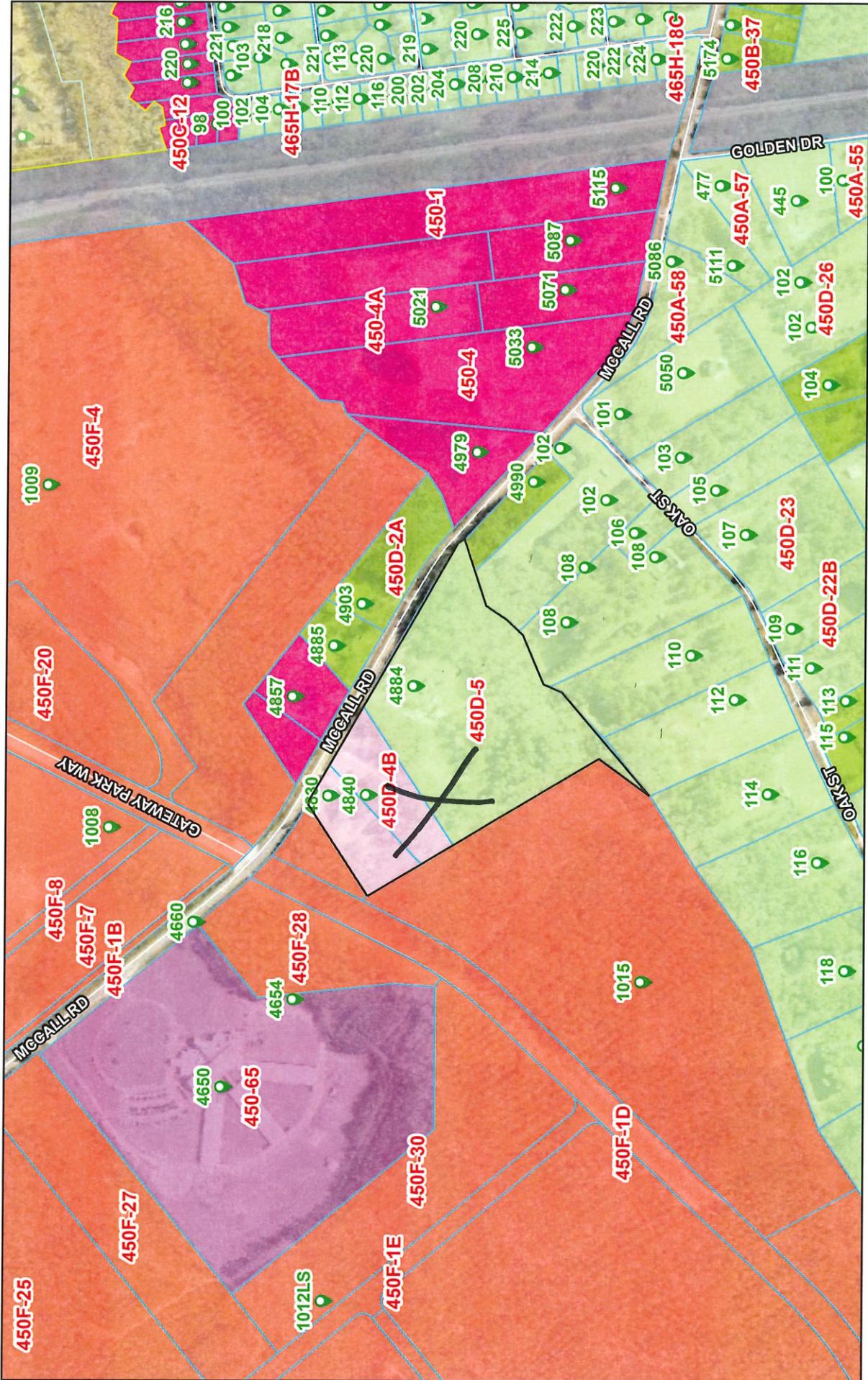
Item XIV. 1.





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

Item XIV. 1.



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

7/7/2023

- Municipal Boundaries
- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
  - R-1
  - R-2
  - I-1
  - PD
  - Other
- AR-1
- AR-2

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

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL   *R&H*   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   *1*   No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes   *1*   No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes   *1*   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   *1*   No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes   *1*   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   *1*   No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- 1*   Yes ~~No~~ ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes   *1*   No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

*R&H*

*P.H*



06

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 **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?
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- 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?

A.2

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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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 **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? 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?

*Handwritten signature/initials*

*have some forms as well*

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

*R.T*

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 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 Sweigoffer 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.
- 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.

### 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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:** Sketch Plan (First District)  
**Author:** Chelsie Fernald, Planner II  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Morgan Corp.** request approval of a **sketch plan** for “Morgan Corp Office.” Located on Old River Road, zoned **B-2. [Map# 329 Parcel# 41B]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for “Morgan Corp Office.”

**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 June 26, 2023 Technical Review Committee meeting, staff and the applicant discussed buffers, access management, wetlands, water availability and septic requirements, and development plan review requirements.
- Morgan Corp is proposing a 10,000 sq. ft. office, and a 20,000 sq. ft. shop. to grow their civil construction company.
- Access to this parcel will be on Old River Road, this access does align with the Savannah Portside International Park entrance.
- There will be a 10’ vegetative buffer along Old River Road per 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.*
- Vegetative buffers along the commercially zoned parcel to the north are the required 15’ and 30’ to the residentially zoned parcels to the west and south.
- Mr. Alan Zipperer stated at the August 16, 2023 Planning Board meeting that this is the best use for this parcel and made a motion for approval with Staff Recommendations.
- Mr. Brad Smith seconded, the motion carried unanimously.

**Alternatives**

- 1. Approve the sketch plan** for “Morgan Corp Office”.
- 2. Deny the sketch plan** for “Morgan Corp Office”.

<b>Recommended Alternative:</b> 1	<b>Other Alternatives:</b> 2
<b>Department Review:</b> Development Services	<b>FUNDING:</b> N/A
<b>Attachments:</b> 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 MORGAN CORP OFFICE

Name of Applicant/Agent MATT SIMON Phone 912-629-9439

Company Name MORGAN CORP

Address 10 CHATHAM CENTER SOUTH DRIVE, SUITE 400, SAVANNAH, GA 31405

Owner of Record BILLY L LEWIS Phone \_\_\_\_\_

Address 17 TS CHU TERRACE, TYBEE ISLAND, GA 31328

Engineer THOMAS & HUTTON Phone 912-234-5300

Address 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405

Surveyor THOMAS & HUTTON Phone 912-234-5300

Address 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405

Proposed water EFFINGHAM COUNTY Proposed sewer ONSITE SEPTIC SYSTEM

Total acreage of property 20 AC Acreage to be divided N/A Number of Lots Proposed N/A

Current Zoning B-2 Proposed Zoning N/A Tax map - Block - Parcel No 03290 - 041 - B00  
(GENERAL COMMERCIAL)

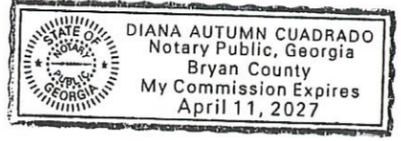
Are any variances requested? NO If so, please describe: \_\_\_\_\_

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 5 day of July, 2023

Notary Diana Cuadrado Applicant Matt Simon

Owner Billy L Lewis



## EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

<b>OFFICIAL USE ONLY</b>			
Subdivision Name: _____	Project Number: _____	Date Received: _____	Reviewed by: _____
Date Reviewed: _____			

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
<b>(a) Project Information:</b>	
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>(b) Existing Conditions:</b>	
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.
TBD	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>	
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.
N/A	4. Existing buildings and structures to remain or be removed.
N/A	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
X	6. Proposed retention/detention facilities and storm-water master plan.

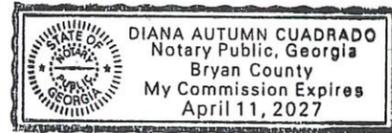
X	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
X	8. Water distribution Infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 5 day of July, 2023

Diana Cuadrado  
Notary

[Signature]  
Applicant  
Billy P. Lund  
Owner





TAX PARCEL  
0305B006  
NOW OR FORMERLY  
DAVID E. LLOYD & CHRISTINA HILLS  
193 WELLINGTON DR  
DB. 2924 PG 360

TAX PARCEL  
0305B007  
NOW OR FORMERLY  
LEMUEL A. GRAHAM  
179 WELLINGTON DR  
DB. 685 PG 012

TAX PARCEL  
0305B008  
NOW OR FORMERLY  
RONNE E. SHOEMAKER  
125 WELLINGTON DR  
DB. 230 PG 633

TAX PARCEL  
0305B009  
NOW OR FORMERLY  
JOANNE L. & DILLY WILLIAMS  
133 WELLINGTON DR  
DB. 230 PG 296

TAX PARCEL  
0305B010  
NOW OR FORMERLY  
DAVID C. NORRIS JR. & TRACY M. SICAY  
288 RIVER ROAD SPUR  
DB. 2674 PG 492

TAX PARCEL  
0329D001  
NOW OR FORMERLY  
EFFINGHAM COUNTY INDUSTRIAL  
30 SAVANNAH PORTSIDE IN PHRY  
DB. 2348 PG 36



OFFICE  
±10,000 SF  
56 PARKING

SHOP  
±20,000 SF

INTERSTATE 16

SAVANNAH PORTSIDE  
INTERNATIONAL PARK  
ENTRANCE

WELLINGTON DR.

PROPOSED WATERMAIN  
TO CONNECT TO EXISTING  
12\"/>

10'x20' FUEL STORAGE

OLD RIVER RD.

GRAVEL LAYDOWN  
YARD



PREPARED FOR:

CONCEPTUAL UTILITY PLAN  
**MORGAN CORP**  
EFFINGHAM COUNTY, GA

July 2023

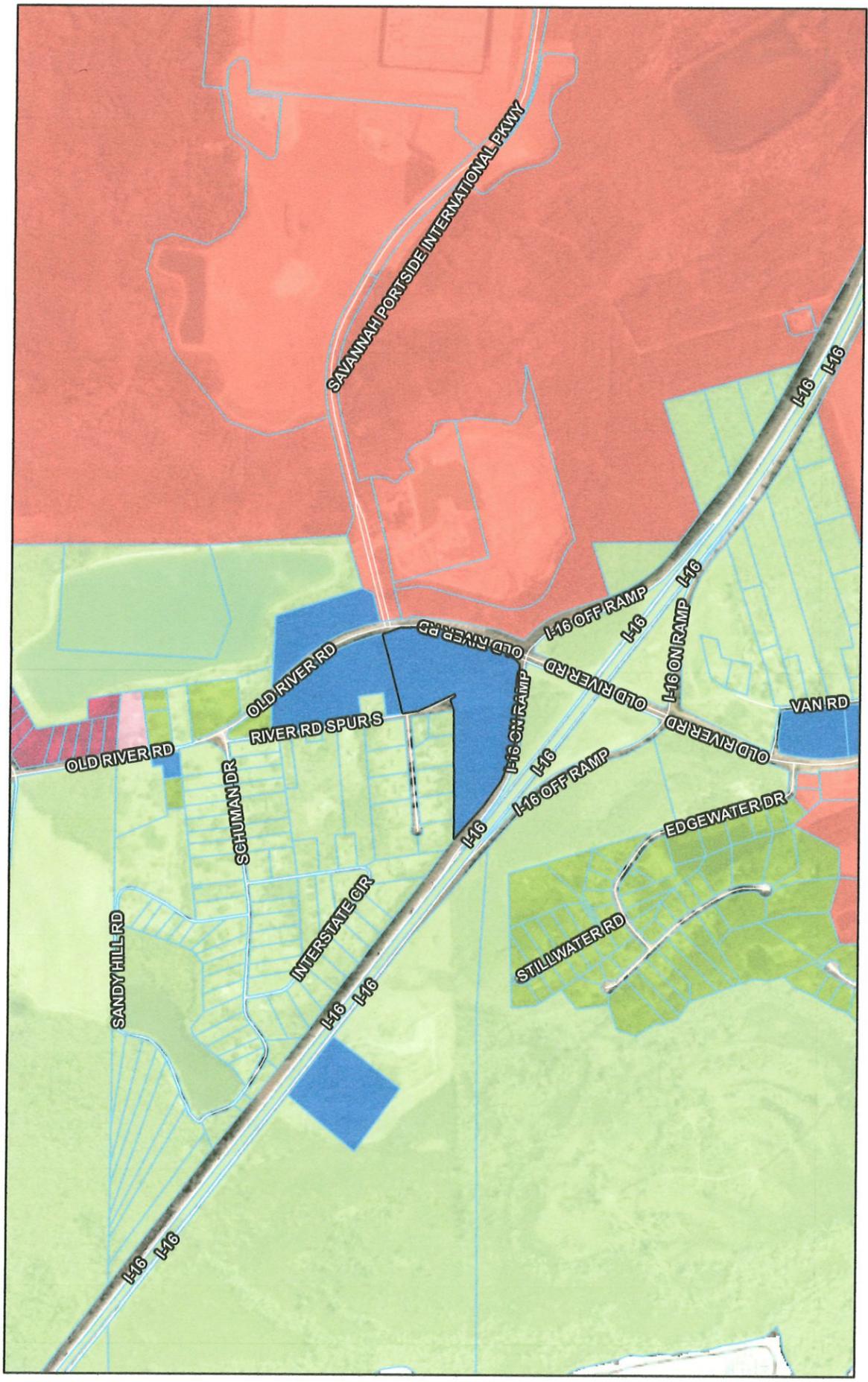
**THOMAS & HUTTON**  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.  
COPYRIGHT © 2020 THOMAS & HUTTON

# 329-41B / Morgan Corp



01/11/2021 - 03/07/2021



7/14/2023

**Tax Parcel Labels**

- Tax Parcels
- Roads

**Effingham County Zoning**

- AR-1
- AR-2
- R-1
- R-2
- B-2
- I-1
- Efn\_fn\_cache
- Red: Band\_1
- Green: Band\_2

**Scale**

1:15,799

0 0.1 0.2 0.35 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:** Rezoning (Second District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Brandon Peszynski** requests a **variance** from Section 74.8, to allow for class 8 parking at a residence. Located at 124 Maple Drive, zoned **AR-1**. **[Map# 450D Parcel# 34A]**

### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request for a **variance** from Section 74.8, to allow for class 8 parking at a residence.

### 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.*
- Part II – Official Code, Section 74-8(a)(3) states that “The county prohibits the use of medium and heavy-duty vehicles, defined as commercial vehicles class 6 through 13, on routes not listed as designated truck routes”
- Section 74-8(d) makes exception for when it is necessary for the class 6-13 vehicle to utilize other roads for direct travel in the performance of a job, with proper documentation, Section 74-8(d)(4) provides for exemption for “bobtail truck, defined as only the tractor with no trailer and/or chassis attached, going to or from, and parking at the driver’s residence...”
- Section 74-8(d)(4) was approved as a revision to the truck route ordinance in February, 2023 with (according to the Staff report) the specific intention to “...limit the impact of tractor-trailer trucks on neighborhood and county roads”
- The applicant wishes to park his truck, with trailer attached, at his residence. The applicant’s address is approximately 1.5 miles from the nearest truck route.
- Approval of this request would involve granting variance not only to the applicant’s residence, but to each County-maintained road en route.
- The applicant has not provided evidence of any hardship as defined above.
- At the August 16, 2023 Planning Board meeting, multiple residents of surrounding properties voiced opposition to the variance application for reasons of:
  - Noise
  - Road damage
  - Safety
- Alan Zipperer made a motion for denial.
- The motion was seconded by Ryan Thompson and carried unanimously.

**Alternatives**

1. **Approve** the request for a **variance**, with the following conditions:
2. **Deny** the request for a **variance** from Section 74.8.

**Recommended Alternative: 2**

**Department Review:** Development Services

- Attachments:**
1. Variance application
  2. Ownership certificate/authorization

**Other Alternatives: 1**

**FUNDING:** N/A

3. Site Plan
4. Aerial photograph
5. Deed

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: 6/29/2023

Applicant/Agent: Brandon Peszynski

Applicant Email Address: peszynski27@gmail.com

Phone # 912-663-5121

Applicant Mailing Address: 124 Maple 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): same

Phone # same

Owner's Mailing Address: same

City: — State: — Zip Code: —

Property Location: 124 Maple Dr.

Name of Development/Subdivision: N/A

Present Zoning of Property AR-2 Tax Map-Parcel # 4500-34A Total Acres 2.00

**VARIANCE REQUESTED** (provide relevant section of code): Sec 74, 8

Describe why variance is needed: I want need to park a class 8 vehicle at my house

How does request meet criteria of Section 7.1.8 (see Attachment C): I

Applicant Signature:  Date 6-29-23

**SURVEY OF 3.00 ACRES BEING  
SUBDIVIDED INTO TWO TRACTS  
LOCATED IN THE 9th G.M. DISTRICT  
OF EFFINGHAM COUNTY, GEORGIA**

52300-66966  
PARTICIPANT ID  
**BK:28 PG:631-631**  
**P2019000166**  
FILED IN OFFICE  
CLERK OF COURT  
08/14/2019 04:16 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Z. Hursey*  
RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-ES TOTAL STATION, SOKKIA GN2, 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 (O.C.G.A.) 15-6-67 IN THAT THERE IS NO CONFLICT BETWEEN THESE TWO SETS OF SPECIFICATIONS AND REQUIREMENTS OF THE LAW PREVAL.
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 IN THIS CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL BELIEF BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING DEEDS, RECORDS AND DOCUMENTARY EVIDENCE AVAILABLE TO THE SURVEYOR. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

- REFERENCES:**
1. PL BK 14 PG 15
  2. PL BK 23 PG 06
  3. PL BK 12 PG 08
  4. PL BK 14 PG 13

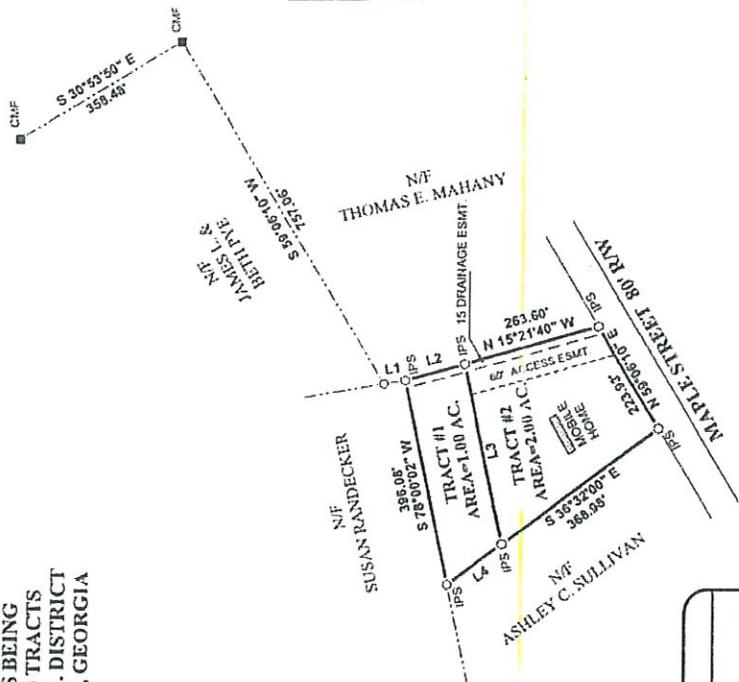


LINE	BEARING	HORIZ. DIST
L1	S9°32'50"E	41.30'
L2	N15°21'40"W	117.03'
L3	N78°00'02"E	349.62'
L4	S36°32'00"E	128.43'

APPROVED BY EFFINGHAM COUNTY  
DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING AND SANITATION  
DATE: 8/14/19  
DIRECTOR: *[Signature]*

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR  
DATE: 8/14/19  
ZONING ADMINISTRATOR: *[Signature]*

**SURVEY FOR:**  
**BRANDON M. PESZYSKI**  
COUNTY: EFFINGHAM STATE: GEORGIA  
GMD: B TH SUBD:  
DATE: 04/01/2019 SCALE: 1"=200'  
FILE NUMBER: #19174  
TOTAL AREA: #3.00 AC. LOT:  
FIELD SURVEY DATE: 03/25/2019



PREPARED BY:  
**GLISSON LAND SURVEYING**  
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31864  
RINCON, GA 30689 CLAYTON: (912) 282-7062  
WAGL1865@BELLFLOWER.NET



**SURVEYOR 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 CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES. THE USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS FURTHERMORE IS THE RESPONSIBILITY OF THE USER. THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL REQUIREMENTS 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  
*[Signature]* DATE: 8/14/19  
GRAPHIC SCALE: 1"=200'

124 Maple Dr / 450D-34A

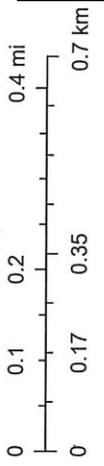


7/7/2023

Tax Parcel Labels  
 Tax Parcels

Roads Efn\_fin\_cache  
 Red: Band\_1  
 Green: Band\_2

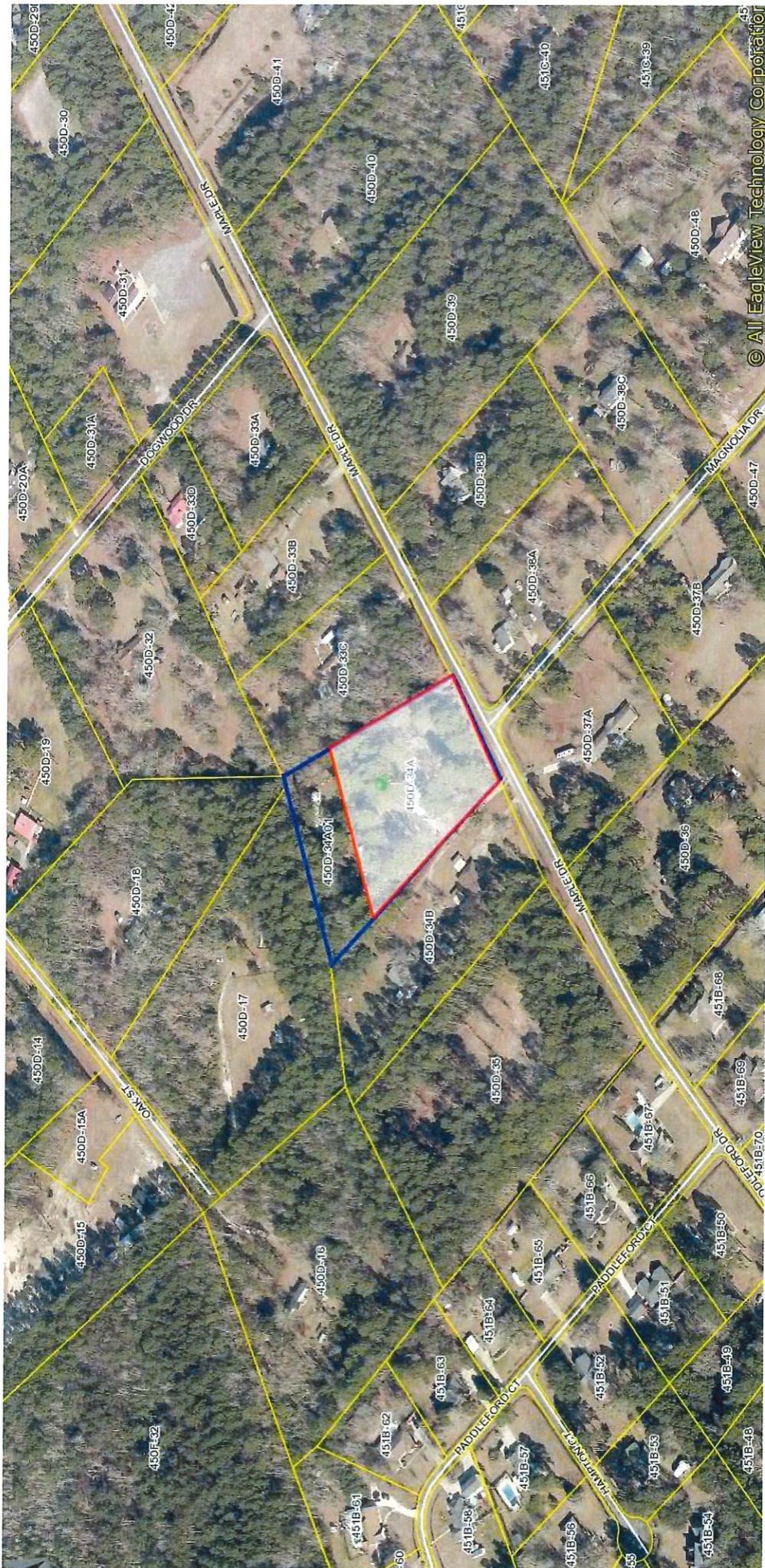
1:15,799



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

Item XIV. 4.

# 124 Maple Dr

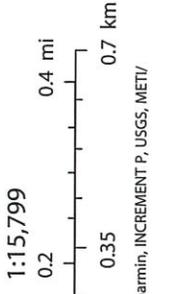
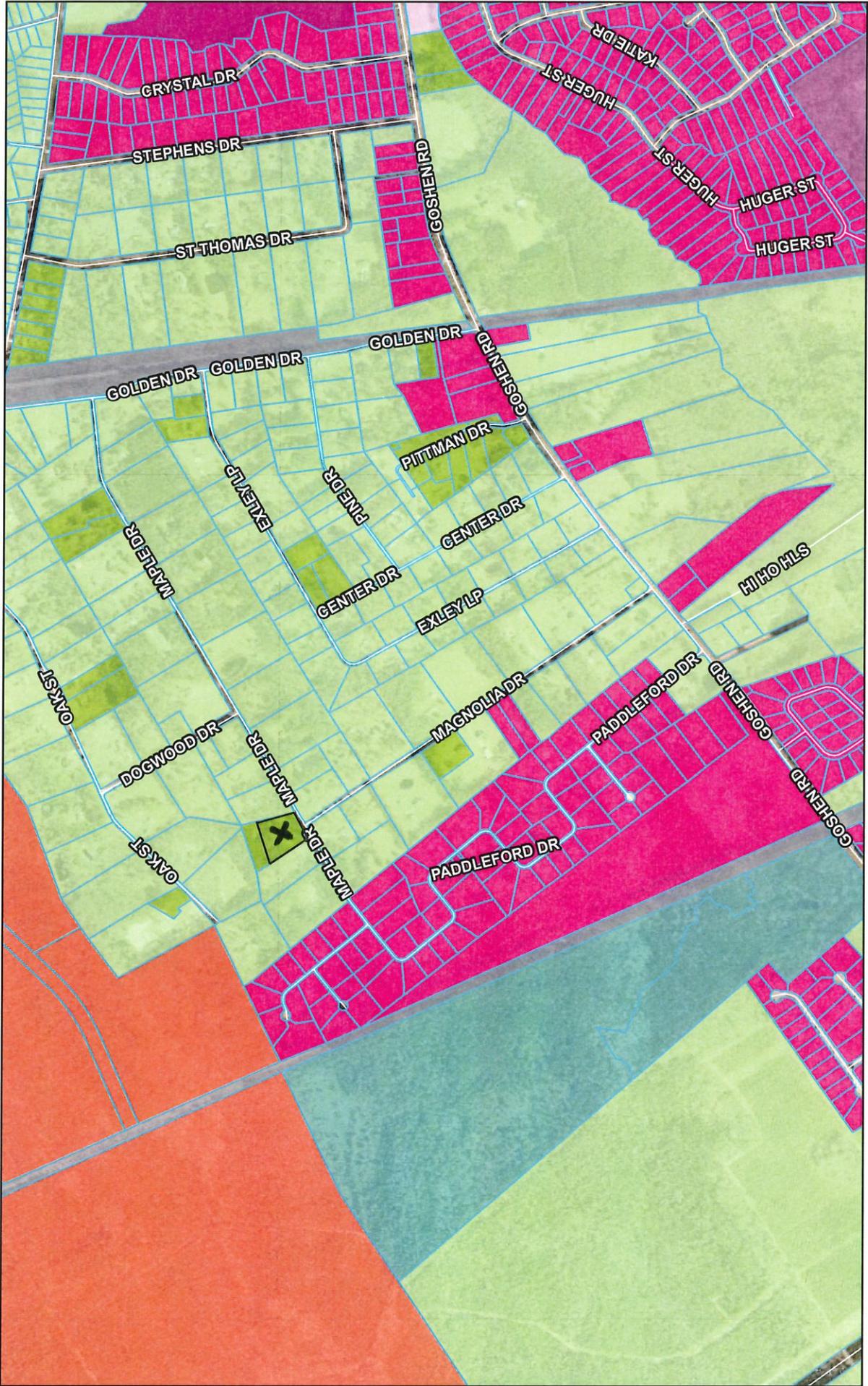


© All EagleView Technology Corporation

Item XIV. 4.

124 Maple Dr / 450D-34A

Item XIV. 4.



1:15,799  
 Effingham County BOC, Esri, HERE, HERE, INCREMENT P, USGS, METI/  
 NASA, EPA, USDA

7/7/2023

Tax Parcel Labels	Effingham County Zoning	Other
Tax Parcels	AR-1	R-1
Roads	AR-2	R-2
		R-3
		R-6
		I-1
		PD
		Red: Band_1
		Efn_fin_cache

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Brandon Peszynski** requests a **variance** from Section 74.8, to allow for class 8 parking at a residence. Located at 124 Maple Drive, zoned **AR-1**. **[Map# 450D Parcel# 34A]**

### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request for a **variance** from Section 74.8, to allow for class 8 parking at a residence.

### 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.*
- Part II – Official Code, Section 74-8(a)(3) states that “The county prohibits the use of medium and heavy-duty vehicles, defined as commercial vehicles class 6 through 13, on routes not listed as designated truck routes”
- Section 74-8(d) makes exception for when it is necessary for the class 6-13 vehicle to utilize other roads for direct travel in the performance of a job, with proper documentation, Section 74-8(d)(4) provides for exemption for “bobtail truck, defined as only the tractor with no trailer and/or chassis attached, going to or from, and parking at the driver’s residence...”
- Section 74-8(d)(4) was approved as a revision to the truck route ordinance in February, 2023 with (according to the Staff report) the specific intention to “...limit the impact of tractor-trailer trucks on neighborhood and county roads”
- The applicant wishes to park his truck, with trailer attached, at his residence. The applicant’s address is approximately 1.5 miles from the nearest truck route.
- Approval of this request would involve granting variance not only to the applicant’s residence, but to each County-maintained road en route.
- The applicant has not provided evidence of any hardship as defined above.
- At the August 16, 2023 Planning Board meeting, multiple residents of surrounding properties voiced opposition to the variance application for reasons of:
  - Noise
  - Road damage
  - Safety
- Alan Zipperer made a motion for denial.
- The motion was seconded by Ryan Thompson and carried unanimously.

**Alternatives**

1. **Approve** the request for a **variance**, with the following conditions:
2. **Deny** the request for a **variance** from Section 74.8.

**Recommended Alternative: 2**

**Department Review:** Development Services

**Attachments:** 1. Zoning Map Amendment

**Other Alternatives: 1**

**FUNDING:** N/A

**: STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
450D-34A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
450D-34A

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, BRANDON PESZYNSKI has filed an application for a variance, from section 74.8 to allow for parking of a class 8 truck at a residential property; map and parcel number 450D-34A, located in the 2<sup>nd</sup> 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 a variance from section 74.8 to allow for parking of a class 8 truck at a residential property; map and parcel number 450D-34A, located in the 2<sup>nd</sup> commissioner district is approved.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

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 (Second District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Betty J. New** requests a **variance** from Article III, Section 3.3.1(c), to allow for the placement of an accessory structure. Located at 202 Greene Drive, zoned **AR-1**. [Map# 465H Parcel# 42B]

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Article III, Section 3.3.1(c), to allow for the placement of an accessory structure.

**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.*
- Article III, Section 3.3.1(c) of Appendix C states that “An accessory structure shall not be less than ten feet from a principal structure”. The applicant is requesting reduction, to a 5-7 foot setback from the principal structure.
- The applicant wishes to erect a 40 x 17 pole barn to shelter a boat. The length of the structure allows for conformance to all building setbacks, except between the accessory structure and the dwelling.
- The property has a unique, angled shape, effectively bisecting what would otherwise be a sufficient rear yard to alter the orientation of the pole barn, allowing conformity.
- At the August 16, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Brad Smith 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                | 3. Site Plan         | 5. Deed |
| 2. Ownership certificate/authorization | 4. Aerial photograph |         |

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: 6/20/23

Applicant/Agent: Betty J. New

Applicant Email Address: 102 Willowpeg Rd. Rincon, Ga 31326

Phone # 912.665.6201

Applicant Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Owner, if different from above: Y  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 202 Greene Dr. Rincon, Ga.

Name of Development/Subdivision: Westwood Sub.

Present Zoning of Property AR-1 Tax Map-Parcel # 4654-42B Total Acres \_\_\_\_\_

**VARIANCE REQUESTED** (provide relevant section of code): \_\_\_\_\_

Describe why variance is needed: Necessary Structure  
(does not meet ~~prop~~ required 10' setback  
from house)

How does request meet criteria of Section 7.1.8 (see Attachment C): \_\_\_\_\_

Slab has already been poured

Applicant Signature: Betty J. New Date 6/20/23



Development Services Department
804 South Laurel Street
Springfield, Georgia 31329
(912) 754-2128
BuildingInspections@effinghamcounty.org

Accessory Structure Permit Application

\*\*All structures 200 square feet or larger will require a building permit and drawings prepared by a design professional\*\*

Table with 5 columns: Date Received, Date Issued, Building Permit Number, Permit Fee, Plan Review Fee

Map/Parcel Number, Old Map/Parcel Number, Zoning, Setbacks, Flood Zone, Wetlands Present, Power Company, Project Address: 202 Greene Dr, Project Value: 10,262.20, Lot/Unit#, Department, Lot Size, # Floors, # Baths, Electrical, Plumbing, Mechanical, Power Company, Building Area (Sq. Ft.): 680, Heated Area (Sq. Ft.): NO, Unheated Area (Sq. Ft.): 680, Total Height: 8, Total Length: 40 ft, Total Width: 17 ft, Type Roofing: Metal Shingles, Foundation: Concrete, Exterior Wall Covering: Open, Proposed Use of Structure: Boat Shelter

Class of Work

Erect, Addition, Repair, Remodel, Demolish, Other

Permit Type

Carport, Lean to, Pole Barn, Pool House, Private Garage, Shed, Shop, Storage Building, Other

CONTRACTOR / OWNER INFORMATION

Owner: Betty New, Contractor, Mailing Address: 102 Willinger Rd, Mailing Address, Home Phone: 912-665-6201, Contact Phone, Work Phone, State/Local License #, Email Address

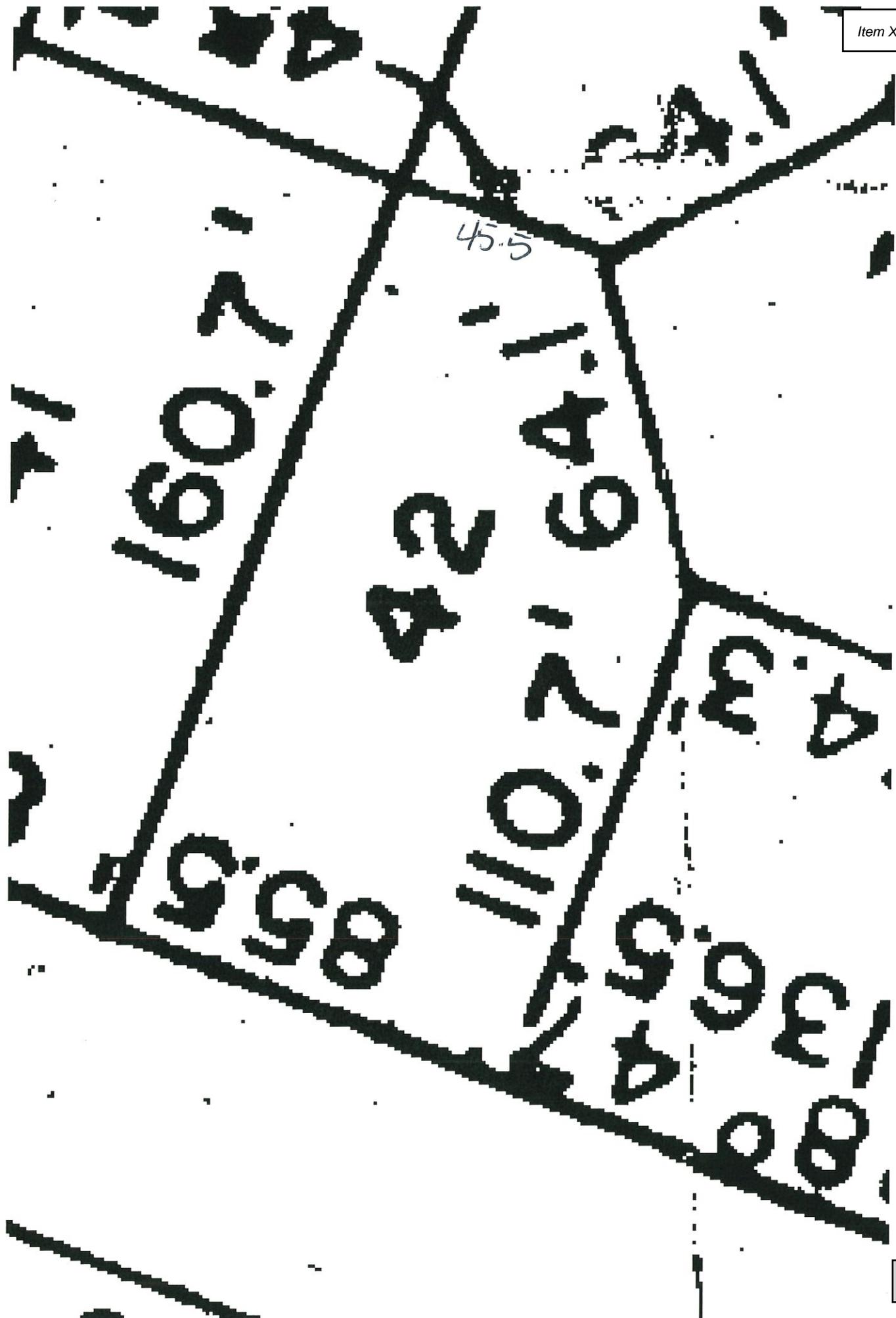
All provisions of building codes, zoning ordinances, or other ordinances of Effingham County and that any omission of or misrepresentation of fact with or without the intention of the permit holder shall constitute sufficient ground for the revocation of any permit issued which was based on the approval of this application.

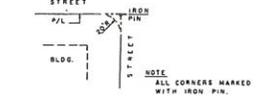
Signature of Owner, Contractor or Authorized Agent: Betty J. New, Print Name: Betty J. New, Date: 6/20/23

Table with 4 columns: Zoning Approval, Plan Review Approval, Engineering / Flood Plain Manager, Environmental Health

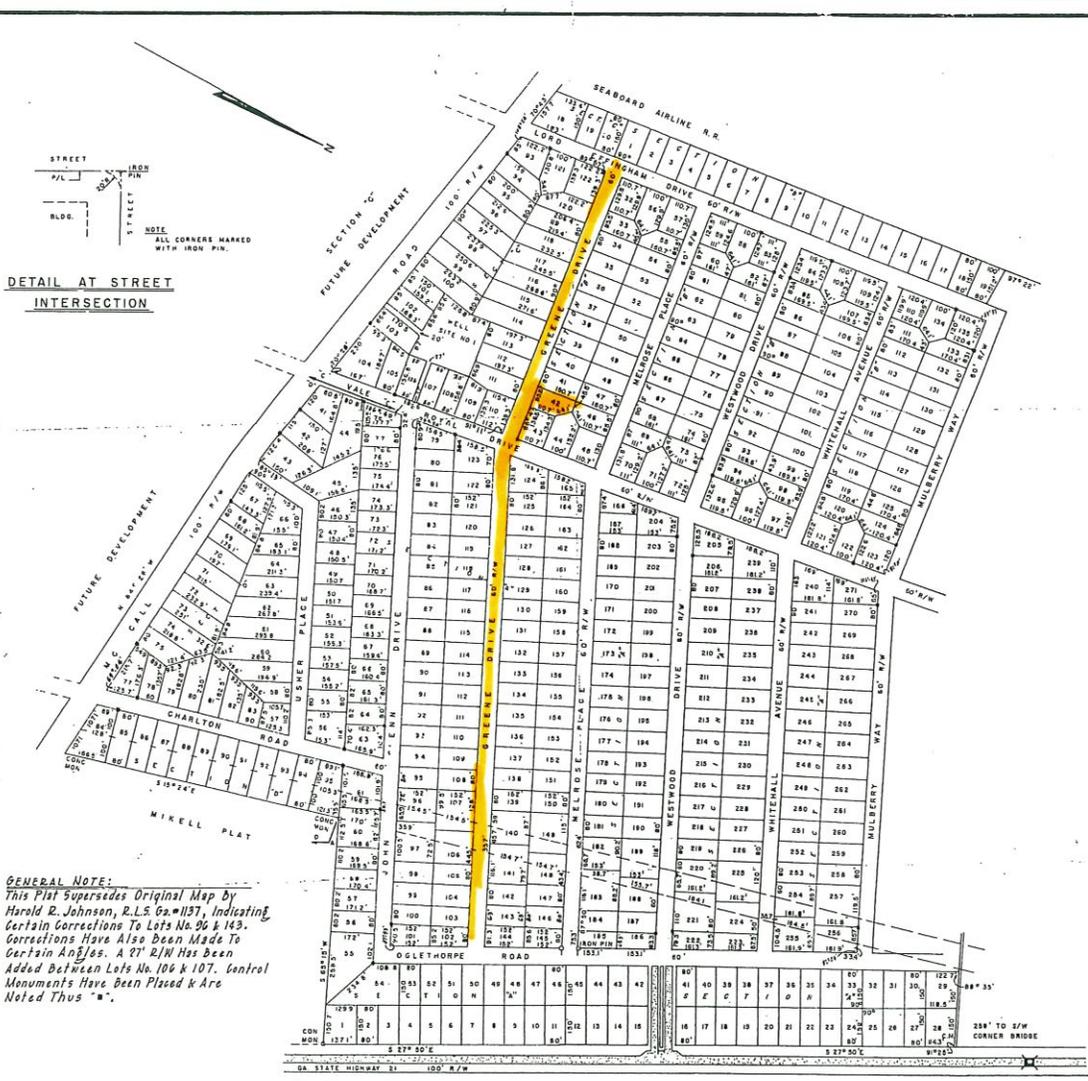
202 Green Dr







DETAIL AT STREET INTERSECTION



**GENERAL NOTE:**  
 This Plat Supersedes Original Map by Harold R. Johnson, R.L.S. 62-1137, indicating certain corrections to Lots No. 96 & 143. Corrections have also been made to certain angles. A 2' R/W has been added between Lots No. 106 & 107. Control monuments have been placed & are noted thus "m".

**REVISED PLAT**  
**WESTWOOD HEIGHTS SUBDIVISION**

PLAT OF PORTION OF SECTIONS A, B, C, AND D  
 EFFINGHAM COUNTY, GEORGIA

SURVEYOR: HAROLD R. JOHNSON  
*Harold R. Johnson*

SCALE: 1" = 200'

SEPTEMBER, 1963

I CERTIFY THAT 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 LAW.  
*Harold R. Johnson*  
 HAROLD R. JOHNSON, R.L.S. 62-1137





**Staff Report**

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Betty J. New** requests a **variance** from Article III, Section 3.3.1(c), to allow for the placement of an accessory structure. Located at 202 Greene Drive, zoned **AR-1**. [Map# 465H Parcel# 42B]

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Article III, Section 3.3.1(c), to allow for the placement of an accessory structure.

**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.*
- Article III, Section 3.3.1(c) of Appendix C states that “An accessory structure shall not be less than ten feet from a principal structure”. The applicant is requesting reduction, to a 5-7 foot setback from the principal structure.
- The applicant wishes to erect a 40 x 17 pole barn to shelter a boat. The length of the structure allows for conformance to all building setbacks, except between the accessory structure and the dwelling.
- The property has a unique, angled shape, effectively bisecting what would otherwise be a sufficient rear yard to alter the orientation of the pole barn, allowing conformity.
- At the August 16, 2023 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Brad Smith 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.  
465H-42B

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
465H-42B

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, BETTY J. NEW has filed an application for a variance, from required accessory structure setbacks; map and parcel number 465H-42B, located in the 2<sup>nd</sup> 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 a variance from required accessory structure setbacks; map and parcel number 465H-42B, located in the 2<sup>nd</sup> commissioner district is approved.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

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:** September 5, 2023  
**Item Description:** **George L. Oglesby** request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 8869 Highway 21 N. **[Map# 229 Parcel# 1A]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2** to allow for the 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 create a home site, approximately 3 acres in size, with a 60' easement serving as access to Highway 21 North.
- The nearest property of either size less than 10 acres, or zoning other than AR-1 is approximately 1.16 miles away. Adjacent land use across the Screven County boundary appears to be agricultural.
- While the NWI shows significant wetlands coverage, the proposed 3-acre lot could be further split in to three, 1-acre lots served by a private easement.
- At the August 16, 2023 Planning Board meeting, the applicant indicated that the 7.85 acres remaining AR-1 may be subdivided as an estate division at the time of the owner's death.
- Peter Higgins made a motion for approval, with the following conditions:
  1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
  2. Further subdivision of any of the 10.85 acres shall be prohibited.
- The motion was seconded by Brad Smith, and carried 4-1, Ryan Thompson opposing.

**Alternatives**

- 1. Approve** the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2**, with the following condition:
  1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
  2. Further subdivision of any of the 10.85 acres shall be prohibited.
- 2. Deny** the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2**.

**Recommended Alternative: 2**

**Other Alternatives: 1**

**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: George L. Oglesby Jr.

Applicant Email Address: bartworx@yahoo.com

Phone # (912) 856-4409

Applicant Mailing Address: 8869 Hwy 21 N

City: Newington. State: Ga. Zip Code: 30446

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: 8869 Hwy 21 N, Newington, Ga, 30446

Proposed Road Access: Ga. Hwy 21

Present Zoning of Property: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Tax Map-Parcel # 02290001A00 Total Acres: 10.85 Acres to be Rezoned: 3

Lot Characteristics: \_\_\_\_\_

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

If public, name of supplier: \_\_\_\_\_

Justification for Rezoning Amendment: transfer ownership of 3 acres

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.

my daughter has a home on this property

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.

my daughter wishes to reside there

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

I reside on the remainder of the property

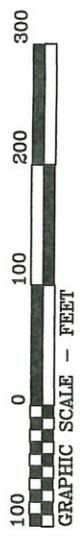
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

We will be using the current property as residential only

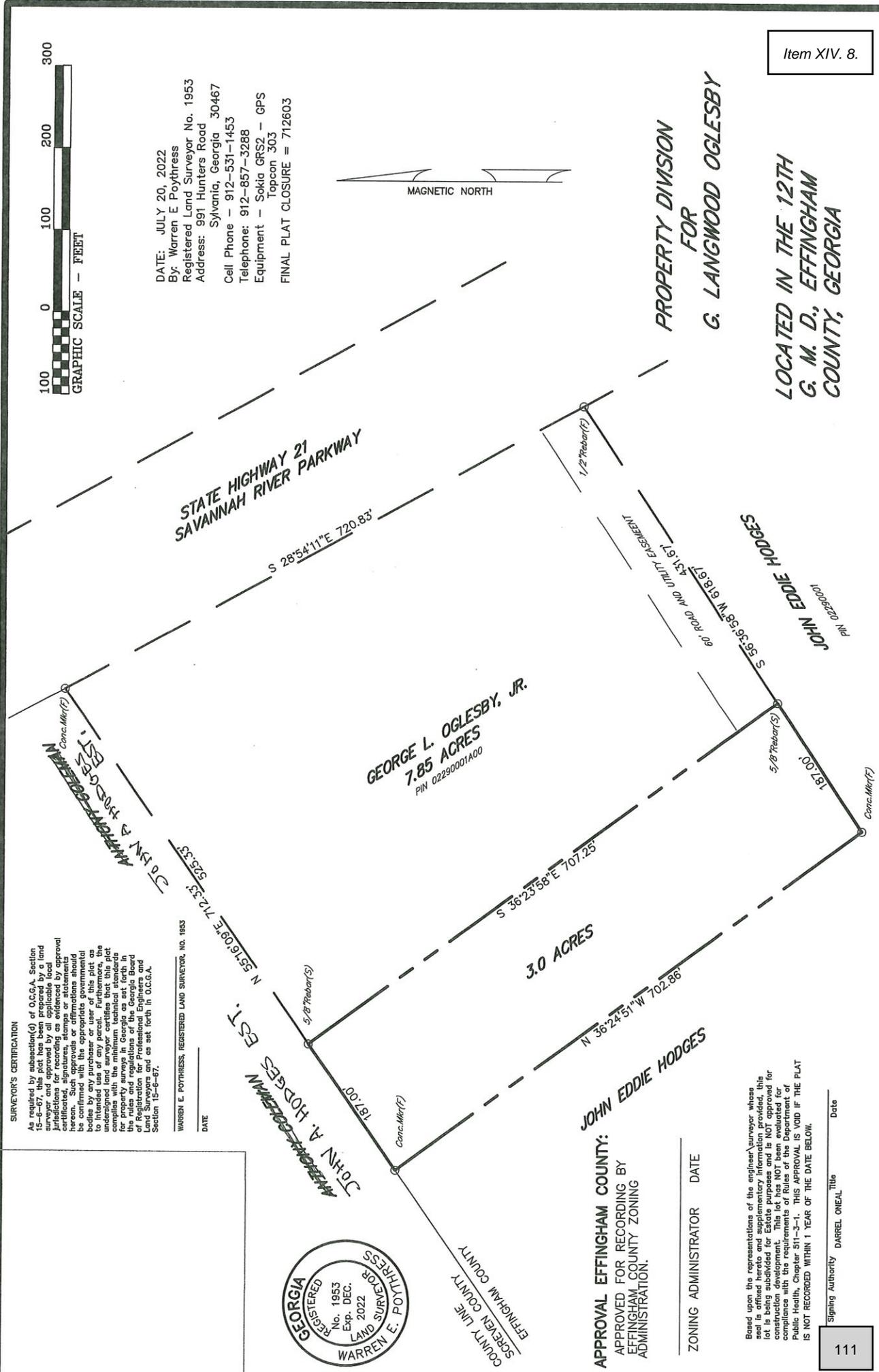
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_



DATE: JULY 20, 2022  
 By: Warren E Poythress  
 Registered Land Surveyor No. 1953  
 Address: 991 Hunters Road  
 Sylvania, Georgia 30467  
 Cell Phone - 912-531-1453  
 Telephone: 912-857-3288  
 Equipment - Sokia GRS2 - GPS  
 Topcon 303  
 FINAL PLAT CLOSURE = 712603



**SURVEYOR'S CERTIFICATION**  
 As required by subsection(s) of O.C.G.A. Section 44-2-1, the undersigned, Warren E. Poythress, Registered Land Surveyor No. 1953, hereby certifies that this plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval of the State Board of Professional Engineers and Surveyors. All measurements and calculations have been confirmed with the equipment and methods intended for use by any purchaser or user of this plat as indicated on this plat. Furthermore, the undersigned land surveyor certifies that this plat was prepared in accordance with the rules and regulations for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Professional Engineers and Surveyors as set forth in O.C.G.A. Section 44-2-1.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953  
 DATE \_\_\_\_\_



COUNTY LINE  
 SPREVEN COUNTY  
 EFFINGHAM COUNTY

**APPROVAL EFFINGHAM COUNTY:**  
 APPROVED FOR RECORDING BY  
 EFFINGHAM COUNTY ZONING  
 ADMINISTRATION.

ZONING ADMINISTRATOR DATE

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this plat is being subdivided for Estate purposes and is NOT approved for other purposes. This plat is NOT to be used for any other purpose in compliance with the requirements of Rules of the Department of Public Health, Chapter 511-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority DARREL ONEAL Title \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY DIVISION  
 FOR  
 G. LANGWOOD OGLESBY  
 LOCATED IN THE 12TH  
 G. M. D., EFFINGHAM  
 COUNTY, GEORGIA



8869 Hwy 21 N / 229-1A



7/7/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
  - B-1
  - AR-1
  - AR-2
- Efn\_fin\_cache
  - Red: Band\_1
  - Green: Band\_2

Item XIV. 8.

1:15,799  
0 0.1 0.17 0.2 0.35 0.4 mi  
0 0.17 0.35 0.7 km  
Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
NASA, EPA, USDA

*David A. 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.

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 **George L. Oglesby – (Map # 229 Parcel # 1A)** from **AR-1** to **AR-2** zoning.

- No ? 1. Is this proposal inconsistent with the county’s master plan?
- No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- 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?
- No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- No ? 7. Are nearby residents opposed to the proposed zoning change?
- 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 JEH

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **George L. Oglesby – (Map # 229 Parcel # 1A)** 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?

*JEH*

*P.H.*

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 **George L. Oglesby – (Map # 229 Parcel # 1A)** 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?

I vote to deny based on

The rezoning would be unnecessary if it were a 5 ac. lot being proposed

R.O.T

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 **George L. Oglesby – (Map # 229 Parcel # 1A)** 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?

A.2

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 **George L. Oglesby – (Map # 229 Parcel # 1A)** 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?
- 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?

BS

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
229-1A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
229-1A

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, GEORGE L. OGLESBY has filed an application to rezone three (3) +/- acres; from AR-1 to AR-2 to allow for division of the property; map and parcel number 229-1A, located in the 3<sup>rd</sup> 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 three (3) +/- acres; map and parcel number 229-1A, located in the 3<sup>rd</sup> commissioner district is rezoned from AR-1 to AR-2, with the following conditions:

1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
2. Further subdivision of any of the 10.85 acres shall be prohibited.

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:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **George L. Oglesby** request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 8869 Highway 21 N. **[Map# 229 Parcel# 1A]**

### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2** to allow for the 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 create a home site, approximately 3 acres in size, with a 60' easement serving as access to Highway 21 North.
- The nearest property of either size less than 10 acres, or zoning other than AR-1 is approximately 1.16 miles away. Adjacent land use across the Screven County boundary appears to be agricultural.
- While the NWI shows significant wetlands coverage, the proposed 3-acre lot could be further split in to three, 1-acre lots served by a private easement.
- At the August 16, 2023 Planning Board meeting, the applicant indicated that the 7.85 acres remaining AR-1 may be subdivided as an estate division at the time of the owner's death.
- Peter Higgins made a motion for approval, with the following conditions:
  1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
  2. Further subdivision of any of the 10.85 acres shall be prohibited.
- The motion was seconded by Brad Smith, and carried 4-1, Ryan Thompson opposing.

### Alternatives

**1. Approve** the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2**, with the following condition:

1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
2. Further subdivision of any of the 10.85 acres shall be prohibited.

**2. Deny** the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2**.

**Recommended Alternative: 2**

**Other Alternatives: 1**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Michael & Meredith Clark** requests a **variance** from Section 3.21.1, to allow for occupation of a camper/RV during construction of a dwelling. Located at 892 Brogdon Road, zoned **AR-1 [Map# 319 Parcel# 1D]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Section 3.21.1, to allow for occupation of a camper/RV during construction of a dwelling.

### Executive Summary/Background

- Pursuant to Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.21.1 of the Effingham County, Georgia Code of Ordinances: *... any owner of camping and recreational equipment, including but not limited to travel trailers, pick-up coaches, motorized homes, and boat trailers, may park or store such equipment on private residential property subject to the following conditions: Such parked or stored camping and recreational equipment shall never be occupied or used for living, sleeping, or housekeeping purposes.*
- The applicant has an active building permit (202301088) for a permanent dwelling, they wish to live on site during the construction of their home.
- At the August 16, 2023 Planning Board meeting, Peter Higgins made a motion for approval with the following conditions:
  1. The duration of the occupation shall not be longer than twelve months from date of approval.
  2. The RV/Camper must have connection to permitted well and septic services.
- The motion was seconded by Ryan Thompson and carried unanimously.

### Alternatives

1. **Approve** the request for a **variance** from Section 3.21.1, with the following conditions:
  1. The duration of the occupation shall not be longer than twelve months from date of approval.
  2. The RV/Camper must have connection to permitted well and septic services.
2. **Deny** the request for a **variance** from Section 3.21.1.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance application

3. Site Plan 5. Deed

1. Ownership certificate/authorization 4. Aerial photograph

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: 7/6/2023

Applicant/Agent: Meredith Clark Michael Clark

Applicant Email Address: mnmclark2007@gmail.com

Phone # 912.856.8433

Applicant Mailing Address: 892 Brogdon Rd

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: N/A  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): N/A

Phone # N/A

Owner's Mailing Address: N/A

City: N/A State: N/A Zip Code: N/A

Property Location: 892 Brogdon Rd Guyton GA 31312

Name of Development/Subdivision: N/A

Present Zoning of Property AR-1 Tax Map-Parcel # 03190001000 Total Acres 20

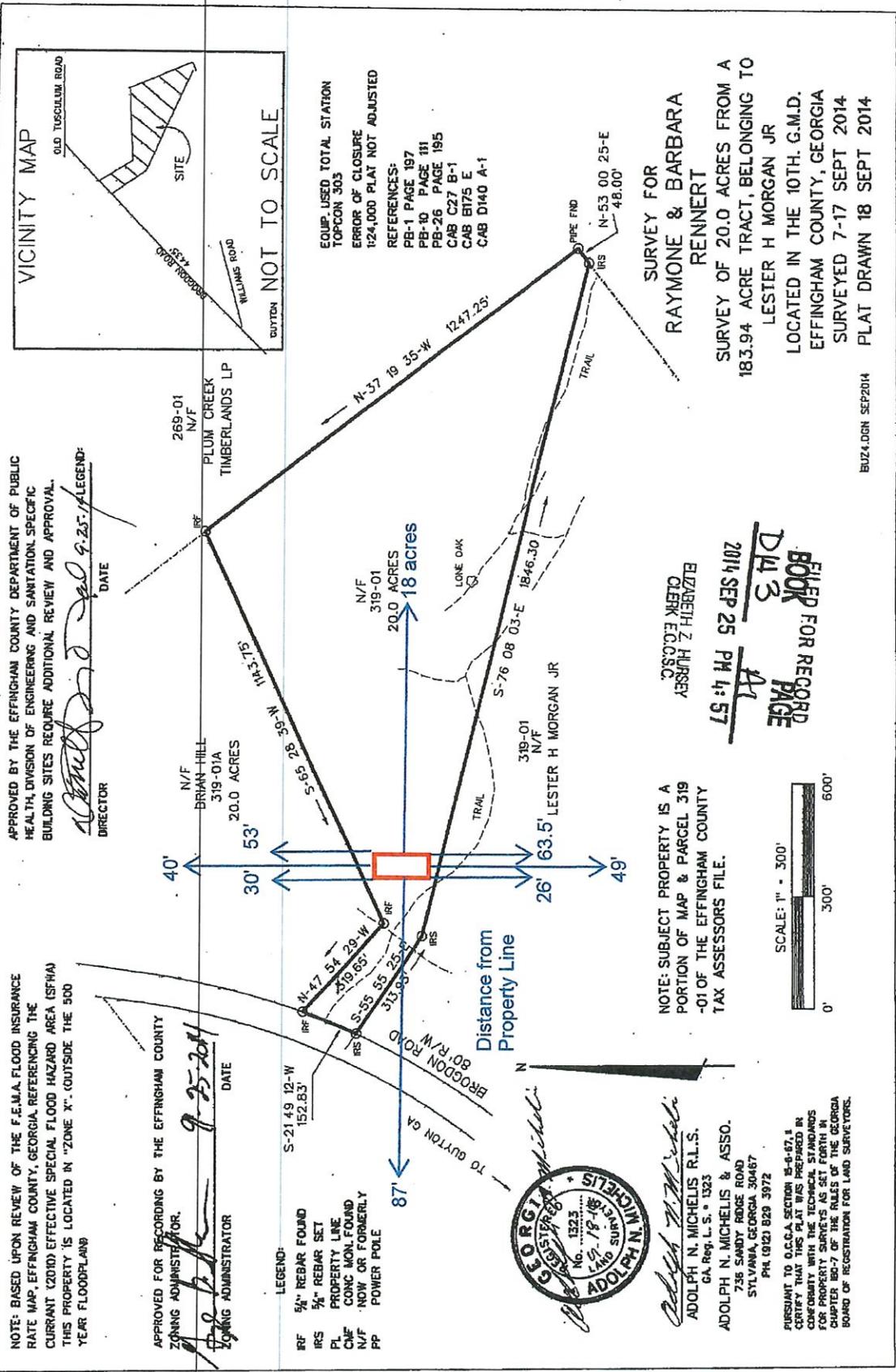
**VARIANCE REQUESTED** (provide relevant section of code): Section 3.21-1

Describe why variance is needed: We would like to live in our RV while we build. We have an active building permit (# 202301088)

How does request meet criteria of Section 7.1.8 (see Attachment C):

We have an approved Building Permit and all listed documents were filed to acquire it.

Applicant Signature: [Signature] Date 7/6/2023



VICINITY MAP

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION. SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

DATE: 9-25-14

DIRECTOR: [Signature]

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT (2010) EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

DATE: 9-25-14

ZONING ADMINISTRATOR: [Signature]

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION. SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

DATE: 9-25-14

DIRECTOR: [Signature]

LEGEND:

- RF 5/8" REBAR FOUND
- IRS 3/4" REBAR SET
- PL PROPERTY LINE
- CHF CONC MON FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE

EQUIP. USED TOTAL STATION TOPCON 303

ERROR OF CLOSURE 1:24,000 PLAT NOT ADJUSTED

REFERENCES:

- PB-1 PAGE 197
- PB-10 PAGE 181
- PB-26 PAGE 195
- CAB C27 B-1
- CAB B175 E
- CAB D140 A-1

SURVEY FOR RAYMONE & BARBARA RENNERT

SURVEY OF 20.0 ACRES FROM A 183.94 ACRE TRACT, BELONGING TO LESTER H MORGAN JR

LOCATED IN THE 10TH. G.M.D. EFFINGHAM COUNTY, GEORGIA

SURVEYED 7-17 SEPT 2014

PLAT DRAWN 18 SEPT 2014

ELIZABETH Z HURSEY CLERK E.C.C.S.C.

FILED FOR RECORD PAGE 11

BOOK D143

2014 SEP 25 PM 4: 57

NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCEL 319 -01 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.



ADOLPH N. MICHELIS & ASSO.  
 GA. REG. L.S. # 1323  
 736 SANDY RIDGE ROAD  
 STYLWIA, GEORGIA 30467  
 PH (478) 829 3972

PURSUANT TO O.C.G.A. SECTION 46-9-67, I CERTIFY THAT THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 88-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR LAND SURVEYORS.

BUZZA.DGN SEP2014

Effingham County Department of Inspections  
Call 24 Hours In Advance For Inspections 912-754-2128

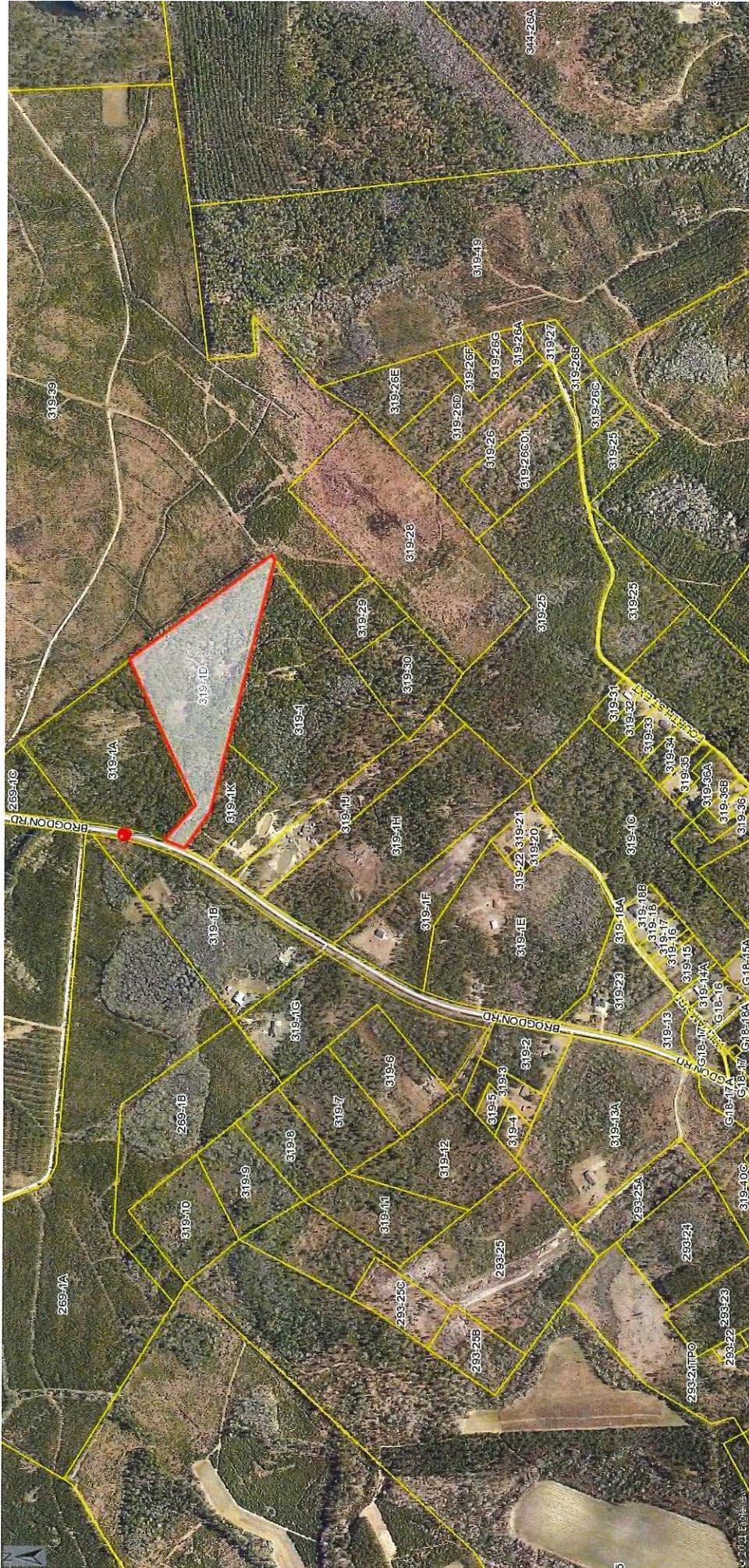
Permit: 202301088  
Parcel Id: 03190010000  
Plan Name: \_\_\_\_\_  
Issued: 06/09/23  
Fee: \$1351.05  
Owner: MICHAEL CLARK  
Phone: 912-856-8433  
Location: 892 Brogdon Rd, Guyton, GA 31312  
Lot Number:  
Type: HOUSE  
Flood Zone:  
Flood Elevation Certificate Require \_\_\_\_\_  
Job Descr: 892 BROGDON RD / THE CEDAR #5 #22065-05  
ERECT TSF 4757 HTD 2993 UNHTD 1764 5BD/3.5BA  
METAL / SLAB / DRYWALL / METAL

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics' and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code Georgia Annotated. In order to protect any interest in such property and avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available at building supply home centers.

REQUIRED INSPECTIONS

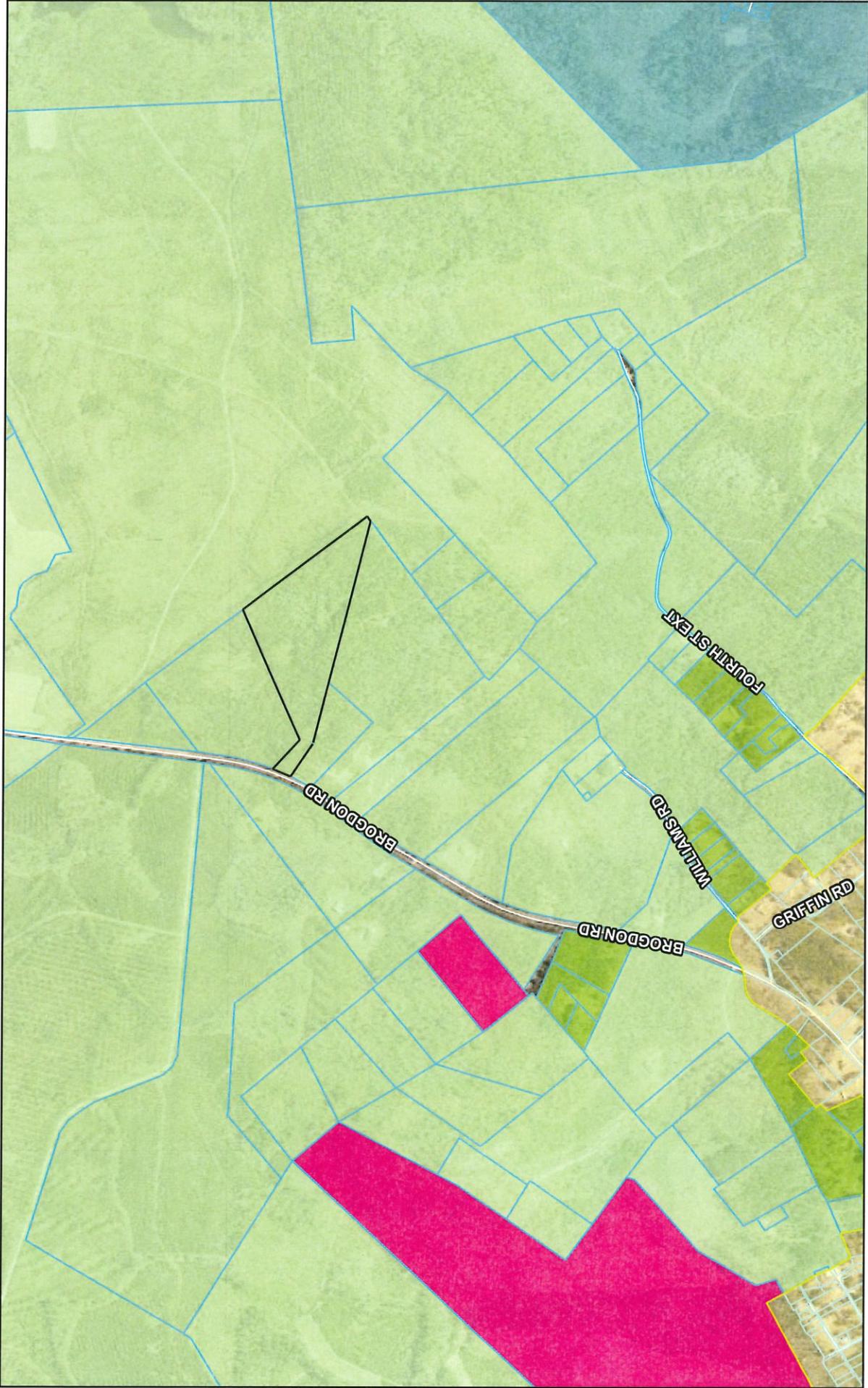
Type	Date	Approved By
Property Corners		
Pad		
Sawpole		
Footing		
Plumbing - Underslab		
Stemwall		
Slab Floor System		
Subfloor		
Nailing		
Housewrap/Windowseal		
Electrical Rough-in		
Plumbing Rough-in		
Mechanical Rough-in		
Framing Dry-in		
Insulation		
Driveway and Walks		
Grading		
Temporary Power		
Final		
Skirting		

# 892 Brogdon Road



# 892 Brogdon Rd / 319-1D

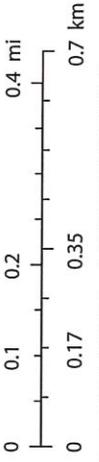
Item XIV. 10.



7/11/2023

1:15,799

- Municipal Boundaries
  - Roads
  - AR-2 Efn\_fin\_cache
  - R-1
  - R-6
  - AR-1
  - Red: Band\_1
  - Green: Band\_2
- Effingham County Zoning
- Tax Parcel Labels
- Tax Parcels



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

**: STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
319-1D

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
319-1D

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, MICHAEL & MEREDITH CLARK has filed an application for a variance, from section 3.21.1 to allow for occupation of a camper/RV during construction of a dwelling; map and parcel number 319-1D, located in the 3<sup>rd</sup> 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 a variance from section 3.21.1 to allow for occupation of a camper/RV during construction of a dwelling; map and parcel number 319-1D, located in the 3<sup>rd</sup> commissioner district is approved, with the following conditions:

1. The duration of the occupation shall not be longer than twelve months from date of approval.
2. The RV/Camper must have connection to permitted well and septic services.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

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:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **Michael & Meredith Clark** requests a **variance** from Section 3.21.1, to allow for occupation of a camper/RV during construction of a dwelling. Located at 892 Brogdon Road, zoned **AR-1 [Map# 319 Parcel# 1D]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Section 3.21.1, to allow for occupation of a camper/RV during construction of a dwelling.

### Executive Summary/Background

- Pursuant to Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.21.1 of the Effingham County, Georgia Code of Ordinances: *... any owner of camping and recreational equipment, including but not limited to travel trailers, pick-up coaches, motorized homes, and boat trailers, may park or store such equipment on private residential property subject to the following conditions: Such parked or stored camping and recreational equipment shall never be occupied or used for living, sleeping, or housekeeping purposes.*
- The applicant has an active building permit (202301088) for a permanent dwelling, they wish to live on site during the construction of their home.
- At the August 16, 2023 Planning Board meeting, Peter Higgins made a motion for approval with the following conditions:
  1. The duration of the occupation shall not be longer than twelve months from date of approval.
  2. The RV/Camper must have connection to permitted well and septic services.
- The motion was seconded by Ryan Thompson and carried unanimously.

### Alternatives

1. **Approve** the request for a **variance** from Section 3.21.1, with the following conditions:
  1. The duration of the occupation shall not be longer than twelve months from date of approval.
  2. The RV/Camper must have connection to permitted well and septic services.
2. **Deny** the request for a **variance** from Section 3.21.1.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment