

1. September 21, 2021 Meeting Agenda

Documents:

[09212021MEETINGAGENDA.PDF](#)

- 1.I. September 21, 2021 Final Agenda

Documents:

[09212021 MEETING AGENDA\\_FINAL.PDF](#)

2. September 21, 2021 Meeting Material

Documents:

[09212021 MEETING PACKET.PDF](#)



## BOARD OF COMMISSIONERS REGULAR MEETING

**September 21, 2021 – 5:00 PM**

Effingham County Administrative Complex  
Meeting Chambers

601 North 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

#### Virtual Meeting Information:

Zoom link: <https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJlbXN6L3lTZz09>

Phone Number: **1-929-436-2866**

Meeting ID: **987 1521 9287**

Access Code: **901128**

- 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**
- VII. Public Comments** - Agenda Items ONLY
- VIII. Correspondence** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.
- IX. Consent Agenda**
  - 1. [2021-462 Purchase]**  
Consideration to approve ratification of the emergency approval for a replacement pump at the Hodgeville lift station



**X. Old Business**

**1. [2021-463 2nd Reading]**

Consideration to approve the Second Reading of an application by **Pinehill Group, LLC/Matthew Byrd as agent for Suzanne B. Spivey** to rezone 16.95 acres located on Noel C. Conaway Road from AR-1 to R-3 for a future multi-family residential community Map# 376 Parcel# 16 in the First District (*postponed by the BOC 09/07/2021*)

**XI. New Business**

**1. [2021-464 Position] Vicki Dunn**

Consideration to approve the reorganization of positions in the Clerk of Courts office and addition of another position

**2. [2021-465 Policy] Vicki Dunn**

Consideration to approve to amend **Section 2.12 - Conflict Resolution/Grievance Process** of the Human Resources Standards of Practice

**3. [2021-466 Purchase Order] Alison Bruton**

Consideration to approve Purchase Order 22-25-002 for the purchase of a new crawler dozer from Yancy Brothers

**4. [2021-467 Purchase Order] Alison Bruton**

Consideration to approve Purchase Order# 22-25-004 for the purchase of a compact track loader from Low Country JCB

**5. [2021-468 Purchase Order] Alison Bruton**

Consideration to approve Purchase Order# 22-25-003 for the purchase of a new mid-size excavator from Low Country JCB

**6. [2021-469 Resolution] Alison Bruton**

Consideration to approve Resolution 021-047 for Surplus of various items which have been replaced or no longer in use

**7. [2021-470 Change Order] Eric Larson**

Consideration to approve Change Order# 1 of the contract with Pond and Company to provide concept design for two intersections along Hodgeville Road

8. **[2021-471 Agreement]** *Tim Callanan*

Consideration to approve an amendment to the Transportation Special Purchase Local Option Sales Tax (SPLOST) Intergovernmental Agreement between Effingham County and the cities of Springfield and Guyton

9. **[2021-472 Resolution]** *Teresa Concannon*

Consideration to approve Resolution# 021-048 to impose a moratorium on R-3 - Multifamily Residential District, R-6 - Single Family Residential District and B-2 General Commercial District and B-3 Highway Commercial District (if the use is proposed for multifamily use) for a period of 120 days

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

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

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

**XV. Planning Board**

1. **[2021-473 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Scott Funderburk** to rezone 2 out 94.14 acres located at 4560 Bluejay Road from AR-1 to B-2 to expand an existing mini storage facility Map# 326 Parcel# 33 & 36 in the First District

2. **[2021-474 2nd Reading]**

Consideration to approve the Second Reading an application by **Scott Funderburk** to rezone 2 out 94.14 acres located at 4560 Bluejay Road from AR-1 to B-2 to expand an existing mini storage facility Map# 326 Parcel# 33 & 36 in the First District

3. **[2021-475 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Scott Funderburk** for a Variance located at 4560 Bluejay Road to waive the required buffers between commercial and agricultural residential uses Map# 326 Parcel# 36 & 33 in the First District

4. **[2021-476 Second Reading]**

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5. **[2021-477 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **William Wilson, as agent for Thomas Wilson** to rezone 1 out of 25.24 acres located at 342 Otis Seckinger Road from AR-1 to AR-2 for the creation of a home site Map# 415 Parcel# 32 in the Second District

6. **[2021-478 2nd Reading]**

Consideration to approve the Second Reading of an application by **William Wilson, as agent for Thomas Wilson** to rezone 1 out of 25.24 acres located at 342 Otis Seckinger Road from AR-1 to AR-2 for the creation of a home site Map# 415 Parcel# 32 in the Second District

7. **[2021-479 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **George D. Malone Jr.** for a Variance located at 101 Teal Drive on the side setback to allow for an accessory structure, from 10 feet to 6 feet Map# 408A Parcel# 1 in the Fourth District

8. **[2021-480 Second Reading]**

Consideration to approve the Second Reading of an application by **George D. Malone Jr.** for a Variance located at 101 Teal Drive on the side setback to allow for an accessory structure, from 10 feet to 6 feet Map# 408A Parcel# 1 in the Fourth District

9. **[2021-481 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Jeffery Wallace & Laural T. Hagan Sr.** for a Conditional Use located at 3131 Rincon Stillwell Road to allow for a cemetery for family use Map# 463 Parcel# 45 in the Fifth District

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The Planning Board recommends approving an application by **Bo Langham, as agent for Laurel Mill, Inc.** for a Conditional Use located on Old Augusta Road to allow for a mobile office with commercial parking and laydown yard for dump trucks and semi-trucks Map# 475 Parcel# 58B, zoned B-3 in the Fifth District

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13. **[2021-485 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Robert McCorkle III, as agent for Thomas Lee Exley Jr.** to rezone 102.75 acres located on Old Augusta Road from AR-1 to I-1 Heavy Industrial to allow for the development of industrial warehouses Map# 478 Parcel# 1 in the Fifth District

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16. **[2021-488 2nd Reading]**

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19. **[2021-491 Public Hearing]** *Teresa Concannon*

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21. **[2021-493 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Chad Zittrouer, as agent for Helen Dasher Estate** to rezone 405 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 486 Parcel# 2 in the Fifth District

22. **[2021-494 2nd Reading]**

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29. **[2021-501 Public Hearing]** *Teresa Concannon*

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**XVI. Adjournment**



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

**September 21, 2021 – 5:00 PM**  
Effingham County Administrative Complex  
Meeting Chambers  
601 North Laurel Street, Springfield GA 31329

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## **Agenda**

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Phone Number: **1-929-436-2866**

Meeting ID: **987 1521 9287**

Access Code: **901128**

**I. Call to Order - 5:05 pm**

**II. Roll Call**

**Not Present:**

*Forrest Floyd*

*Wesley Corbitt*

*Roger Burdette*

*Jamie Deloach*

*Reginald Loper*

*Phil Kieffer*

**III. Invocation**

*Commissioner Deloach offered the invocation.*

**IV. Pledge to the American Flag**

*The Pledge was sounded in unison.*

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

**VI. Minutes**- *approved as read*

**VII. Public Comments - Agenda Items ONLY**

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

**IX. Consent Agenda**

1. **[2021-462 Purchase]** – *(approved)*

Consideration to approve ratification of the emergency approval for a replacement pump at the Hodgeville lift station

**X. Consent Agenda**

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1. **[2021-464 Position]** *presented by Vicki Dunn -(approved)*

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6. **[2021-469 Resolution]** *presented by Alison Bruton – (approved)*



Consideration to approve Resolution 021-047 for Surplus of various items which have been replaced or no longer in use

7. **[2021-470 Change Order]** *presented by Eric Larson – (approved)*

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

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

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**XVI. Adjournment – 7:00 pm**



## BOARD OF COMMISSIONERS REGULAR MEETING

**September 21, 2021 – 5:00 PM**

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Meeting Chambers

601 North 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

#### Virtual Meeting Information:

Zoom link: <https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJlbXN6L3lTZz09>

Phone Number: **1-929-436-2866**

Meeting ID: **987 1521 9287**

Access Code: **901128**

- 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**
- VII. Public Comments** - Agenda Items ONLY
- VIII. Correspondence** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.
- IX. Consent Agenda**
  - [1.](#) **[2021-462 Purchase]**

Consideration to approve ratification of the emergency approval for a replacement pump at the Hodgeville lift station

**X. Old Business**

**1. [2021-463 2nd Reading]**

Consideration to approve the Second Reading of an application by **Pinehill Group, LLC/Matthew Byrd as agent for Suzsanne B. Spivey** to rezone 16.95 acres located on Noel C. Conaway Road from AR-1 to R-3 for a future multi-family residential community Map# 376 Parcel# 16 in the First District (*postponed by the BOC 09/07/2021*)

**XI. New Business**

**1. [2021-464 Position] Vicki Dunn**

Consideration to approve the reorganization of positions in the Clerk of Courts office and addition of another position

**2. [2021-465 Policy] Vicki Dunn**

Consideration to approve to amend **Section 2.12 - Conflict Resolution/Grievance Process** of the Human Resources Standards of Practice

**3. [2021-466 Purchase Order] Alison Bruton**

Consideration to approve Purchase Order 22-25-002 for the purchase of a new crawler dozer from Yancy Brothers

**4. [2021-467 Purchase Order] Alison Bruton**

Consideration to approve Purchase Order# 22-25-004 for the purchase of a compact track loader from Low Country JCB

**5. [2021-468 Purchase Order] Alison Bruton**

Consideration to approve Purchase Order# 22-25-003 for the purchase of a new mid-size excavator from Low Country JCB

**6. [2021-469 Resolution] Alison Bruton**

Consideration to approve Resolution 021-047 for Surplus of various items which have been replaced or no longer in use

**7. [2021-470 Change Order] Eric Larson**

Consideration to approve Change Order# 1 of the contract with Pond and Company to provide concept design for two intersections along Hodgeville Road

8. **[2021-471 Agreement]** *Tim Callanan*

Consideration to approve an amendment to the Transportation Special Purchase Local Option Sales Tax (SPLOST) Intergovernmental Agreement between Effingham County and the cities of Springfield and Guyton

9. **[2021-472 Resolution]** *Teresa Concannon*

Consideration to approve Resolution# 021-048 to impose a moratorium on R-3 - Multifamily Residential District, R-6 - Single Family Residential District and B-2 General Commercial District and B-3 Highway Commercial District (if the use is proposed for multifamily use) for a period of 120 days

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

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

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

**XV. Planning Board**

1. **[2021-473 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Scott Funderburk** to rezone 2 out 94.14 acres located at 4560 Bluejay Road from AR-1 to B-2 to expand an existing mini storage facility Map# 326 Parcel# 33 & 36 in the First District

2. **[2021-474 2nd Reading]**

Consideration to approve the Second Reading an application by **Scott Funderburk** to rezone 2 out 94.14 acres located at 4560 Bluejay Road from AR-1 to B-2 to expand an existing mini storage facility Map# 326 Parcel# 33 & 36 in the First District

3. **[2021-475 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Scott Funderburk** for a Variance located at 4560 Bluejay Road to waive the required buffers between commercial and agricultural residential uses Map# 326 Parcel# 36 & 33 in the First District

4. **[2021-476 Second Reading]**

Consideration to approve the Second Reading of an application by **Scott Funderburk** for a Variance located at 4560 Bluejay Road to waive the required buffers between commercial and agricultural residential uses Map# 326 Parcel# 36 & 33 in the First District



5. [2021-477 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **William Wilson, as agent for Thomas Wilson** to rezone 1 out of 25.24 acres located at 342 Otis Seckinger Road from AR-1 to AR-2 for the creation of a home site Map# 415 Parcel# 32 in the Second District

6. [2021-478 2nd Reading]

Consideration to approve the Second Reading of an application by **William Wilson, as agent for Thomas Wilson** to rezone 1 out of 25.24 acres located at 342 Otis Seckinger Road from AR-1 to AR-2 for the creation of a home site Map# 415 Parcel# 32 in the Second District

7. [2021-479 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **George D. Malone Jr.** for a Variance located at 101 Teal Drive on the side setback to allow for an accessory structure, from 10 feet to 6 feet Map# 408A Parcel# 1 in the Fourth District

8. [2021-480 Second Reading]

Consideration to approve the Second Reading of an application by **George D. Malone Jr.** for a Variance located at 101 Teal Drive on the side setback to allow for an accessory structure, from 10 feet to 6 feet Map# 408A Parcel# 1 in the Fourth District

9. [2021-481 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Jeffery Wallace & Laural T. Hagan Sr.** for a Conditional Use located at 3131 Rincon Stillwell Road to allow for a cemetery for family use Map# 463 Parcel# 45 in the Fifth District

10. [2021-482 2nd Reading]

Consideration to approve the Second Reading of an application by **Jeffery Wallace & Laural T. Hagan Sr.** for a Conditional Use located at 3131 Rincon Stillwell Road to allow for a cemetery for family use Map# 463 Parcel# 45 in the Fifth District

11. [2021-483 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Bo Langham, as agent for Laurel Mill, Inc.** for a Conditional Use located on Old Augusta Road to allow for a mobile office with commercial parking and laydown yard for dump trucks and semi-trucks Map# 475 Parcel# 58B, zoned B-3 in the Fifth District

**12. [2021-484 2nd Reading]**

Consideration to approve the Second Reading of an application by **Bo Langham, as agent for Laurel Mill, Inc.** for a Conditional Use located on Old Augusta Road to allow for a mobile office with commercial parking and laydown yard for dump trucks and semi-trucks Map# 475 Parcel# 58B, zoned B-3 in the Fifth District

**13. [2021-485 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Robert McCorkle III, as agent for Thomas Lee Exley Jr.** to rezone 102.75 acres located on Old Augusta Road from AR-1 to I-1 Heavy Industrial to allow for the development of industrial warehouses Map# 478 Parcel# 1 in the Fifth District

**14. [2021-486 2nd Reading]**

Consideration to approve the Second Reading of an application by **Robert McCorkle III, as agent for Thomas Lee Exley Jr.** to rezone 102.75 acres located on Old Augusta Road from AR-1 to I-1 Heavy Industrial to allow for the development of industrial warehouses Map# 478 Parcel# 1 in the Fifth District

**15. [2021-487 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Robert McCorkle II, as agent for Robert Exley & Emily Badham Wood McCormick** for a Variance located on Old Augusta Road to eliminate the required 25 foot buffers between I-1 Heavy Industrial zoned parcels Map# 477 Parcel# 1 in the Fifth District

**16. [2021-488 2nd Reading]**

Consideration to approve the Second Reading of an application by **Robert McCorkle II, as agent for Robert Exley & Emily Badham Wood McCormick** for a Variance located on Old Augusta Road to eliminate the required 25 foot buffers between I-1 Heavy Industrial zoned parcels Map# 477 Parcel# 1 in the Fifth District

**17. [2021-489 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Robert McCorkle III, as agent for Thomas L. Exley Jr.** for a Variance located on Old Augusta Road to eliminate the required buffers between I-1 Heavy Industrial zoned parcels Map# 478 Parcel# 1 in the Fifth District

**18. [2021-490 2nd Reading]** *Teresa Concannon*

Consideration to approve the Second Reading of an application by **Robert McCorkle III, as agent for Thomas L. Exley Jr.** for a Variance located on Old Augusta Road to eliminate the required buffers between I-1 Heavy Industrial zoned parcels Map# 478 Parcel# 1 in the Fifth District

19. [2021-491 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Robert McCorkle III, as agent for Thomas L. Exley Jr.** for a Variance located on Old Augusta Road to eliminate the required 300 foot buffers between the I-1 Heavy Industrial and adjacent AR-1 zoning districts Map# 478 Parcel# 1 in the Fifth District

20. [2021-492 2nd Reading]

Consideration to approve the Second Reading of an application by **Robert McCorkle III, as agent for Thomas L. Exley Jr.** for a Variance located on Old Augusta Road to eliminate the required 300 foot buffers between the I-1 Heavy Industrial and adjacent AR-1 zoning districts Map# 478 Parcel# 1 in the Fifth District

21. [2021-493 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Chad Zittrouer, as agent for Helen Dasher Estate** to rezone 405 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 486 Parcel# 2 in the Fifth District

22. [2021-494 2nd Reading]

Consideration to approve the Second Reading of an application by **Chad Zittrouer, as agent for Helen Dasher Estate** to rezone 405 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 486 Parcel# 2 in the Fifth District

23. [2021-495 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Chad Zittrouer, as agent for Helen Dasher Estate** for a Variance located on Old Augusta Road to eliminate the required 25 foot buffer between I-1 Heavy Industrial zoned parcels Map# 486 Parcel# 2 in the Fifth District

24. [2021-496 Second Reading]

Consideration to approve the Second Reading of an application by **Chad Zittrouer, as agent for Helen Dasher Estate** for a Variance located on Old Augusta Road to eliminate the required 25 foot buffer between I-1 Heavy Industrial zoned parcels Map# 486 Parcel# 2 in the Fifth District

25. [2021-497 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Chad Zittrouer, as agent for the Helen Dasher Estate** for a Variance located on Old Augusta Road to reduce required buffers from 300 feet to 100 feet between differently zoned parcels Map# 486 Parcel# 2 in the Fifth District

**26. [2021-498 2nd Reading]**

Consideration to approve the Second Reading of an application by **Chad Zittrouer, as agent for the Helen Dasher Estate** for a Variance located on Old Augusta Road to reduce required buffers from 300 feet to 100 feet between differently zoned parcels Map# 486 Parcel# 2 in the Fifth District

**27. [2021-499 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Chad Zittrouer, as agent for Claude M. & Elizabeth E. Kicklighter** for a Variance located on Old Augusta Road to eliminate the required 25 foot buffers between I-1 Heavy Industrial zoned parcels Map# 478 Parcel# 2, zoned I-1 and B-3 in the Fifth District

**28. [2021-500 2nd Reading]**

Consideration to approve the Second Reading of an application by **Chad Zittrouer, as agent for Claude M. & Elizabeth E. Kicklighter** for a Variance located on Old Augusta Road to eliminate the required 25 foot buffers between I-1 Heavy Industrial zoned parcels Map# 478 Parcel# 2, zoned I-1 and B-3 in the Fifth District

**29. [2021-501 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Chad Zittrouer, as agent for Claude M. & Elizabeth E. Kicklighter** for a Variance located on Old Augusta Road to reduce the required buffers from 300 feet to 100 feet between differently zoned parcels Map# 478 Parcel# 2, zoned I-1 and B-3 in the Fifth District

**30. [2021-502 2nd Reading]**

Consideration to approve the Second Reading an application by **Chad Zittrouer, as agent for Claude M. & Elizabeth E. Kicklighter** for a Variance located on Old Augusta Road to reduce the required buffers from 300 feet to 100 feet between differently zoned parcels Map# 478 Parcel# 2, zoned I-1 and B-3 in the Fifth District

**XVI. Adjournment**

## Staff Report

**Subject:** Hodgeville Lift Station Emergency Pump Replacement  
**Author:** Eric Larson, County Engineer  
**Department:** Water & Sewer  
**Meeting Date:** September 21, 2021  
**Item Description:** Ratification of the emergency approval for a replacement pump at the Hodgeville lift station.

**Summary Recommendation:** Staff recommends ratification of the emergency approval for a replacement pump at the Hodgeville lift station in the amount of \$24,950.00.

### Executive Summary/Background:

- Engineering for the station upgrade is currently ongoing and awaiting final modifications requested by staff. Due to the condition of the existing station and high flow volume, a bypass pump has been staged at the facility while awaiting the upgrades.
- The station experienced a high level condition during the night of Saturday September 11<sup>th</sup> due to an internal electrical failure with the station pump and mechanical failure of the rented bypass pump. EOM Operations provided emergency services during this time to pump the station down, mitigation the sanitary sewer release (spill), and replace the rented bypass pump. The station pump must be replaced immediately. Staff were able to locate and secure a replacement pump that was in-stock with a local vendor.
- Immediate approval was requested to eliminate any public health risk or interruption in service. The County Manager authorized the purchase on September 13, 2021.
- Once upgrades are completed at the lift station the new pump will be moved to one of the County's other lift stations of similar size.

### Alternatives for Commission to Consider

1. Ratification of the emergency approval for the immediate purchase of a replacement pump at the Hodgeville lift station.
2. Take no action.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Purchasing, Finance, Asst. County Manager, EOM

**Funding Source:** GL 507-4441-106-54-1408-1, Station Upgrades and Repairs  
(Water and Sewer Bonds)

**Attachments:** Pump quotes



Goforth Williamson, Inc.  
 Mail To: 373 O'Dell Road  
 Ship To: 377 O'Dell Road  
 Griffin, GA 30224  
 United States of America

Item IX. 1.

Ph: 770-467-0303

Fax: 770-467-0301

### Quote

ID: P217714

Date: 13-Sep-21

#### To

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

#### Quote To

Adam Parker  
 Hodgeville Rd. LS  
 890 Hodgeville Rd  
 Guyton, GA 31312  
 United States of America

Ph: 912-445-0050

Terms		Ship Via		Salesperson
Net 30 Days		Pre-Pay& ADD		JLEGAN
Quantity	Description	Unit Price	Amount	
	Reference: Hodgeville LS Flygt PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING:			
1	Line: 001 Part: 97660748 S1.40.A50.700.4.62M.S.308.G.Ex  Design Condition: unknown Selection based on catalog curve for Flygt 3300 w/ 467 imp  Grundfos Submersible Solids Handling Pump 5" Horizontal Flanged Discharge / 3-15/16" Solids Single Channel Enclosed Impeller 65 hp 1764 rpm 460/3/60 Explosion Proof Motor Water In Oil Sensor / Klixon Motor Thermal Switches 49 ft Long Cord  currently one in stock in Brookshire otherwise 10 weeks	Expiration Date: 13-Oct-21 Rev:	\$23,530.00	\$23,530.00
1	Line: 002 Part: 99305039 Grundfos 5x6 Flygt Adapter 5" Grundfos Pump x 6" Flygt Base Elbow 3" guide rail pipe	Expiration Date: 13-Oct-21 Rev:	\$1,138.00	\$1,138.00
1	Line: 003 Part: SHIPPING & HANDLING CHARGES Freight on Inbound Materials In Bound Standard Ground Shipping Charges	Expiration Date: 13-Oct-21 Rev:	\$282.00	\$282.00
	Quote prepared by Tony Purcell PLEASE NOTE: 1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.	Total:	\$24,950.00	



Goforth Williamson, Inc.  
 Mail To: 373 O'Dell Road  
 Ship To: 377 O'Dell Road  
 Griffin, GA 30224  
 United States of America

Item IX. 1.

Ph: 770-467-0303

Fax: 770-467-0301

### Quote

ID: P217714

Date: 13-Sep-21

#### To

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

#### Quote To

Adam Parker  
 Hodgeville Rd. LS  
 890 Hodgeville Rd  
 Guyton, GA 31312  
 United States of America

Ph: 912-445-0050

Terms		Ship Via		Salesperson
Net 30 Days		Pre-Pay& ADD		JLEGAN
Quantity	Description	Unit Price	Amount	
	<p>2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.</p> <p>3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card. A 5% surcharge will be added to the invoice amount.</p> <p>4. GWI will provide 1-year warranty on workmanship and materials from the date of delivery</p> <p>5. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com</p> <p>THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTE. PLEASE CALL 770-467-0303, OR YOUR SALES REP, IF YOU HAVE ANY QUESTIONS.</p>			



**Xylem Water Solutions USA, Inc.**  
**Flygt Products**

September 1, 2021

128 A Airport Park Drive  
 Garden City, GA 31408  
 Tel (912) 966-1577  
 Fax (912) 966-1579

EOM OPERATIONS  
 480 EDSEL DRI  
 SUITE 100  
 RICHMOND HILL GA 31324

Quote # 2021-SAV-0239  
 Project Name: EOM Effingham Hodgeville Replacement  
 Job Name:

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

**Block 1**

Qty	Part Number	Description	Unit Price	Extended Price
1	3202.185-0145	Flygt Model NP-3202.185 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 60 HP 1750 RPM motor, 460 impeller, 1 x 50 Ft. length of SUBCAB 4G25+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	\$ 25,272.00	\$ 25,272.00

**Total Price** **\$ 25,272.00**

**Terms & Conditions**

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

**Purchase Orders:** Please make purchase orders out to: Xylem Water Solutions USA, Inc.

**Freight Terms:** 3 DAP - Delivered At Place 08 - Jobsite (per Incoterms 2020)  
 See Freight Payment (Delivery Terms) below.

**Taxes:** State, local and other applicable taxes are not included in this quotation.

**Back Charges:** Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

**Shortages:** Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.





**Taxes:** State, local and other applicable taxes are not included in this quotation.

**Terms of Delivery:** Full Freight Allowed

**Validity:** This Quote is valid for ninety (90) days.

**Terms of Payment:** 100% N30 after invoice date.

Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.

**Schedule:** Please consult your local Flygt Branch Office to get fabrication and delivery lead times.

Our current delivery lead-times are forecasted estimates only due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics. Xylem will, however, use all commercially reasonable efforts to minimize any delivery delay impacts.

We do not supply junction boxes, disconnects, surge protection, kellum grips, piping, valves, guide bars, pressure gauges, spare parts, labor or any other equipment or installation services not specifically indicated above.

We thank you for your interest in Flygt equipment from Xylem Water Solutions USA, Inc.. and look forward to being of service to you in the near future. Please feel free to call if you have any questions or if you require assistance.

Sincerely,



Daniel Collier  
Sales Representative  
Phone: 912-966-1577

daniel.collier@xylem.com  
Fax: 912-966-1579

Dale Adams  
Sales Representative  
Phone: 912-344-9929  
Cell: (912) 313-0773  
dale.adams@xylem.com  
Fax: (912) 966-1579





**Xylem Water Solutions USA, Inc.**  
**Flygt Products**

**Customer Acceptance**

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

**Purchase Orders:** Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2021-SAV-0239  
 Customer Name: EOM OPERATIONS  
 Job Name:  
 Total Amount: \$ 25,272.00  
 (excluding freight)

Signature: _____	Name: _____ (PLEASE PRINT)
Company/Utility: _____	PO: _____
Address: _____	Date: _____
_____	Phone: _____
_____	Email: _____
_____	Fax: _____



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Pinehill Group, LLC/Matthew Byrd as agent for **Suzanne B. Spivey** requests to **rezone** 16.95 acres from **AR-1** to **R-3** for the future development of a multi-family residential community. Located on Noel C. Conaway Road.

### Map# 376 Parcel# 16

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to rezone 16.95 acres from **AR-1** to **R-3** for the future development of a multi-family residential community.

#### 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. Appendix C, Article V-Uses Permitted in Districts.
- Permitted uses in R-3 include single and multi-family housing and some commercial uses.
- The R-3 multi-family zoning district allows up to 12 units per acre, and up to 40% lot coverage.
- The sketch plan review process will involve a required pre-application meeting with Development Services, the Fire Chief, and Engineering, to clarify road design & ownership, parcel subdivision, parking needs, and housing types.
- The property is located between Southbend, a single family, PD-Residential subdivision, and South Effingham High School.
- A 23.88-acre parcel (375-3) across Noel C. Conaway Road was rezoned to R-3 in 2006, but has not been developed. The parcel is currently owned by Countryside Baptist Church.
- County water and sewer is available in the area.
- At the June 15 Planning Board meeting, Michael Larson made a motion to **approve** the request to rezone 16.95 acres from AR-1 to R-3, with the following conditions:
  1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-3 zoning district.
  2. A Sketch Plan meeting the requirements of the Subdivision Regulations must be submitted for review and approval before site development plans are submitted.
  3. Owner must obtain a Timber Permit from Development Services prior to removal of trees.
  4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  5. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
- Peter Higgins seconded the motion. The motion carried unanimously.
- At the July 20 meeting, the Board postponed a vote on this item, and directed the applicant to meet with staff. The applicant will report on any application changes at the September 7 Board meeting.
- At the September 7 meeting, the Board approved the rezoning with staff conditions as well as additional conditions submitted by the developer:
  1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-3 zoning district.
  2. A Sketch Plan meeting the requirements of the Subdivision Regulations must be submitted for review and approval before site development plans are submitted.
  3. Owner must obtain a Timber Permit from Development Services prior to removal of trees.
  4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

5. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
6. Sidewalks shall be continuous, installed on both sides of the street and be at least four feet wide.
7. Parking shall consist of at least two "owner" parking spaces in front of each dwelling unit. There will be at least 50% of off street parking. Example: 100 units \* 50% = 50 off street parking places are required. The Home Owner's Association Restrictive Covenants shall have this exact verbiage". There shall be no on street parking allowed. Any vehicles that are left on street shall be towed at owner's expense." We will enforce this with signs and HOA code enforcers.
8. The Community Center's "clubhouse" shall be centrally located to ensure visibility and safety. Inside the community there shall be at least two playground areas, four picnic areas, a dog park and a walking trail all of which will be constructed to ensure visibility and safety.
9. The Community shall have a street lighting plan to ensure proper lighting, visibility and safety.
10. The Community Homeowners Association shall maintain all exterior buildings, common areas and enforce all association covenants. The developer "declarant" shall be responsible for initially setting up the community homeowner's association, establishing the board of directors and financial accounts to maintain the development, buildings and all common areas.
11. Each dwelling unit shall have an attached garage for vehicles and to store trash cans, bicycles, other household items. The storage of these items will be enforced by the community association's restrictive covenants.
12. The developer shall work diligently to gain approvals from the school board and the county to construct a school crossing pathway directly from the neighborhood to the school. The pathway shall be constructed with concrete, be connective, consider the upmost safety of the students and ensure visibility.
13. Traffic improvements on Hwy 30 (turn lanes)- All requirements from the DOT shall be met by this development to include the proper turns lanes, acceleration and deceleration lanes in and out of the community.
14. Building facades will be comprised of a mixture of brick and vinyl siding.

## Alternatives

### 1. **Approve** the request to rezone 16.95 acres from AR-1 to R-3, with the following conditions:

1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-3 zoning district.
2. A Sketch Plan meeting the requirements of the Subdivision Regulations must be submitted for review and approval before site development plans are submitted.
3. Applicant/owner must obtain a Timber Permit from Development Services prior to removal of trees.
4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
6. Sidewalks shall be continuous, installed on both sides of the street and be at least four feet wide.
7. Parking shall consist of at least two "owner" parking spaces in front of each dwelling unit. There will be at least 50% of off street parking. Example: 100 units \* 50% = 50 off street parking places are required. The Home Owner's Association Restrictive Covenants shall have this exact verbiage". There shall be no on street parking allowed. Any vehicles that are left on street shall be towed at owner's expense." We will enforce this with signs and HOA code enforcers.

8. The Community Center's "clubhouse" shall be centrally located to ensure visibility and safety. Inside the community there shall be at least two playground areas, four picnic areas, a dog park and a walking trail all of which will be constructed to ensure visibility and safety.
9. The Community shall have a street lighting plan to ensure proper lighting, visibility and safety.
10. The Community Homeowners Association shall maintain all exterior buildings, common areas and enforce all association covenants. The developer "declarant" shall be responsible for initially setting up the community homeowner's association, establishing the board of directors and financial accounts to maintain the development, buildings and all common areas.
11. Each dwelling unit shall have an attached garage for vehicles and to store trash cans, bicycles, other household items. The storage of these items will be enforced by the community association's restrictive covenants.
12. The developer shall work diligently to gain approvals from the school board and the county to construct a school crossing pathway directly from the neighborhood to the school. The pathway shall be constructed with concrete, be connective, consider the upmost safety of the students and ensure visibility.
13. Traffic improvements on Hwy 30 (turn lanes)- All requirements from the DOT shall be met by this development to include the proper turns lanes, acceleration and deceleration lanes in and out of the community.
14. Building facades will be comprised of a mixture of brick and vinyl siding.

**2. Deny** the request to rezone 16.95 acres from AR-1 to R-3.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

- |  |                      |
|--|----------------------|
| 1. Rezoning Application and Checklist  | 4. Plat              |
| 2. Ownership Certificate/Authorization | 5. Aerial Photograph |
| 3. Deed                                |                      |

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

376-16

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

376-16

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

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

WHEREAS, PINEHILL GROUP, LLC, as agent for SUZANNE SPIVEY, has filed an application to rezone sixteen and ninety-five hundredths (16.95) +/- acres; from AR-1 to R-3, to allow for a multi-family residential community; map and parcel number 376-16, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on July 20, 2021 and notice of said hearing having been published in the Effingham County Herald on June 30, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on June 9, 2021; and

IT IS HEREBY ORDAINED THAT sixteen and ninety-five hundredths (16.95) +/- acres; map and parcel number 376-16, located in the 1<sup>st</sup> commissioner district is rezoned from AR-1 to R-3, with the following conditions:

1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-3 zoning district.
2. A Sketch Plan meeting the requirements of the Subdivision Regulations must be submitted for review and approval before site development plans are submitted.
3. Applicant/Owner must obtain a Timber Permit from Development Services prior to removal of trees.
4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
6. Sidewalks shall be continuous, installed on both sides of the street and be at least four feet wide.
7. Parking shall consist of at least two "owner" parking spaces in front of each dwelling unit. There will be at least 50% of off street parking. Example: 100 units \* 50% = 50 off street parking places are required. The Home Owner's Association Restrictive Covenants shall have this exact verbiage". There shall be no on street parking allowed. Any vehicles that are left on street shall be towed at owner's expense." We will enforce this with signs and HOA code enforcers.
8. The Community Center's "clubhouse" shall be centrally located to ensure visibility and safety. Inside the community there shall be at least two playground areas, four picnic areas, a dog park and a walking trail all of which will be constructed to ensure visibility and safety.
9. The Community shall have a street lighting plan to ensure proper lighting, visibility and safety.
10. The Community Homeowners Association shall maintain all exterior buildings, common areas and enforce all association covenants. The developer "declarant" shall be responsible for initially setting up the community homeowner's association, establishing the board of directors and financial accounts to maintain the development, buildings and all common areas.
11. Each dwelling unit shall have an attached garage for vehicles and to store trash cans, bicycles, other household items. The storage of these items will be enforced by the community association's restrictive covenants.
12. The developer shall work diligently to gain approvals from the school board and the county to construct a school crossing pathway directly from the neighborhood to the school. The pathway shall be constructed with concrete, be connective, consider the upmost safety of the students and ensure visibility.
13. Traffic improvements on Hwy 30 (turn lanes)- All requirements from the DOT shall be met by this development to include the proper turns lanes, acceleration and deceleration lanes in and out of the community.
14. Building facades will be comprised of a mixture of brick and vinyl siding.

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

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
ROGER BURDETTE, VICE CHAIRPERSON

ATTEST:

FIRST/SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
STEPHANIE D. JOHNSON  
COUNTY CLERK

## Staff Report

**Subject:** Reorganization of Positions in Clerk of Courts Office.

**Author:** Vicki Dunn, Human Resources Director

**Department:** Human Resources

**Meeting Date:** September 21, 2021

**Item Description:** Reorganization of current authorized positions and addition of needed positions.

### Summary Recommendation

The following changes are being requested based on a review of the needs of the office to better use staff and resources:

1. Currently there is one vacant full time Deputy Clerk funded position and one vacant part time Deputy Clerk funded position.
2. Staff is requesting to defund the full time and part time Deputy Clerk positions.
3. An Accounting Technician position would be created and funding for the position will be available from the full time and part time Deputy Clerk positions.

### Executive Summary

A review of duties and responsibilities within the Clerk of Courts Office indicates a need for an individual with a background in Accounting. The amount of money moved through the Office each month is in excess of \$400,000.00. In order to ensure all monies are accounted for correctly, knowledge in accounting procedures is needed.

### Background

- Review of department structure and workload determined need for reorganization to better use personnel and resources.

### Alternatives

1. Recommend approval of reorganization of the Clerk of Courts Office, defunding the full time Deputy Clerk and part time Deputy Clerk positions and adding an Accounting Technician to the Office.
2. Recommend disapproval of the reorganization and provide staff with additional directions.

**Other Alternatives:** None

**Department Review:** County Manager, Clerk of Courts, Director of Finance

**Funding Source:** No impact on funding, position will be funded from the two unfunded positions..

**Attachments:** Accounting Technician Job Description





## EFFINGHAM COUNTY BOARD OF COMMISSIONERS

<b>Job Title: Accounting Technician</b>	<b>Job Code: 0504102</b>
<b>Reports to: Clerk of Courts</b>	<b>FLSA Status: Exempt</b>
<b>Department: Clerk of Courts</b>	<b>Approved:</b>

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

### **Position Overview:**

The purpose of this classification is to perform specialized accounting and clerical work, including receiving, processing, and receipting payments preparing accounts payable, handling cash, preparing correspondence and reports, and maintaining records. Performs related work as required.

### **Principle Duties and Responsibilities (Essential Functions\*\*):**

*The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.*

Works directly under the Clerk of Courts to ensure all departmental accounting goals are met in a timely and consistent manner.

Maintains computerized internal fiscal tracking system.

Processes accounts receivable documentation: receives, enters and balances collection reports, receipts, and deposits; verifies accuracy and completeness; prepares and submits deposits; tracks, records and documents discrepancies and errors; monitors and verifies bank statements; views and prints credit card processing settlement reports; disburses funds to appropriate accounts; and prepares and maintains related reports and records.

Processes accounts payable documentation: reviews invoices, purchasing card statements, expense reports, or other documents for accuracy, completeness, and proper authorization; matches invoices with receiving tickets, purchase orders, and statements; assigns proper budgetary codes to each expenditure; enters data into computer system; and researches any outstanding purchase orders, invoices or inquiries from vendors, employees or others.



## EFFINGHAM COUNTY BOARD OF COMMISSIONERS

**Job Title: Accounting Technician****Job Code: 0504102**

Enters financial information into computer system in order to process transactions and update records; performs routine posting and account maintenance functions; enters debits credit, transfers, and adjustments; responds to requests for account information; and runs and submits related reports as requested or required.

Answers phone calls; responds to questions and/or provides information; assists customers in filling out forms.

Prepares or completes various forms, reports, correspondence, or other documents.

Receives various forms, reports, correspondence, manuals, reference materials, or other documentation; reviews, completes, processes, forwards or retains as appropriate.

Operates a computer to enter, retrieve, review or modify data; verifies accuracy of entered data and makes corrections; utilizes word processing, spreadsheet, or other software programs.

Communicates with supervisor, employees, other departments, the public, and other individuals as needed to coordinate work activities, review status of work, exchange information, or resolve problems.

Maintains complete, accurate, and readily accessible files; regularly purges files in accordance with policies on records retention; follows guidelines for records retention within the law; maintains confidentiality of records, files, and other documentation.

Checks monthly statements from vendors for payment or omission and accuracy; prepares check runs and obtains appropriate signatures; mails checks to vendors; enters and issues all manual checks.

Duties and responsibilities may be added, deleted or changed at any time at the discretion of supervisor, formally or informally, either verbally or in writing.

Work schedules, to include rotating shifts, hours of work and days off may be changed at any time at the discretion of the supervisor in order to fit the needs of the County.

Regular and routine attendance at work is required.



## EFFINGHAM COUNTY BOARD OF COMMISSIONERS

**Job Title: Accounting Technician**

**Job Code: 0504102**

### ADDITIONAL FUNCTIONS

Provides assistance to other employees or departments as needed.

Performs other related duties as required.

### MINIMUM QUALIFICATIONS

High school diploma or GED; supplemented by college level course work or vocational training in accounting or bookkeeping; supplemented by two (2) years previous experience and/or training involving accounting work; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job.

### PERFORMANCE APTITUDES

**Data Utilization:** Requires the ability to review, classify, categorize, prioritize, and/or analyze data. Includes exercising discretion in determining data classification, and in referencing such analysis to established standards for the purpose of recognizing actual or probable interactive effects and relationships.

**Human Interaction:** Requires the ability to provide guidance, assistance, and/or interpretation to others regarding the application of procedures and standards to specific situations.

**Equipment, Machinery, Tools, and Materials Utilization:** Requires the ability to operate, maneuver and/or control the actions of equipment, machinery, tools, and/or materials used in performing essential functions.

**Verbal Aptitude:** Requires the ability to utilize a wide variety of reference, descriptive, and/or advisory data and information.

**Mathematical Aptitude:** Requires the ability to perform addition, subtraction, multiplication, and division; the ability to calculate decimals and percentages; the ability to utilize principles of fractions; and the ability to interpret graphs.



## EFFINGHAM COUNTY BOARD OF COMMISSIONERS

<b>Job Title: Accounting Technician</b>	<b>Job Code: 0504102</b>
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**Functional Reasoning:** Requires the ability to apply principles of rational systems; to interpret instructions furnished in written, oral, diagrammatic, or schedule form; and to exercise independent judgment to adopt or modify methods and standards to meet variations in assigned objectives.

**Situational Reasoning:** Requires the ability to exercise judgment, decisiveness and creativity in situations involving evaluation of information against measurable or verifiable criteria.

### **ADA COMPLIANCE**

**Physical Ability:** Tasks require the ability to exert very moderate physical effort in light work, typically involving some combination of stooping, kneeling, crouching and crawling, and which may involve some lifting, carrying, pushing and/or pulling of objects and materials of moderate weight (12-20 pounds).

**Sensory Requirements:** Some tasks require the ability to perceive and discriminate sounds and visual cues or signals. Some tasks require the ability to communicate orally.

**Environmental Factors:** Essential functions are regularly performed without exposure to adverse environmental conditions.

## Staff Report

**Subject:** Revision of Effingham County Human Resources Standards of Practice 2.12 – Conflict Resolution / Grievance Process

**Author:** Vicki Dunn, Human Resources Director

**Department:** Human Resources

**Meeting Date:** September 21, 2021

**Item Description:** Revision of HR Standards of Practice 2.12 – Conflict Resolution / Grievance Process

### Summary Recommendation:

Staff is requesting to amend the current HR Standards of Practice 2.12 – Conflict Resolution / Grievance Process to provide the process required if a Department Head should have conflict or grievance with the County Manager.

### Executive Summary/Background

Human Resources Standards of Practice 2.12 – Conflict Resolution / Grievance Process establishes the process required if a Department Head should have a conflict or grievance with the County Manager. This process is now required due to the change of the establishment of a County Manager position as opposed to the former County Administrator position.

This policy has been reviewed and approved by the County Manager.

### Alternatives for Commission to Consider

1. Approve the revision to Human Resources Standards of Practice 2.12 – Conflict Resolution / Grievance Process
2. Disapprove the revision and provide guidance to staff.

### Recommended Alternative:

Staff recommends Alternative 1.

### Other Alternatives:

1. Make no changes to current policy

**Department Review:** County Manager **Funding Source:** No funding impact

**Attachments:** Current HR Standards of Practice 2.12 – Conflict Resolution / Grievance Process

Revised HR Standards of Practice 2.12 – Conflict Resolution / Grievance Process



## EFFINGHAM COUNTY BOARD OF COMMISSIONERS

### Human Resources Standards of Practice

Standards of Practice: <b>Section 2.12</b>	Issue Date: 2015 New ____ Revised ____ Supersedes Policy Dated:
Title: <b>Conflict Resolution / Grievance Process</b>	Approved By Effingham County Board of Commissioners

## 2.12- CONFLICT RESOLUTION/GRIEVANCE PROCESS

### **A. STANDARD**

Differences of opinion are expected in the workplace and can be beneficial when presented in a positive manner. Employees are encouraged to constructively share different views and opinions with co-workers and Department Heads for the purpose of increasing efficiency, productivity, and service delivery. Department Heads and employees will make every effort to resolve problems or conflicts as they arise. Conflicts that cannot be resolved within the organizational framework will be resolved through the following process.

### **B. PURPOSE**

The purpose of this process is to promote a better understanding of policies, practices, and procedures affecting employees and to improve communications and relations between employees and Department Heads. Nothing contained herein should be construed to restrict open discussion between an employee and his/her Department Head regarding matters of employment. Instead, this procedure serves as an extension and formalization of that process as needed for the resolution of conflict.

### **C. SCOPE**

Conflict may be based upon an event or condition that affects the circumstances under which an employee works, allegedly caused by misinterpretation, unfair application, or lack of established policy pertaining to employment conditions. A conflict may involve alleged safety or health hazards, promotion, training opportunities, or complaints of discrimination or unfair treatment. Performance evaluations, absent a claim of discrimination, may not be the subject of conflict resolution; however, an employee may submit a written rebuttal to be placed in the Personnel File if he/she disagrees with the performance evaluation.



# EFFINGHAM COUNTY BOARD OF COMMISSIONERS

## Human Resources Standards of Practice

Standards of Practice	
<b>Section 2.12</b>	Title: <b>Conflict Resolution / Grievance Process</b>

### **D. PROCESS**

1. All employees are encouraged to use and respect the chain of command. Under special circumstances, in which the employee does not feel that he/she can go to the Department Head, the employee may go directly to the County Manager / Human Resources Department.

**Step 1** - The employee will first present the question, complaint, or grievance verbally or in writing, to the immediate Department Head within five (5) working days after the action or activity for the complaint occurred or became known to the employee. The employee's immediate Department Head will then respond in writing (a determination) to the employee within three (3) complete working days after the receipt of the grievance. The employee will sign a copy of the determination, to acknowledge receipt and date of the response. While maintaining appropriate confidentiality, the Department Head should, and is encouraged to, consult with any employee or appropriate person deemed necessary to reach a correct, impartial, and equitable determination concerning the grievance. If the employee is presenting a grievance concerning sexual harassment, the employee may present the grievance directly to the County Manager / Human Resources Department.

**Step 2** - If the conflict or grievance is not settled with the immediate Department Head in Step 1, the employee may present the grievance to the County Manager / Liaison Commissioners / Human Resources Department by:

a. Giving written notice of the grievance to the County Manager or Human Resources Department within five (5) complete working days after receipt of the Department Head/Director's determination.

b. Within five (5) complete working days, the County Manager / Liaison Commissioners / Human Resources Department will advise the employee in writing of their determination. The employee will sign and date a copy of the County Manager / Liaison Commissioners / Human Resources Department's response, to acknowledge. If the employee refuses to sign the written determination, the County



## EFFINGHAM COUNTY BOARD OF COMMISSIONERS

### Human Resources Standards of Practice

Standards of Practice	
<b>Section 2.12</b>	Title: <b>Conflict Resolution / Grievance Process</b>

Manager / Human Resources Department will make a notation for the employee's file that the employee has been informed of the response.

c. The decision of the County Manager and the Liaison Commissioner is final.

2. a. In the event a Department Head has a grievance/conflict with the County Manager, every effort should be made to discuss and come to a solution between the Department Head and County Manager. If the Department Head and County Manager are unable to come to a solution agreeable to both parties, the Department Head may then submit their grievance/conflict, in writing, to the Chairman, Effingham County Board of Commissioners. The Chairman, Effingham County Board of Commissioners will forward the concern to the Director of Human Resources for research and review. In addition, the Chairman will notify all Commissioners of the concern. Any information found will be given to the Chairman, Effingham County Board of Commissioners.

b. In the event the Department Head believes the County Manager has engaged in activities that could be considered illegal or prohibited by policy, the Department Head will bring the concern to the Human Resources Director. The Human Resources Director will immediately notify the Chairman, Effingham County Board of Commissioners of the concern. The Human Resources Director will then bring the concern to the County Attorney for investigation and resolution. Should any improprieties be found they will be immediately turned over to the Chairman of the Effingham County Board of Commissioners.

c. As stated earlier, conflict may be based upon an event or condition that affects the circumstances under which an employee works, allegedly caused by misinterpretation, unfair application, or lack of established policy pertaining to employment conditions. A conflict may involve alleged safety or health hazards, promotion, training opportunities, or complaints of discrimination or unfair treatment. Performance evaluations, absent a claim of discrimination, may not be the subject of conflict resolution; however, an employee may submit a written rebuttal to be placed in the Personnel File if he/she disagrees with the performance evaluation.



## Staff Report

**Subject:** Approval of PO 22-25-002 for the purchase of a Crawler Dozer

**Author:** Alison Bruton, Purchasing Agent

**Department:** Public Works

**Meeting Date:** September 21, 2021

**Item Description:** PO 22-25-002 for the purchase of a new Crawler Dozer

**Summary Recommendation:** Staff recommends approval of PO 22-25-002 for the purchase of a new Crawler Dozer for the Public Works Department

### Executive Summary/Background:

- On August 10, 2021 staff posted a request for quotes for the purchase of a Crawler Dozer for the Public Works Department. Staff requested pricing for a base unit, as well as trade-in values for two dozers currently owned by the County.
- Two submittals were received; one from Yancy Bros. and one from Flint Equipment. The full tabulation is attached with this staff report.
  - Yancy Bros. - base unit price of \$147,800.00 and trade-in value total of \$20,310.00 for a final total of \$127,490.00.
  - Flint Equipment - base unit price of \$182,700.00 and trade-in value total of \$17,000.00 for a final total of \$165,700.00.

### Alternatives for Commission to Consider

1. Approve PO 22-25-002 to Yancy Bros. for the base unit price of \$147,800.00 and trade-in value total of \$20,310.00 for a final total of \$127,490.00.
2. Approve PO 22-25-002 to Flint Equipment for the base unit price of \$182,700.00 and trade-in value total of \$17,000.00 for a final total of \$165,700.00.
3. Take no action.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Purchasing, Public Works, Finance

**Funding Source:** SPLOST, \$175,000 budget

**Attachments:**

1. Bid Tabulation
2. PO 22-25-002 for Yancy Bros.
3. PO 22-25-002 for Flint Equipment

## RFQ 22-25-002 - Crawler Dozer

Description	Yancy	Flint
Base Unit Pricing	\$147,800.00	\$182,700.00
1985 Cat D7C Dozer S/N 92V12563	\$4,960.00	\$5,000.00
1995 Cat D5C Dozer S/N 9DL00989	\$15,350.00	\$12,000.00
<b>TOTAL:</b>	<b>\$127,490.00</b>	<b>\$165,700.00</b>
Time Required for Delivery:	In stock	120 days - less than 60 if in stock
Warranty Information:	60 months/5000 hr Premier Warranty	60/5000 comprehensive warranty deductibles and warranty travel time and mileage

<b>Budget</b>	175,000.00	175,000.00
<b>Cost</b>	\$127,490.00	\$165,700.00
<b>Under/Over</b>	<b>\$47,510.00</b>	<b>\$9,300.00</b>

# PURCHASE ORDER

Item XI. 3.

## Effingham County Board of Commissioners

601 N LAUREL STREET  
SPRINGFIELD, GA 31329  
Phone: 912-754-2159  
Fax: 912-754-8413

DATE:  
P.O. #

9/21/2021  
RFP 22-25-002

### VENDOR

Yancy Bros. Co.  
1465 US Hwy 80  
Pooler, GA. 31322

ATTN : Chris Lewis  
912-682-2872 (cell) / 912-964-7150 (office)

### SHIP TO

Effingham County Board of Commissioners  
601 N.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
	Furnish one (1) new Crawler Dozer per the attached proposal	1	\$147,800.00	\$147,800.00
	Trade-In: 1985 Cat D7C Dozer S/N 92V12563	1	\$4,960.00	\$4,960.00
	Trade-In: 1995 Cat D5C Dozer S/N 9DL00989	1	\$15,350.00	\$15,350.00

SUBTOTAL \$127,490.00  
TAX RATE \$ -  
TAX \$ -  
S & H \$ -  
OTHER \$ -  
**TOTAL \$ 127,490.00**

### OTHER COMMENTS OR SPECIAL INSTRUCTIONS

ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Yancy Bros. agrees to furnish one (1) new crawler dozer as described in the County's RFQ 22-25-002 and related addendums. The County references the terms, conditions and specifications contained in the County's RFQ 22-25-002 and related addendums as superseding any and all other contracts, Purchase Orders or Agreements.

\_\_\_\_\_  
YANCY BROS. - SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
YANCY BROS. - PRINT NAME

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
CHAIRMAN

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

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

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

**RFQ No. 22-25-002**

## Purchase of Crawler Dozer for Public Works

**QUOTE**

DESCRIPTION	BID PRICE
BASE UNIT PRICING	\$ 147,800. <sup>00</sup>
TRADE IN PRICING:	
1985 CATERPILLAR D7C DOZER S/N 92V12563	\$ 4,960. <sup>00</sup>
1995 CATERPILLAR D5C DOZER S/N 9DL00989	\$ 15,350. <sup>00</sup>

Extended Warranty Options Available: 60 months / 5000 hr Premier Warranty

Time required for delivery after receipt of order INSTOCK / Days  
(Award may be contingent on delivery)

Proposing Company Contact Information:

Company Name:	YANCEY BROTHER	
Billing Address:	1465 US Hwy 80 POOLER, GA 31322	Telephone: 912.964-7150
Service Address:	SAME	Telephone: SAME
Representative Name:	Chris Lewis	
Representative Contact Address:	1465 US Hwy 80 POOLER, GA 31322	Telephone: 912.682-2872 E-Mail: chris.lewis@yanceyrents.com

It is agreed by the undersigned offeror that the signature and submission of this proposal represents the vendor's acceptance of all terms, conditions and requirements of specifications and, if awarded, the proposal will become part of the contract agreement between the parties.

Signed: (manually, in ink) 

(Signature of Authorized Representative of the Company)

Name Printed: Chris Lewis Title: SALES REP Date: 8/31/2021

**EXCEPTION SHEET**

If Commodity(s) and/or Service proposed in quote is in ANYWAY different from that contained in this proposal, the Bidder is responsible for clearly identifying all such differences in the space below. Otherwise, it will be assumed that the Bidder's offer is in total compliance with all aspects of the proposal.

Below are the only differences between my offer and the County's proposal:

TRAVEL TIME AND MILEAGE TO MATCH WARRANTY  
60 months / 5000 hrs - \$5800.00

8/31/2021

DATE



SALES REP

SIGNATURE/TITLE

YANCY BROS.

COMPANY

**Caterpillar Inc.**

100 NE Adams Street  
Peoria, IL 61629

September 2, 2021

Effingham County Purchasing  
601 N. Laurel Street  
Springfield, Georgia 31329

RE: Authorized Cat Dealer

Dear Effingham County Purchasing:

Yancey Bros. Co., with its primary offices at 330 Lee Industrial Blvd, Austell, GA 30168, ("Dealer"), is an authorized independent dealer of various models of Cat® branded machines, equipment, engines, oils and spare parts ("Cat® products"). As an authorized Cat dealer, Dealer provides prompt, competent services for Cat® products in the state of Georgia (the "Service Territory"). Dealer is the only Cat dealer with approved business locations in the Service Territory, however, Cat dealers may sell or service Cat® Products outside their respective Service Territory.

In the event Dealer ceases to be an authorized Cat dealer, support for Equipment will be available from either a newly appointed dealer or another Cat dealer in Caterpillar's dealer network.

If you have any questions concerning Caterpillar or Cat dealers, or require additional information, please contact me at the number below.

A handwritten signature in purple ink that reads "Juana T. Soto".

Juana T. Soto  
Region Finance Representative  
Americas Distribution  
Phone: (309) 675-6164



# TECHNICAL SPECIFICATIONS

See [cat.com](http://cat.com) for complete specifications.

ENGINE			
Engine Model	Cat C3.6		
Emissions	U.S. EPA Tier 4 Final, Japan 2014 (Tier 4 Final), Korea Tier 4 Final, EU Stage V		
Build Number	12A		
Power Train	Hydrostatic		
Net Power* – 2,200 rpm			
SAE J1349	77.6 kW	104 hp	
ISO 9249, 80/1269/EEC	77.6 kW	104 hp	
Displacement	3.6 L	220 in³	
*Net power is tested per ISO 9249:2007 and SAE J1349:2011 and as advertised is the power available at the flywheel when the engine is equipped with fan, air intake system, exhaust system and alternator.			
All non-road Tier 4 Final, Stage V, Japan 2014 (Tier 4 Final) and Korea Tier 4 Final diesel engines are required to use only Ultra Low Sulfur Diesel (ULSD) fuels containing 15 ppm EPA/10 ppm EU (mg/kg) sulfur or less. Biodiesel blends up to B20 (20% blend by volume) are acceptable when blended with 15 ppm (mg/kg) sulfur or less ULSD. B20 should meet ASTM D7467 specification (biodiesel blend stock should meet Cat biodiesel spec, ASTM D6751 or EN 14214). Cat DEO-ULS™ or oils that meet the Cat ECF-3, API CJ-4, and ACEA E9 specification are required. Consult your OMM for further machine specific fuel recommendations.			
Diesel Exhaust Fluid (DEF) used in Cat Selective Catalytic Reduction (SCR) systems must meet the requirements outlined in the International Organization for Standardization (ISO) standard 22241.			
The air conditioning system on this machine contains the fluorinated greenhouse gas refrigerant R134a (Global Warming Potential = 1430). The system contains 1.8 kg of refrigerant which has a CO <sub>2</sub> equivalent of 2.574 metric tonnes.			

SERVICE REFILL CAPACITIES			
Fuel Tank	195 L	51.5 gal	
Crankcase and Filter	10.5 L	2.8 gal	
Final Drives (each side)	10 L	2.6 gal	
Final Drives, LGP (each side)	10 L	2.6 gal	
Cooling System	19 L	5.0 gal	
Transmission/Hydraulic Tank	90 L	23.8 gal	
Diesel Exhaust Fluid (DEF) Tank	19 L	4.9 gal	

	OPERATING WEIGHT		GROUND PRESSURE	
Standard	9362 kg	20,640 lb	38.9 kPa	5.7 psi
LGP	9693 kg	21,369 lb	31.2 kPa	4.5 psi
LGP (762 mm/30 in)	9893 kg	21,810 lb	27.2 kPa	3.9 psi
For machine with ripper, add 554 kg/1,222 lb.				
Specifications shown are for machine equipped with dozer blade, EROPS cab, back up alarm, operator, coolant, lubricants and full fuel tank.				

BLADES	CAPACITY		WIDTH	
Standard	2.19 m³	2.86 yd³	2782 mm	109.5 in
Intermediate	2.09 m³	2.73 yd³	2921 mm	115 in
LGP	2.34 m³	3.06 yd³	3220 mm	126.7 in

DIMENSIONS*		STANDARD	LGP	LGP (762 MM/30 IN)
Track Gauge		1600 mm (63.0 in)	1750 mm (67.9 in)	1860 mm (73 in)
Width of Tractor (standard shoe)		2110 mm (83 in)	2360 mm (92.9 in)	2630 mm (103.5 in)
Tractor Height		2769 mm (109 in)	2769 mm (109 in)	2769 mm (109 in)
Overall Length (with blade)		4337 mm (170.7 in)	4309 mm (169.6 in)	4309 mm (169.6 in)
Length of Basic Tractor (without blade)		3270 mm (128.7 in)	3270 mm (128.7 in)	3270 mm (128.7 in)
Ground Clearance		332 mm (13 in)	332 mm (13 in)	332 mm (13 in)
With the Following Attachments, Add to Basic Tractor Length:				
Ripper		1177 mm (46.3 in)	1177 mm (46.3 in)	1177 mm (46.3 in)
*Abrasion Undercarriage				

Configurations and features may vary by region. Please consult your Cat dealer for availability in your area.

# STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

POWER TRAIN	STANDARD	OPTIONAL
Air cleaner with precleaner, automatic dust ejection and underhood intake	•	
Air cleaner with external precleaner		•
Aluminum bar plate cooling system (radiator, power train)	•	
Automatic traction control	•	
Cat C3.6 diesel engine	•	
Drive, auxiliary	•	
Dual path, closed loop, hydrostatic transmission	•	
Electric fuel pump	•	
Fuel/water separator	•	
Installation, winch		•
Turbocharged aftercooled	•	
ELECTRICAL	STANDARD	OPTIONAL
Alarm, backup	•	
Alternator, 150 amp, heavy duty	•	
Batteries, heavy duty, maintenance free, 1,000 CCA	•	
Diagnostic connector	•	
Four integrated front halogen lights, two rear halogen	•	
Four integrated front LED lights, two rear LED		•
Horn, electric	•	
Starter, electric, 12 V, heavy duty	•	
UNDERCARRIAGE	STANDARD	OPTIONAL
SALT undercarriage (40 section)	•	
Abrasion undercarriage (36 section)		•
Track Pairs		
Track, 510 mm (20 in)		•
Track, 660 mm (26 in)		•
Track, 762 mm (30 in)		•
Carrier rollers	•	
Guards, front/rear guiding	•	
Seven roller track frame	•	
Track adjusters, hydraulic	•	
Track rollers, lifetime lubricated	•	

HYDRAULIC	STANDARD	OPTIONAL
Hydraulic pump and oil	•	
Four valve for use with ripper		•
Four valve for use with winch		•
Single lever, three function control	•	
Three valve hydraulics	•	
CAT TECHNOLOGY	STANDARD	OPTIONAL
Cat GRADE with Slope Assist		•
Cat GRADE with 3D		•
Cat Product Link PLE643/PLE743 Cellular	•	
Cat Product Link PLE683/PLE783 Cellular/Satellite		•
Full-color 10 in (254 mm) touchscreen grade display		•
Power Pitch		•
Slope Indicate	•	
Stable blade	•	
ATTACHMENTS	STANDARD	OPTIONAL
Rigid drawbar	•	
Drawbar, towing		•
Front pull device	•	
Machine security system		•
Mounting, winch		•
Ripper, parallelogram, includes three shanks and teeth		•
Winch, hydraulic, high performance		•
Winch, hydraulic, retrieval		•
OTHER	STANDARD	OPTIONAL
Heater, engine, coolant 120 V/240 V		•
Starting aid, ether		•

Not all features are available in all regions. Please check with your local Cat dealer for specific offering availability in your area.

For additional information, refer to the Technical Specifications brochure available at [www.cat.com](http://www.cat.com) or your Cat dealer.



# STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

OPERATOR ENVIRONMENT	STANDARD	OPTIONAL
Armrests, adjustable	•	
Cab, with air conditioning		•
Cab, polycarbonate windows and air conditioning		•
Coat hook	•	
Controls, seat mounted, fore/aft adjustment	•	
Cup holders	•	
Eco Mode	•	
Electronic Monitoring system with gauge:		
– Chassis slope indication		
– Diesel exhaust fluid (DEF)	•	
– Engine coolant temperature		
– Fuel level		
– Hydraulic oil temperature		
Electronic security system	•	
Engine air cleaner service indicator	•	
Engine RPM and gear display	•	
Floor mat, rubber, heavy duty	•	
Foot pads, dash	•	
Hour meter, electronic	•	
Independent forward/reverse speed settings	•	
Mirror, rearview, inside	•	
Power port, 12 volt	•	
Radio, AM/FM Bluetooth®		•
ROPS/FOPS canopy	•	
Seat, air suspended, cloth or vinyl	•	
Seat, air suspension, choice of:		
– Vinyl, heated seat with heated controls		
– Cloth, heated seat with heated controls		•
– Cloth, heated and ventilated seat with heated controls		
Seatbelt, hi-vis retractable 76 mm (3")	•	
Seatbelt buckling indicator/reminder	•	
Single pedal combining decel and brake functions	•	
Sound suppression		•
Speed recall	•	
Storage compartment	•	
Throttle switch, rotary	•	
Travel speed limiter, electronic	•	

Not all features are available in all regions. Please check with your local Cat dealer for specific offering availability in your area.

For additional information, refer to the Technical Specifications brochure available at [www.cat.com](http://www.cat.com) or your Cat dealer.

# PURCHASE ORDER

Item XI. 3.

## Effingham County Board of Commissioners

601 N LAUREL STREET  
SPRINGFIELD, GA 31329  
Phone: 912-754-2159  
Fax: 912-754-8413

DATE:  
P.O. #

9/21/2021  
RFP 22-25-002

### VENDOR

Flint Equipment Company  
PO BOX 3329  
Albany, GA. 31706-3329

ATTN : John Padgett  
229-888-1212 / 912-964-7370

### SHIP TO

Effingham County Board of Commissioners  
601 N.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
	Furnish one (1) new Crawler Dozer per the attached proposal	1	\$182,700.00	\$182,700.00
	Trade-In: 1985 Cat D7C Dozer S/N 92V12563	1	\$5,000.00	\$5,000.00
	Trade-In: 1995 Cat D5C Dozer S/N 9DL00989	1	\$12,000.00	\$12,000.00

SUBTOTAL \$165,700.00  
TAX RATE \$ -  
TAX \$ -  
S & H \$ -  
OTHER \$ -  
**TOTAL \$ 165,700.00**

### OTHER COMMENTS OR SPECIAL INSTRUCTIONS

ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Yancy Bros. agrees to furnish one (1) new crawler dozer as described in the County's RFQ 22-25-002 and related addendums. The County references the terms, conditions and specifications contained in the County's RFQ 22-25-002 and related addendums as superseding any and all other contracts, Purchase Orders or Agreements.

FLINT EQUIPMENT CO. - SIGNATURE

TITLE

FLINT EQUIPMENT CO. - PRINT NAME

DATE

AUTHORIZED BY - SIGNATURE

CHAIRMAN

AUTHORIZED BY - TITLE

WESLEY CORBITT

AUTHORIZED BY - PRINT NAME

AUTHORIZED DATE

RFQ No. 22-25-002 – Crawler Dozer

RFQ No. 22-25-002

Purchase of Crawler Dozer for Public Works

QUOTE

DESCRIPTION	BID PRICE
BASE UNIT PRICING	\$ 182,700 <sup>00</sup>
TRADE IN PRICING:	
1985 CATERPILLAR D7C DOZER S/N 92V12563	\$ 5,000 <sup>00</sup>
1995 CATERPILLAR D5C DOZER S/N 9DL00989	\$ 12,000 <sup>00</sup>

Extended Warranty Options Available: 60/5000 Comprehensive Warranty including deductibles and warranty travel time and mileage

Time required for delivery after receipt of order 120 / Days if in stock upon order Less than 60 d (Award may be contingent on delivery)

Proposing Company Contact Information:

Company Name:	Flint Equipment Company	
Billing Address:	PO Box 3329 Albany, Ga 31706-3329	Telephone: 229-888-1212
Service Address:	50 Morgan Industrial Blvd Savannah, Ga 31408	Telephone: 912-964-7370
Representative Name:	John Padgett	
Representative Contact Address:	50 Morgan Industrial Blvd Savannah Ga 31408	Telephone: 912-677-7601 E-Mail: jpadgett@flintequipco.com

It is agreed by the undersigned offeror that the signature and submission of this proposal represents the vendor's acceptance of all terms, conditions and requirements of specifications and, if awarded, the proposal will become part of the contract agreement between the parties.

Signed: (manually, in ink) [Signature]  
(Signature of Authorized Representative of the Company)

Name Printed: Mr H Smallwood Title: Vice President Date: 9/2/20

RFQ No. 22-25-002 – Crawler Dozer

**EXCEPTION SHEET**

If Commodity(s) and/or Service proposed in quote is in ANYWAY different from that contained in this proposal, the Bidder is responsible for clearly identifying all such differences in the space below. Otherwise, it will be assumed that the Bidder's offer is in total compliance with all aspects of the proposal.

Below are the only differences between my offer and the County's proposal:

9/2/21

DATE

MW Abdul Vice President

SIGNATURE/TITLE

Flint Equipment

COMPANY

Quote Id: 25115798

---

Prepared For:

**EFFINGHAM COUNTY BOARD OF COMMISSIO**



Prepared By: **JOHN PADGETT**

Flint Equipment Company  
50 Morgan Industrial Blvd  
Savannah, GA 31408-9563

Tel: 912-964-7370  
Fax: 912-964-1822  
Email: [jpadgett@flintequipco.com](mailto:jpadgett@flintequipco.com)



### Quote Summary

**Prepared For:**

EFFINGHAM COUNTY BOARD OF COMMISSIO  
601 N LAUREL ST  
SPRINGFIELD, GA 31329  
Business: 912-754-6339

**Prepared By:**

JOHN PADGETT  
Flint Equipment Company  
50 Morgan Industrial Blvd  
Savannah, GA 31408-9563  
Phone: 912-964-7370  
jpadgett@flintequipco.com

**Quote Id:** 25115798  
**Created On:** 24 August 2021  
**Last Modified On:** 31 August 2021  
**Expiration Date:** 24 September 2021

**Equipment Summary**

JOHN DEERE 650K CRAWLER  
DOZER  
John Deere Extended  
Warranty-60/5000 Comprehensive  
Warranty including deductibles and  
warranty travel time and mileage

Selling Price	Qty	Extended
\$ 182,700.00 X	1 =	\$ 182,700.00

**Sub Total**
**\$ 182,700.00**
**Equipment Total**
**\$ 182,700.00**
**Trade In Summary**

1995 CATERPILLAR D5C - 9DL00989  
PayOff  
Total Trade Allowance

Qty	Each	Extended
1	\$ 12,000.00	\$ 12,000.00
		\$ 0.00
		\$ 12,000.00

1985 CATERPILLAR D7C - 92V12563  
PayOff  
Total Trade Allowance

1	\$ 5,000.00	\$ 5,000.00
		\$ 0.00
		\$ 5,000.00

**Trade In Total**
**\$ 17,000.00**
**Quote Summary**

Equipment Total	\$ 182,700.00
Trade In	\$ (17,000.00)
SubTotal	\$ 165,700.00
Total	\$ 165,700.00
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 165,700.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

# Selling Equipment

Quote Id: 25115798

Customer: EFFINGHAM COUNTY BOARD OF COMMISSIO

JOHN DEERE 650K CRAWLER DOZER				
Hours:				
Stock Number:				
				<b>Selling Price</b>
				\$ 173,600.00
<b>Code</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Extended</b>
02J0T	650K CRAWLER DOZER	1	\$ 173,871.00	\$ 173,871.00
<b>Standard Options - Per Unit</b>				
170K	JDLink™	1	\$ 0.00	\$ 0.00
0940	John Deere PowerTech	1	\$ 2,751.00	\$ 2,751.00
1075	Gauge Low Ground Pressure (LGP)	1	\$ 4,481.00	\$ 4,481.00
	Track Frame			
2500	Topcon Grade Control Base Kit	1	\$ 7,497.00	\$ 7,497.00
	Installed			
2605	English Operator Manual	1	\$ 0.00	\$ 0.00
2775	No Topcon Radio Installation	1	\$ 0.00	\$ 0.00
3520	Automatic Reversing Hydraulic Fan	1	\$ 1,509.00	\$ 1,509.00
4790	Maximum life Undercarriage	1	\$ 1,780.00	\$ 1,780.00
4830	Front, Center and Rear Track Guides	1	\$ 892.00	\$ 892.00
5085	Cab with Roof Mounted Air	1	\$ 15,320.00	\$ 15,320.00
	Conditioner/Heater			
5885	Air Suspension Comfort Control High	1	\$ 0.00	\$ 0.00
	Back Fabric Seat			
7085	128 in. X 37.6 in. (3.25 m X .96 m)	1	\$ 19,126.00	\$ 19,126.00
	Blade with All Hydraulic Heavy Duty C-			
	Frame (Blade NOT Installed)			
7750	3 Function Electro-Hydraulics (EH) for	1	\$ 3,631.00	\$ 3,631.00
	Power-Angle-Tilt (PAT)			
7925	Hydraulic Pump	1	\$ 0.00	\$ 0.00
8010	Hydraulic And Hydrostatic Oil - Hydraul	1	\$ 0.00	\$ 0.00
9060	Severe-Duty Fuel Filter	1	\$ 531.00	\$ 531.00
9065	Chrome Exhaust	1	\$ 139.00	\$ 139.00
9070	Fluid Sampling Ports	1	\$ 292.00	\$ 292.00
9325	Grille	1	\$ 1,340.00	\$ 1,340.00
9350	Retrieval Hitch with Pin for XLT or LGP	1	\$ 250.00	\$ 250.00
	Track			
9380	Rear Wiper / Washer	1	\$ 684.00	\$ 684.00
9400	Hydraulic Track Adjuster Yoke Relief	1	\$ 0.00	\$ 0.00
	Valve			
9501	Premium Radio with Bluetooth	1	\$ 1,120.00	\$ 1,120.00
9700	Slope Control	1	\$ 6,400.00	\$ 6,400.00
	<b>Standard Options Total</b>			<b>\$ 67,743.00</b>
<b>Service Agreements</b>				

# Selling Equipment

Quote Id: 25115798

Customer: EFFINGHAM COUNTY BOARD OF COMMISSIO

John Deere Extended Warranty - 60/5000 Comprehensive Warranty including deductibles and warranty travel time and mileage	1	\$ 9,100.00	\$ 9,100.00
<b>Service Agreements Total</b>			<b>\$ 9,100.00</b>
<b>Suggested Price</b>			<b>\$ 250,714.00</b>
<b>Customer Discounts</b>			
<b>Customer Discounts Total</b>		<b>\$ -68,014.00</b>	<b>\$ -68,014.00</b>
<b>Total Selling Price</b>			<b>\$ 182,700.00</b>

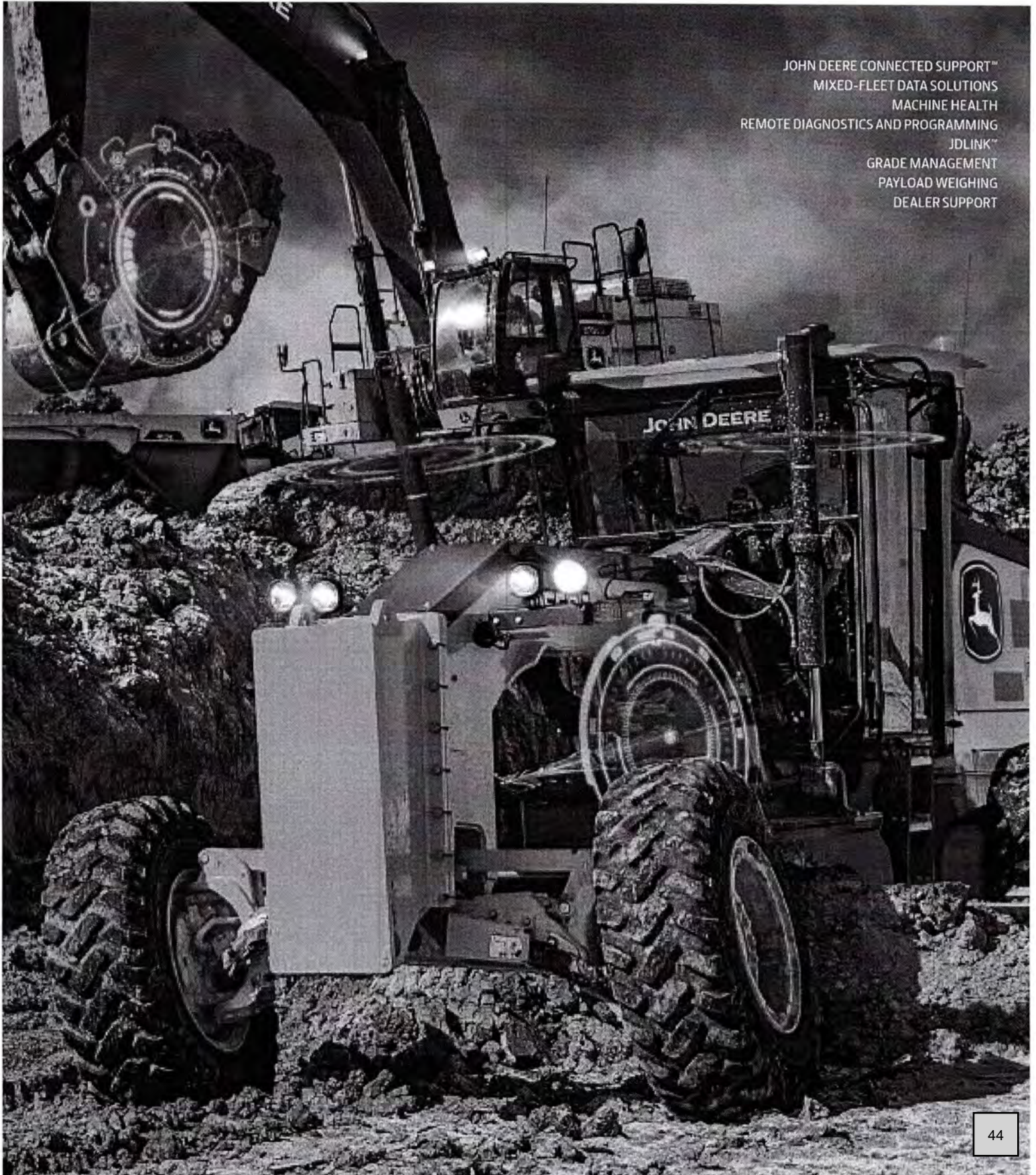


# PRECISION CONSTRUCTION



JOHN DEERE

JOHN DEERE CONNECTED SUPPORT™  
MIXED-FLEET DATA SOLUTIONS  
MACHINE HEALTH  
REMOTE DIAGNOSTICS AND PROGRAMMING  
JD LINK™  
GRADE MANAGEMENT  
PAYLOAD WEIGHING  
DEALER SUPPORT





# Bringing machines, technology, and your dealer together to make your job easier

Precision Construction turns data into solutions to maximize uptime, lower costs, and help you get more done, more efficiently — all with the intent to make you more profitable.







## Precision Construction

*Maximizes uptime and productivity*

John Deere Connected Support™	4-9
Mixed-Fleet Data Solutions	4-5
Machine Health	6-7
Remote Diagnostics and Programming	8-9
JDLink™	10-11
Grade Management	12-15
Payload Weighing	16-19
Dealer Support	20

Remote Diagnostics  
and Programming

Machine  
Monitoring

Payload Weighing

Machine Health  
Monitoring Center





John Deere Connected Support™

## View your mixed-fleet data where you want it

Nearly every fleet includes multiple brands of equipment assets. And most companies want to track their entire fleet in one place to help reduce multiple logins to different telematics portals. The JDLink™ Machine Data Application Programming Interface (API) converts your JDLink data to ISO 15143-3 standards so it can be utilized by the mixed-fleet data-solution provider you prefer.





# THE JDLINK MACHINE DATA API

*Meets ISO 15143-3 standards*

INCLUDES DATA ELEMENTS SUCH AS:



HOURS



LOCATION



FUEL



UTILIZATION



DIAGNOSTIC  
TROUBLE CODES



PAYLOAD-  
SCALE DATA





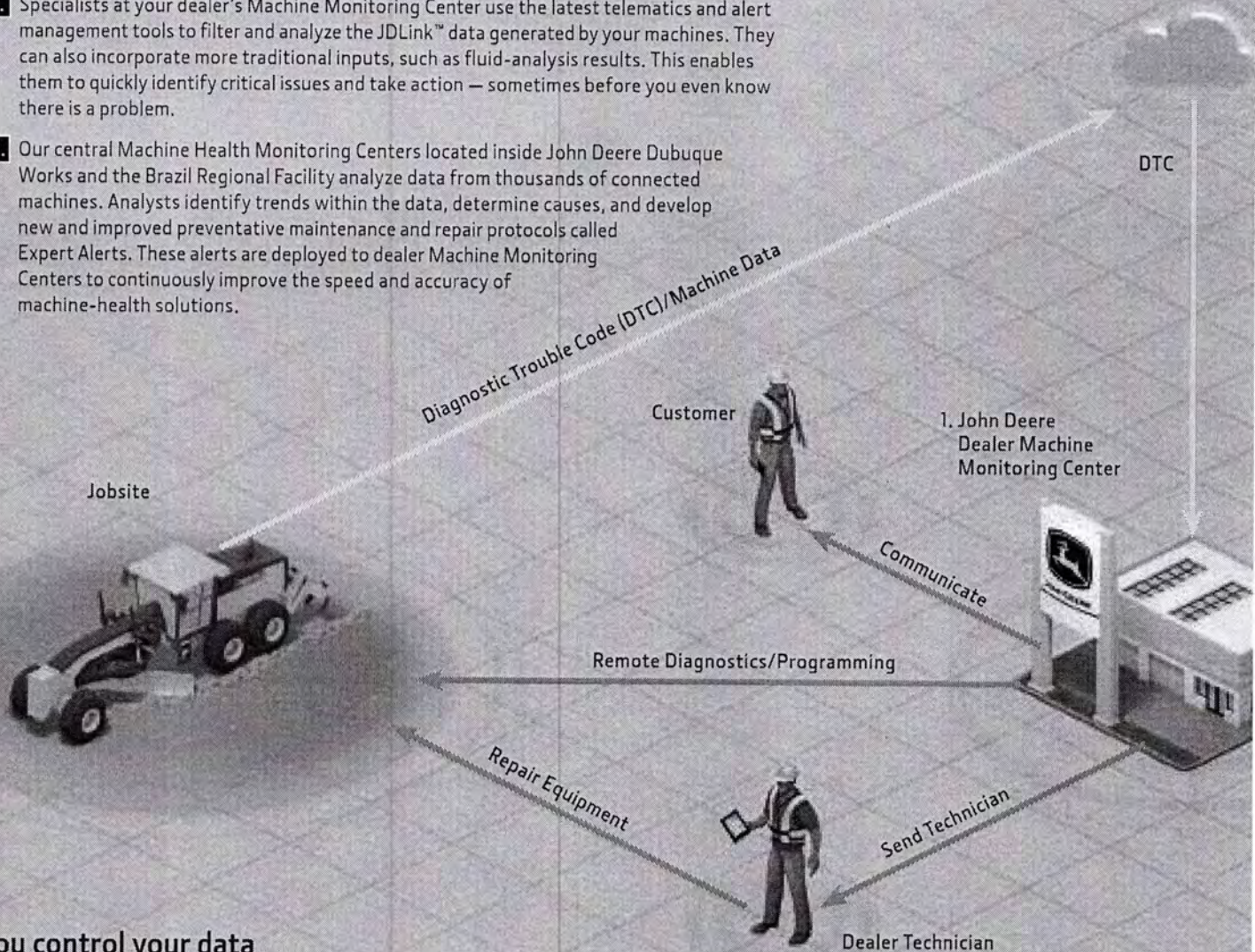


## John Deere Connected Support™

# The power to see through iron and steel

To maximize the uptime of your equipment, we deliver improved machine health through an advanced dual approach:

1. Specialists at your dealer's Machine Monitoring Center use the latest telematics and alert management tools to filter and analyze the JDLink™ data generated by your machines. They can also incorporate more traditional inputs, such as fluid-analysis results. This enables them to quickly identify critical issues and take action — sometimes before you even know there is a problem.
2. Our central Machine Health Monitoring Centers located inside John Deere Dubuque Works and the Brazil Regional Facility analyze data from thousands of connected machines. Analysts identify trends within the data, determine causes, and develop new and improved preventative maintenance and repair protocols called Expert Alerts. These alerts are deployed to dealer Machine Monitoring Centers to continuously improve the speed and accuracy of machine-health solutions.



## You control your data

Sharing machine data with us enables levels of support never before possible — but only if that's what you choose to do. When you entrust your data to John Deere and our subsidiaries through our Data Services and Subscriptions, we safeguard that data and honor the permissions you set for sharing it with others. You can find more information on the John Deere data policy at [JohnDeere.com/trust](https://www.johndeere.com/trust).

*You can hand over all machine-monitoring responsibilities to your John Deere dealer. Or they can monitor your fleet in conjunction with your own maintenance team.*



## Alert monitoring process

Your motor grader sends a Diagnostic Trouble Code (DTC) to JDLink. When you utilize your dealer's machine monitoring services, the DTC also goes to your dealer's Machine Monitoring Center. The specialists there can let you know if an issue is critical and requires action. They can even perform additional diagnostics and software updates without a trip to the jobsite if needed (see pages 8–9).

Response time is quick, and many times problems can be addressed before they cause downtime. When service technicians

do visit the machine, they can often arrive with the parts needed to make the repair already in hand.

While your dealer focuses on addressing issues that may immediately impact you and your fleet, the John Deere Machine Health Monitoring Center continuously analyzes data from thousands of connected machines. If a specific machine model consistently

experiences the same issue, analysts will spot the trend and determine where the problem originates. These insights become Expert Alerts that are proactively sent to your dealer to help repair machines faster and help you avoid unexpected downtime.

In some cases, a machine design or component can even be changed at the factory to prevent future problems on new machines yet to be manufactured.

2. John Deere Machine Health Monitoring Center

Connected John Deere Machines

Expert Alert

John Deere Factory

### REAL-WORLD EXPERT ALERT

1. An 850K Dozer is operating normally with no indication that something is wrong.
2. Machine data sent by JDLink is analyzed by a machine health algorithm at the Machine Health Monitoring Center.
3. Oil-pressure data is compared to data from other 850Ks — the pressure is low but not low enough to trigger a trouble code.
4. The algorithm detects a signature pressure relief valve failure condition and sends an Expert Alert to the local John Deere dealer.
5. The dealer proactively contacts the customer to schedule a repair.

*This Expert Alert helped the dealer identify the problem and make the repair to avoid a major component failure without any up-front diagnostics time.*





# John Deere Connected Support™ Faster, less costly repairs

What if your dealer could initiate repair solutions without visiting the jobsite and charging you for a technician's travel time? The remote diagnostics and programming you get with John Deere Connected Support™ enable your dealer to troubleshoot machine issues from a distance. They can access and reset diagnostic codes and record performance readings remotely and without direct contact.

## Remote performance recordings

If your machine malfunctions at 1,000 rpm, for example, your Deere dealer can use remote diagnostics to record particular machine parameters at that rpm. The technician doesn't need to be onsite. And readings can be taken at full machine functionality, eliminating downtime.

If parts are needed to fix the problem assessed via remote diagnostics, the technician arrives onsite with the right parts without an initial trip to the field.

## Remote software updates

Using remote programming, your machine can also receive wireless software updates, avoiding a technician having to come to the jobsite with laptop in hand.

Your fleet management and maintenance team gains twice the bench strength when your dealer and your machines are connected through remote diagnostics and programming. The advantages to owning John Deere just got a lot more compelling.

Three real-world examples of how John Deere Connected Support significantly optimizes uptime:





EXAMPLE

2

## REMOTE SOFTWARE UPGRADE



**1** Dealer receives "high engine oil soot load alert" from **JDLINK**.



**2** Dealer assumes excessive idling (a common cause of high soot loads) is the culprit, but the **JDLINK** website shows the machine actively working.



**3** Dealer contacts the customer, establishes **REMOTE DIAGNOSTICS** connection, and views the engine misfire reading.



**4** **DEALER** matches misfire symptom with a service bulletin that identifies the problem and requires a software update — dealer deploys an Electronic Control Unit (ECU) payload via **REMOTE PROGRAMMING** to update software and resolve the problem.

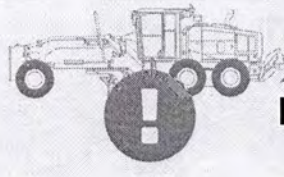


**RESULTS:** Dealer prevents downtime by correctly diagnosing and repairing the problem remotely.

EXAMPLE

3

## RIGHT PART FOR THE JOBSITE



**1** **JDLINK** sends dealer an alert from the jobsite.



**2** Dealer technician accesses **JDLINK** and finds the grader is derated.



**3** Dealer contacts the customer, establishes **REMOTE DIAGNOSTICS** connection, and collects an Exhaust Gas Recirculation (EGR) flow-sensor reading. The results confirm the sensor failed.



**4** **DEALER** sends a technician to the jobsite with a new sensor in hand for onsite repair.



**RESULTS:** Dealer diagnoses problem remotely and sends a technician to the jobsite with the correct part for quick repair, avoiding an initial trip for diagnosing the problem.

# Your connection to enhanced profitability

Standard on most new models, JDLink enables John Deere Connected Support™, provides valuable fleet insights, and helps you utilize other productivity solutions, including grade management and payload weighing.

## A quick view of vital info:

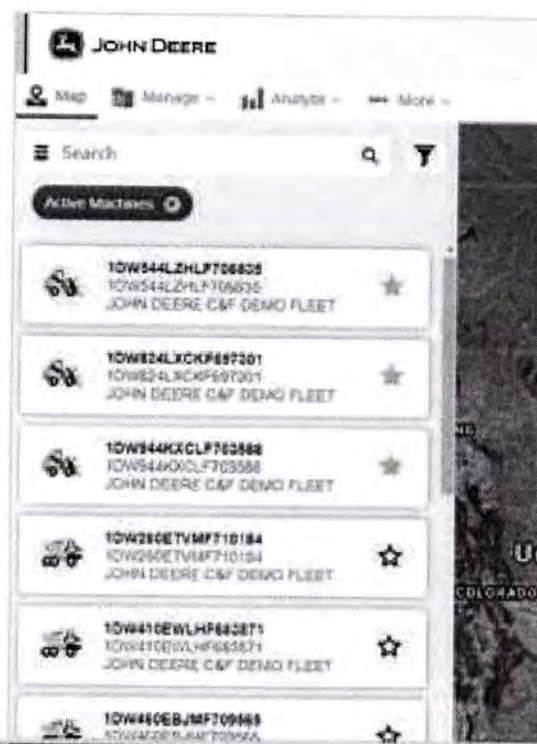
*JDLink shows machine location and utilization, time in idle, fuel level, upcoming maintenance, red alerts, and more.*

**Maps:** Current location, location history, and driving directions.

**Alerts:** Diagnostic trouble codes, maintenance, and security.

**Engine hours:** Daily, weekly, and cumulative hours for maintenance planning, utilization analysis, and jobsite cost tracking.

**Maintenance:** Enroll in a factory-recommended maintenance plan or a custom maintenance plan to automatically track upcoming intervals due for all your enrolled machines in one place.





### JDLINK GIVES YOU ACCESS TO:

- Geofence and curfew
- Machine hours and location
- Maintenance tracking
- Machine and fleet fuel comparisons
- Operator-productivity indicators
- Diagnostic trouble-code alerts
- Thousands of data points available in Ultimate Data
- And much more!

### Dual-mode option

For work in extremely remote areas with spotty cell coverage, opt for the JDLink satellite module. JDLink transmits via cellular connection when available and switches to satellite mode once a day to transmit data including hours, location, alerts, and many other data sets. Red alerts and geofence violations are sent immediately in both satellite and cellular modes.



Satellite  
communication



Cellular  
coverage





## Industry-leading range of OEM precision grade-management solutions

With John Deere grade-management technology guiding your grades, you can reduce labor, improve accuracy, and enable operators of all skill levels to experience excellent results. Deere provides an economical way to adopt grade-management technology and an easy path for future upgrades as needed. All grade-management options including service, warranty, upgrades, and financing are fully supported by your Deere dealer.

### ***FUTURE FORWARD*** John Deere Grade Management



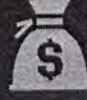
**REDUCES  
LABOR**



**IMPROVES  
ACCURACY**



**ENHANCES  
SPEED**



**SAVES ON  
MATERIAL IN  
EACH OPERATION**



**ENABLES OPERATORS  
OF ALL EXPERIENCE  
LEVELS TO ACHIEVE  
EXCELLENT RESULTS**



**SMARTGRADE™  
REMOTE SUPPORT**



#### **MOTOR GRADERS**

##### **CROSS-SLOPE**

*Standard on all Grade Pro (GP) models, including the 620GP, 622GP, 670GP, 672GP, 770GP, 772GP, 870GP, and 872GP*

The John Deere integrated cross-slope system will maintain slope by automatically adjusting one side of the blade while the operator controls the other, and can also be operated and used in "manual mode" as a slope meter. Upgrade to SmartGrade fully integrated grade control with a dealer-installed kit.

##### **SMARTGRADE**

*Industry-first mastless grade-control option available on all GP models including 620GP, 622GP, 670GP, 672GP, 770GP, 772GP, 870GP, and 872GP*

With SmartGrade on your motor grader, the blade can be operated in any grading position — pitch, articulation, or circle offset — without the limitations imposed by masted systems. The system is calibrated from the factory so it arrives at the jobsite ready to work. Convenient Automation Suite featuring select machine functions such as Blade Flip, Auto-Articulation, and Machine Presets is also included. Connect to other jobsites via a compatible Trimble or Leica radio.





## EXCAVATORS

### GRADE GUIDANCE

*Available as an option on 210G/210G LC, 350G LC, and 470G LC*

2D and 3D Grade Guidance has a lower acquisition cost than full grade control. It enables operators to see bucket position relative to job plans or benchmarks. Upgrade to SmartGrade with a dealer-installed kit.

### SMARTGRADE

*Available in 2021 as an option on 210G/210G LC, 350G LC, and 470G LC*

SmartGrade is fully integrated into the excavator and provides 2D or 3D grade control. The machine accurately controls the boom and bucket according to the design plan, greatly reducing the need for multiple passes. Virtual-fence limits are also included. Connect to other jobsites via a compatible Trimble or Leica radio.

## SKID STEER LOADERS (SSLs) AND COMPACT TRACK LOADERS (CTLs)

### GRADE INDICATE

*Available as an option on 330G and 332G SSLs and 331G and 333G CTLs*

With grade indicate on your SSL or CTL, you can assess, alter, and monitor grade from the seat of the cab while working on water-draining, site-prep, and clearing projects within  $\pm 0.5\%$  accuracy.

### SMARTGRADE

*Industry-exclusive option on the 333G CTL (also available as a field kit)*

The fully integrated, mastless 3D grade-control system enables a rigid load path while dozing, intelligently allowing boom movement for stockpiling material, loading and unloading the machine from a trailer, or any of the myriad tasks this versatile model can master. Connect to other jobsites via a compatible Trimble or Leica radio.

## CRAWLER DOZERS

### SLOPE CONTROL

*Available in 2021 as an option on 450K, 550K, 650K, 700L, 750L, and 850L*

With Slope Control on your crawler dozer, you can maintain a selectable blade position, improve accuracy of work without a GNSS or laser, and utilize real-time mainfall-slope and cross-slope values from the monitor. Upgrade to SmartGrade fully integrated grade control with a dealer-installed kit.

### SMARTGRADE

*Available as an option on 650K, 700L, 750L, 850L, and 950K*

SmartGrade provides 3D grade control without external masts or cables. Auto SmartGrade automatically adjusts the blade when encountering heavy loads. Connect to other jobsites via a compatible Trimble or Leica radio.





# More speed, more profits

John Deere provides an economical way to adopt grade-management technology and an easy path for future upgrades as needed.

## JOHN DEERE GRADE-MANAGEMENT OPTIONS



CRAWLER  
DOZERS



MOTOR  
GRADERS



EXCAVATORS



SKID STEERS AND  
COMPACT TRACK  
LOADERS

### SmartGrade™ fully integrated grade control

3D grade-control system with no external masts or cable is fully supported by your John Deere dealer.

Available on  
650K, 700L, 750L,  
850L, and 950K

Available on all  
Grade Pro (GP)  
models

Available on  
210G/210G LC,  
350G LC, and  
470G LC

Available on 333G  
Compact Track  
Loader (CTL)

### Slope Control

Slope Control eases grading by automatically maintaining the blade position without an external laser or GPS reference, helping both new and veteran operators to hold grade with less effort, fewer corrections, and minimal blade adjustments.

Available on  
450K, 550K,  
650K, 700L, 750L,  
and 850L

N/A

N/A

N/A

### Cross Slope

Automated cross slope simplifies holding a consistent slope by reducing operation to a single lever. Both dual-joystick controls and fingertip armrest controls come equipped with cross slope, are ready to run, and can be easily upgraded to full 3D SmartGrade.

N/A

Available on all  
Grade Pro (GP)  
models

N/A

N/A

### Grade Guidance

Provides information on the cutting-edge location with respect to a 2D reference or 3D design surface. Ideal for digging trenches for pipe, shaping ditches or slopes, or digging structure foundations.

N/A

N/A

Available on  
210G/210G LC,  
350G LC, and  
470G LC

N/A

### Grade Indicate

Provides an accurate readout in percentages or degrees of the cross slope and mainfall slope of the machine. The relative value readout is well suited when altering grade relative to an existing or reference grade.

N/A

N/A

N/A

Available on  
330G and 332G  
Skid Steers,  
and 331G and  
333G CTLs

Ask your dealer for details on grade-management options.





## Stop guessing

The Payload Weighing System for John Deere wheel loaders is factory installed and fully supported by your John Deere dealer. Onboard weighing enables more efficient loading and allows material movements to be tracked. Available for the 744L, 824L, and 844L Wheel Loaders, the system is fully integrated with our JDLink™ machine-monitoring system, so you can track and visualize payload data. It's also available with an optional printer.

### Go with the flow

Dynamic weighing technology allows operators to weigh without interrupting workflow, with accurate payload targets and overload alarms helping to eliminate excess weight or fines. The system's tare function factors in hopper or pallet weight while the product mix/blend mode makes it easy to combine different materials.

### Stay in control

From the cab, you can store calibrations for up to 10 unique attachments, view current payload information from the onboard touch-screen monitor, adjust the final load with a live tip-off counter, and use a single multifunction button on the hydraulic controls to keep track of cycles.

### Mind your business

Keep tabs on productivity using JDLink and onboard data. JDLink captures and stores 12 data elements including payload, truck count, bucket count, fuel consumed, and time loading. The onboard database keeps accurate records of products, customers, trucks, haulers, locations, destinations, mix blends, notes, drivers, and job/order names. Export onboard data to a computer via a USB drive, or print receipts from the optional printer.





## PRECISION CONSTRUCTION



**FACTORY INSTALLED  
AND DEALER  
SUPPORTED**



**FAST AND  
ACCURATE PAYLOAD  
MEASUREMENT**



**ONBOARD WEIGHING  
SAVES TIME  
AND FUEL\***



**WEIGH WHILE  
YOU WORK**

\*Compared to a loader without a payload weighing system.

## PAYLOAD DATA INFORMATION IN JDLink

## Payload Job Information

Machine Measurement	Value
Truck Payload Weight Average (ton)	0.40
Truck Payload Weight Min. (ton)	0.40
Truck Payload Weight Max. (ton)	0.40
Number of Trucks Loaded	1.00

Payload Weight  
by Aggregate Index Table Visual Interval Trend

Machine Measurement	Payload Weight by Aggregate Index (ton)
0	12.95
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00

Payload data can be viewed remotely in JDLink.

## FEATURE

## BENEFIT

Color touch-screen display with additional physical keys

Clear, uncluttered display provides intuitive operation

Dynamic weighing technology using inclinometers

Superior weight accuracy and repeatability on sloped terrain

Target load

Set individual product target and establish correct loading

Live last bucket "tip off" at any position

Tip off at the pile or above the truck to quickly achieve target weight

JDLink integration

Track and visualize productivity in JDLink

System "pause" button

Pause current load and come back to it later without losing data

Five memorized pre-selections for repeat job setup

Track totals for different types of material

Printer option with configurable output

Hard copy of load summaries and totals with company logo

Split loading

Confirm trucks and trailers are loaded to correct weight while monitoring overall loads

Multiple attachments

Calibration scale for use with up to 10 buckets/attachments

Tare function

Net weighing for pallets and containers

Adjustable weighing height

Flexible weighing for application

Stores multiple job and blend capabilities, with advanced memory job search and report function

Accurate record keeping, traceability, and stock management

XML data output via serial, ethernet, and USB drive

Efficient data handling

Calibration "nudge"

Quick and easy calibration adjustment to match site reference

Audible overload alarm

Alerts operator when machine is overloaded to reduce tire and machine wear





## Your dealer works for you

Precision Construction helps optimize your machines, your uptime, and your jobsites, ultimately leading to improved profits. But don't let technology scare you. Your John Deere dealer employs a team of technology specialists that can help you enjoy the benefits of Precision Construction with as much or as little involvement as you desire.

### Your dealer's team of technology specialists can:

- Utilize remote-diagnostic and -repair capabilities to lower costs and improve uptime.
- Share data with other dealership departments so they can better serve you.
- Work with you to understand how technologies like SmartGrade™ and payload weighing can benefit your business.
- Provide training if you wish to monitor and act on data in-house.
- Coordinate implementation of an Application Programming Interface (API) for utilizing telematics data in your business system.
- Help with JDLink™ enrollment and activation.
- Monitor incoming data from JDLink systems and communicate those results to you in the way you want, such as documented reports, regular meetings, or as needed.
- Interpret JDLink data to suggest changes to your operation, maximizing productivity and efficiency.
- Analyze machine-health alerts to recommend preventative maintenance that will head off more expensive future downtime.

*Whether you prefer to dig into the details or operate hands-off, your dealer's team of technology specialists can help confirm that your Precision Construction experience is exactly how you want it.*



## Staff Report

**Subject:** Approval of PO 22-25-004 for the purchase of a Compact Track Loader

**Author:** Alison Bruton, Purchasing Agent

**Department:** Public Works

**Meeting Date:** September 21, 2021

**Item Description:** PO 22-25-004 for the purchase of a new Compact Track Loader

**Summary Recommendation:** Staff recommends approval of PO 22-25-004 for the purchase of a new Compact Track Loader for the Public Works Department

### Executive Summary/Background:

- On August 10, 2021 staff posted a request for quotes for the purchase of a Compact Track Loader for the Public Works Department. Staff requested pricing for a base unit, as well as nine (9) additional attachments.
- Four submittals were received. The full tabulation is attached with this staff report. The submittal totals are as follows:
  - Low Country JCB - \$118,732.64
  - Flint Equipment - \$119,300.00
  - Yancy Bros. - \$120,426.00
  - Bobcat - \$122,501.79
- Flint Equipment had three variances from the requested specs.

Requested Specs	Flint Equipment
17.7" Rubber Tracks	15.8" Rubber Tracks
80" Heavy Duty Bucket w/ Bolt on Edge	78" Heavy Duty Bucket w/ Bolt on Edge
84" Hydraulic Soil Conditioner	90" Hydraulic Soil Conditioner

- Public Works staff could benefit from the larger hydraulic soil conditioner attachment.

### Alternatives for Commission to Consider

1. Approve PO 22-25-004 to Low Country JCB for the total unit price of \$118,732.64.
2. Approve PO 22-25-004 to Flint Equipment for the total unit price of \$119,300.00.
3. Take no action.

**Recommended Alternative:** 1 or 2

**Other Alternatives:** 3

**Department Review:** Purchasing, Public Works, Finance

**Funding Source:** SPLOST, \$50,000 budget. Because the Excavator and Crawler Dozer are under budget, there are funds to cover the overage on this item.

### Attachments:

1. Bid Tabulation
2. PO 22-25-004 for Low Country JCB
3. PO 22-25-004 for Flint Equipment Company

## RFQ 22-25-004 - Compact Track Loader

Description	Yancy	Low Country Machinery	Flint *highlighted sections are different than the specs requested	Bobcat
Base Unit Pricing	\$76,241.00	\$56,026.00	\$54,008.00	\$49,230.72
P69 Performance Package	Included	\$5,808.00	Included	\$5,845.68
C68 Comfort Package	Included	\$6,709.60	\$10,593.00	\$5,595.84
17.7" Rubber Tracks	Included	\$385.00	\$1,462.00	\$1,195.95
Mulcher	\$27,153.00	\$31,833.04	\$25,700.00	\$41,700.00
80" Heavy Duty Bucket w/ Bolt on Edge	\$1,427.00	\$1,528.00	\$1,637.00	\$1,218.00
4K Heavy Duty Pallet Fork Frame w/ 48" Fork Teeth	\$842.00	\$900.00	\$975.00	\$613.32
84" Hydraulic Soil Conditioner	\$7,678.00	\$8,550.00	\$10,900.00	\$8,086.40
72" Grapple	\$3,056.00	\$2,325.00	\$7,075.00	\$2,806.68
Medium-Heavy Duty Trencher 4-5' Dig Depth	\$4,029.00	\$4,668.00	\$6,950.00	\$6,209.20
<b>TOTAL:</b>	<b>\$120,426.00</b>	<b>\$118,732.64</b>	<b>\$119,300.00</b>	<b>\$122,501.79</b>
Time Required for Delivery:	90	In stock	120	60-90 days
Warranty Information:	standard 2 year/2000 hour warranty	2 year/2000 hour - Travel time in Effingham County included	24 month/2000 full machine warranty with warranty travel time and mileage as well as deductibles included	Travel time- after 150 machine hours travel time will be \$175/hour

<b>Budget</b>	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
<b>Cost</b>	\$120,426.00	\$118,732.64	\$119,300.00	\$122,501.79
<b>Under/Over</b>	<b>-\$70,426.00</b>	<b>-\$68,732.64</b>	<b>-\$69,300.00</b>	<b>-\$72,501.79</b>

# PURCHASE ORDER

Item XI. 4.

## Effingham County Board of Commissioners

601 N LAUREL STREET  
SPRINGFIELD, GA 31329  
Phone: 912-754-2159  
Fax: 912-754-8413

DATE:  
P.O. #

9/21/2021  
RFQ 22-25-004

### VENDOR

Flint Equipment Company  
PO BOX 3329  
Albany, GA 31706-3329

ATTN : John Padgett  
229-888-1212 / 912-964-7370

### SHIP TO

Effingham County Board of Commissioners  
601 N.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
	Furnish one (1) new Compact Track Loader per the attached proposal	1	\$54,008.00	\$54,008.00
	P69 Performance Package	1	Included	Included
	C68 Comfort Package	1	\$10,593.00	\$10,593.00
	<b>15.8"</b> Rubber Tracks	1	\$1,462.00	\$1,462.00
	Mulcher	1	\$25,700.00	\$25,700.00
	<b>78"</b> Heavy Duty Bucket w/ Bolt on Edge	1	\$1,637.00	\$1,637.00
	4K Heavy Duty Pallet Fork Frame w/ 48" Fork Teeth	1	\$975.00	\$975.00
	<b>90"</b> Hydraulic Soil Conditioner	1	\$10,900.00	\$10,900.00
	72" Grapple	1	\$7,075.00	\$7,075.00
	Medium-Heavy Duty Trencher 4-5' Dig Depth	1	\$6,950.00	\$6,950.00

SUBTOTAL \$119,300.00  
TAX RATE \$ -  
TAX \$ -  
S & H \$ -  
OTHER \$ -  
**TOTAL \$ 119,300.00**

### OTHER COMMENTS OR SPECIAL INSTRUCTIONS

ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Custom Truck and Body Works, Inc. agrees to furnish one (1) new compact track loader and attachments as described in the County's RFQ 22-25-004 and related addendums. The County references the terms, conditions and specifications contained in the County's RFQ 22-25-004 and related addendums as superseding any and all other contracts, Purchase Orders or Agreements.

FLINT EQUIPMENT CO. - SIGNATURE

TITLE

FLINT EQUIPMENT CO. - PRINT NAME

DATE

AUTHORIZED BY - SIGNATURE

CHAIRMAN

AUTHORIZED BY - TITLE

WESLEY CORBITT

AUTHORIZED BY - PRINT NAME

AUTHORIZED DATE



**EXTENDED WARRANTY - GENERAL PROVISIONS.**

During the selected coverage period, John Deere Construction & Forestry Company Worldwide Construction & Forestry Division, a division of John Deere Limited, in Canada ("John Deere") will repair or replace, at its option, covered components (either factory installed components or genuine John Deere replacements installed by an authorized John Deere dealer) of the product identified on the first page of this document that are defective in material or workmanship, subject to the terms and conditions set forth on both pages of this document. Such repair or replacement will be free of charge for parts and labor, except as otherwise stated below.

Under each coverage option, the Extended Warranty period begins when the product's corresponding Standard Warranty ends, and continues (unless terminated under Section E below) until the expiration selected on the face of this document. The coverage period ends after the specified number of months or when the machine's hour meter reaches the specified hour limitation, whichever occurs first.

Extended Warranty is available only through authorized John Deere dealers for John Deere products, and may be purchased at any time before the product's Standard Warranty, or Extended Warranty expires. Extended Warranty is not effective unless and until (1) a properly completed application for coverage is submitted to John Deere, (2) the coverage charge is paid, and (3) the applicant receives written confirmation of Extended Warranty from John Deere. Once Extended Warranty becomes effective, John Deere's obligations hereunder extend only to the applicant identified on the first page of this document, unless remaining coverage is transferred to a subsequent purchaser of this product in accordance with Section H below.

**FLUID ANALYSIS REQUIREMENT AND MAINTENANCE.**

**Fluid Analysis:** As a condition of coverage, the following Extended Warranty contracts (sold on or after 9 June 2008) will require fluid analysis:

- Extended Warranty Contracts on excavators with 100 horsepower and above.
  - All other Construction & Forestry products (including excavators under 100 horsepower) with Extended Warranty Contracts above 5000 coverage hours.
- Compact Excavators, Compact Track Loaders, Skid Steers, Compact Loaders, Scraper Tractors and Pull-Type Scrapers are excluded from this requirement.

Customer is responsible for completing hydraulic/hydrostatic oil analysis at 500 hour intervals for specific models and hours of coverage. If sample frequency is not maintained, and repairs occur, customer will be responsible for 20% of the repair cost. An oil sample using John Deere specifications must be submitted on or before the effective date of the Extended Warranty contract.

**Maintenance:** The owner (lessee, for leased products), at his or her own expense, must maintain the product in accordance with the product's Operator's manual and, upon request, provide adequate records verifying maintenance.

**WHAT IS COVERED BY EXTENDED WARRANTY:**

Not every product component is covered by Extended Warranty. Those components that are covered are listed below. If a particular component is not listed below, it is not covered by Extended Warranty.

**1. Engine Only Coverage** (excludes Cummins, Detroit Diesel and Hino Engines): If you purchased Engine Only Extended Warranty the following items are covered: Engine: engine and all components within, cylinder head and gasket, ECU, electronic engine-speed-control system, engine block, engine oil cooler and aftercooler, flywheel housing and gasket, front and rear engine seals, front damper, hydraulic actuator, injection nozzles, injection pump and gasket, manifolds and gaskets, oil pan and gasket, pressure/temperature sensors and sending units, pressure/temperature sensors and sending units-GR system manifold, ring gear and flywheel, rocker arm cover and gasket, thermostats, timing gear cover, turbocharger and gaskets, water pump and gaskets.

**2. Powertrain Coverage:** If you purchased Powertrain Extended Warranty the engine items above are covered along with the following items: Engine, engine speed controls & linkages, excavators, Transmission/Axles/Hydrostatics, axle(s) and differentials(s), clutch housing (except dry clutch disk), driveshaft with universal joints, electronic and/or hydraulic control valves, excavator rotary manifold, Tracked Feller-Buncher rotary manifold, final drive, front wheel-drive sensors (not wiring harness), hydrostatic system components including: propel motor, hydrostatic/hydraulic pump and related control valves powering propel and/or swing function (not dig function), hydraulic-front-wheel-drive axle and wheel assembly (including drive pump and motor, electric control, solenoid control valve, and divider valve), mechanical-front-wheel-drive differential/axle assembly (with its driveshaft, universal joint and control), power take off clutch housing (scraper tractor only), pump and valve controller, reverser with control valve, splitter drive, swing motor and brake, swing gearbox and bearings, torque converter, transfer drive, transmission, Brakes, wet park brake pinion shaft, bearing, and bearing quill (motor graders only), wet service brakes, wet steering brakes and clutches, Electrical sensors- rotary, starter (scraper tractor only).

**3. Powertrain plus Hydraulics Coverage:** If you purchased Powertrain plus Hydraulics Extended Warranty, the engine and power train items above are covered along with the following hydraulic items: Transmission/Axles/Hydrostatics, accumulator and related relief valves (transmission), hydraulic differential lock valve & associated parts, Hydraulics: control & load holding valves, cylinder packing kits, hydraulic cylinders, hydraulic oil cooler, hydraulic pumps & motors & related control valves, hydraulic reservoir, locking pin cylinder, pilot controls, Brakes: brake accumulator (Articulated Dump Truck Only), Steering: crossover relief valve, priority valve, steering pump, steering valves and cylinders.

**4. Full Machine Coverage:** If you purchased Full Machine Extended Warranty the engine, powertrain, and powertrain plus hydraulic items above are covered along with the following non-powertrain items: (Please note: there is a \$200 deductible on all hydraulic and non-powertrain repairs when Full Coverage is purchased.) Engine: engine mounts and support, engine oil lines, engine speed controls & linkages, filter mount, fuel lines, fuel tank and associated parts, fuel transfer pump & gasket, oil filler tube, pulleys, radiator and hoses, water piping, Transmission/Axles/Hydrostatics: control rods, differential lock valve & associated parts, external oil lines, filter tubes (transmission), filter screens, oil cooler, shift-control linkage, sending units and sensors, Brakes: brake accumulator (Non ADT), brake pump, brake valve, pressure reducing valve, unloading valve, Electrical: alternator, gauges, indicators, instruments, sensors, starter, starter drive, starter solenoid, switches, voltage regulator, wiper motors, wiring harnesses, Factory Installed Air Conditioning, accumulator, clutch, compressor, condenser, dryer, evaporator, expansion valve, heater hose, pulley, seals & gaskets, temperature control programmer, Other: bucket linkages, circle drive

gearbox, dump body (ADT only), fan & fan drive, motor grader circle, scarifier & ripper linkages, factory installed winch (skidders only), Steering: axles, secondary steering system components, spindles & supports, steering linkage, tie rod & tie rod ends, Structures: arm, articulation joint (incl. pins & bushings), bin frame, boom, car body, C-frame, circle frame, dipperstick, draft frame, engine frame, equipment frame, forklift mast & frame, grapple arch and grapple boom, loader arm, loader frame, mainframe, moldboard lift arm, rollover protection structure (ROPS), side frame, swing frame, track frame, X-frame, Z-bar, Pneumatic Components (ADT only): airline hoses & lines & fittings, air components of brake systems, four way protection valve, unloading valve.

**D. ITEMS NOT COVERED.** John Deere is not responsible for the following:

1. Parts/Kits not ordered on machine and installed aftermarket are not covered by the machine's Standard Warranty or Extended Warranty. These parts will be covered by any applicable parts warranty.
2. Attachments installed aftermarket are excluded from any Extended Warranty purchased for the machine - i.e. Winch not installed at factory.
3. Factory installed forestry attachments such as felling heads, saw heads, harvesters, delimbers and all Waratah attachments do not qualify for Extended Warranty.
4. Batteries, hoses, radios, tires, Cummins or Detroit Diesel engines, JDLink/ZXLink components.
5. Premiums charged for overtime labor requested by the customer.
6. Costs for transporting the product to and from the place where service is performed, or service calls made by the repairing dealer.
7. Depreciation and normal wear.
8. Damage caused by any of the following: a) Misuse or abuse of the machine; b) the application the machine is working in; c) lack of proper/required maintenance; d) failure to follow operating instructions, e) lack of protection during storage; f) vandalism; g) the elements; or h) collision or other accidents.
9. Normal maintenance and replacement of maintenance and wear items such as: filters, oils, coolants and conditioners, blades and cutting edge parts, pins and bushings (except in articulation joints), hoses, lines and fittings, undercarriage, belts, dry brakes and dry clutch linings, bulbs, rubber tracks, and skidder grapple shocks.
10. Damage caused to a covered component by a non-covered component that is used on or installed in the product.
11. For warranty repairs made in the field, any charges (such as dealer travel time, mileage, or extra labor) that would not have been incurred had the product been repaired at the dealer's place of business.

**E. TERMINATION OF EXTENDED WARRANTY.**

John Deere is relieved of its obligations under Extended Warranty if:

1. Service (other than normal maintenance and replacement of service items) is performed by someone other than an authorized John Deere dealer; or
2. The product is altered or modified in ways not approved by John Deere; or
3. The product's hour meter has been rendered inoperative or otherwise tampered with; or
4. The product is removed from the United States or Canada; or
5. Use is made of the product within an application group other than the group designated in the application for Extended Warranty for the product.

**F. LIMITATIONS OF JOHN DEERE'S LIABILITY.**

The repair or replacement of covered components that are defective, as provided in Section A above, shall be the owner's (or lessee's) exclusive remedy for any defect in the product. However, if after repeated attempts such repair or replacement fails to correct the performance problem caused by the defect, the owner's (or lessee's) sole remedy shall be a refund of the amount paid for the product (in exchange for a return of the product), excluding any transportation charges, license fees, taxes, and insurance premiums, and less a reasonable allowance for use of the product prior to its return. John Deere's liability for any repair event shall not exceed the actual cash value of the product if repaired, and John Deere's cumulative liability over the coverage period shall not exceed the amount paid by the owner (or lessee) for the product, excluding any transportation charges, license fees, taxes, and insurance premiums. In no event will John Deere be liable for any incidental or consequential damages (including without limitation, loss of profits, rental of substitute equipment, or other commercial loss) that may be sustained due to a defect in the product or the breach or performance of John Deere's obligation under Extended Warranty. Corrections of defects in the manner provided herein shall constitute fulfillment of all liabilities of John Deere to the owner (or lessee) or any other person, **whether based upon contract, tort, strict liability, or otherwise.** This limitation does not apply to claims for personal injury.

**G. OBTAINING EXTENDED WARRANTY SERVICE.**

To obtain service covered by Extended Warranty, the owner (or lessee) must request Extended Warranty service from a John Deere dealer authorized to sell the product to be serviced. When making such a request, the owner (or lessee) must present his or her Application for Extended Warranty and John Deere's written confirmation of coverage (transferees under Section H below must present John Deere's written confirmation of coverage transfer), make the product available at the dealer's place of business, and inform the dealer in what way the product is believed to be defective.

Extended Warranty repairs can be made in the field if the purchaser and servicing dealer so desire. However, John Deere will not be responsible for any charges (such as dealer travel time, mileage, or extra labor plus any applicable taxes) that would not have been incurred had the product been repaired at the dealer's place of business.

**H. TRANSFER OF UNUSED COVERAGE UPON RESALE.** Remaining Extended Warranty

applicable to a used John Deere product is transferred to a subsequent purchaser of the product if:

1. The subsequent purchase is made before the product's Extended Warranty expires; and
2. The product is determined by John Deere to be in satisfactory condition following an inspection performed by an authorized John Deere dealer, in accordance with John Deere's instructions, at the subsequent purchaser's expense; and
3. John Deere's written confirmation of the transfer is received by the subsequent purchaser; and
4. Either (a) the use made of the product by the subsequent purchaser falls within the same application group designated on the product's original Application for Extended Warranty, or (b) the subsequent purchaser pays the amount specified by John Deere for conversion of the remaining coverage to a different application group.

**I. NO STATUTORY OR IMPLIED WARRANTY.** Where permitted by law, JOHN DEERE PRODUCTS CARRY NO STATUTORY OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS.**J. DEALER CANNOT VARY TERMS OF COVERAGE.**

All terms of John Deere's Extended Warranty are set forth on this document. John Deere dealers have no authority to make any representation or promise on behalf of John Deere, or to modify the terms or limitations of Extended Warranty in any way.



**RFQ No. 22-25-004****Purchase of Compact Track Loader for Public Works****QUOTE**

DESCRIPTION	BID PRICE
BASE UNIT PRICING	\$ 54,008 <sup>00</sup>
ADDITIONAL PRICING OPTIONS:	
P69 PERFORMANCE PACKAGE	\$ Included in above Price
C68 COMFORT PACKAGE	\$ 10,593 <sup>00</sup>
<del>17.7"</del> RUBBER TRACKS 15.8"	\$ 1,462 <sup>00</sup>
MULCHER	\$ 25,700 <sup>00</sup>
<del>80"</del> HEAVY DUTY BUCKET W/ BOLT ON EDGE, 78"	\$ 1,637 <sup>00</sup>
4K HEAVY DUTY PALLET FORK FRAME W/ 48" FORK TEETH	\$ 975 <sup>00</sup>
<del>84"</del> HYDRAULIC SOIL CONDITIONER 90"	\$ 10,900 <sup>00</sup>
72" GRAPPLE	\$ 7,075 <sup>00</sup>
MEDIUM-HEAVY DUTY TRENCHER 4-5' DIG DEPTH	\$ 6,950 <sup>00</sup>

Extended Warranty Options Available: 24/2000 Full Machine Warranty with warranty travel time and Mileage as well as deductibles included

Time required for delivery after receipt of order 120 / Days  
(Award may be contingent on delivery)

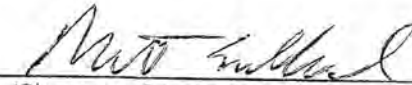
## RFQ No. 22-25-004 – Compact Track Loader

## Proposing Company Contact Information:

Company Name:	Flint Equipment Company	
Billing Address:	PO Box 3329 Albany, Ga 31706-3329	Telephone: 229-888-1212
Service Address:	50 Manson Industrial Blvd Savannah, Ga 31408	Telephone: 912-964-7370
Representative Name:	John Padgett	
Representative Contact Address:	50 Manson Industrial Blvd Savannah, Ga 31408	Telephone: 912-677-7601 E-Mail: jpadgett@flintequipco.com

It is agreed by the undersigned offeror that the signature and submission of this proposal represents the vendor's acceptance of all terms, conditions and requirements of specifications and, if awarded, the proposal will become part of the contract agreement between the parties.

Signed: (manually, in ink)



(Signature of Authorized Representative of the Company)

Name Printed: Matt Smalwood Title: Vice President Date: 9/2/21

RFQ No. 22-25-004 – Compact Track Loader

**EXCEPTION SHEET**

If Commodity(s) and/or Service proposed in quote is in ANYWAY different from that contained in this proposal, the Bidder is responsible for clearly identifying all such differences in the space below. Otherwise, it will be assumed that the Bidder's offer is in total compliance with all aspects of the proposal.

Below are the only differences between my offer and the County's proposal:

9/2/21  
DATE

Matt Gindal Vice President  
SIGNATURE/TITLE

Flint Equipment  
COMPANY



Quote Id: 25116515

---

Prepared For:

**EFFINGHAM COUNTY BOARD OF COMMISSIO**

**F FLINT**

Prepared By: **JOHN PADGETT**

Flint Equipment Company  
50 Morgan Industrial Blvd  
Savannah, GA 31408-9563

Tel: 912-964-7370

Fax: 912-964-1822

Email: [jpadgett@flintequipco.com](mailto:jpadgett@flintequipco.com)

Date: 24 August 2021

Offer Expires: 24 September 2021

*Confidential*

### Quote Summary

**Prepared For:**

EFFINGHAM COUNTY BOARD OF COMMISSIO  
601 N LAUREL ST  
SPRINGFIELD, GA 31329  
Business: 912-754-6339

**Prepared By:**

JOHN PADGETT  
Flint Equipment Company  
50 Morgan Industrial Blvd  
Savannah, GA 31408-9563  
Phone: 912-964-7370  
jpadgett@flintequipco.com

**Quote Id:** 25116515  
**Created On:** 24 August 2021  
**Last Modified On:** 02 September 2021  
**Expiration Date:** 24 September 2021

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 325G COMPACT TRACK LOADER John Deere Extended Warranty-24/2000 Full Machine Warranty including travel time and mileage on warranty repairs	\$ 123,780.00 X	1 =	\$ 123,780.00
<b>Sub Total</b>			<b>\$ 123,780.00</b>
<b>Equipment Total</b>			<b>\$ 123,780.00</b>

### Quote Summary

Equipment Total	\$ 123,780.00
SubTotal	\$ 123,780.00
Total	\$ 123,780.00
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 123,780.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

# Selling Equipment

Quote Id: 25116515

Customer: EFFINGHAM COUNTY BOARD OF COMMISSIONERS

## JOHN DEERE 325G COMPACT TRACK LOADER

Hours:

Stock Number:

				Selling Price
				\$ 120,880.00
Code	Description	Qty	Unit	Extended
00D2T	325G COMPACT TRACK LOADER	1	\$ 67,526.00	\$ 67,526.00
<b>Standard Options - Per Unit</b>				
170K	JDLink™	1	\$ 1,777.00	\$ 1,777.00
0770	Cab/Heat/AC, Power QT, Hi Flow, SL & RC, 2Spd, LED Lights, Rev Fan, Chrome, Heat Seat, Radio	1	\$ 10,593.00	\$ 10,593.00
0953	ISO-H Switchable Controls and EH Joystick Performance Package	1	\$ 1,058.00	\$ 1,058.00
1301	Engine - Turbocharged - FT4	1	\$ 2,718.00	\$ 2,718.00
1501	English Operator's Manual and Decals	1	\$ 0.00	\$ 0.00
2600	Offset Block Lug Tread Pattern - 15.8 in. (400mm) Tracks	1	\$ 1,462.00	\$ 1,462.00
4003	3-Inch Seat Belt with Shoulder Harness	1	\$ 271.00	\$ 271.00
6006	Air Suspension Seat (Cloth with Heat)	1	\$ 639.00	\$ 639.00
8042	Rear View Camera	1	\$ 869.00	\$ 869.00
8060	Engine Air Precleaner	1	\$ 465.00	\$ 465.00
8370	HD Rear Grille	1	\$ 497.00	\$ 497.00
8380	Footrest with Floormat	1	\$ 147.00	\$ 147.00
8525	Cab Severe Duty Polycarbonate Door	1	\$ 2,248.00	\$ 2,248.00
9331	78 in. HD Utility Bucket (24.5 cu. ft.) with Edge	1	\$ 1,637.00	\$ 1,637.00
<b>Standard Options Total</b>				<b>\$ 24,381.00</b>
<b>Dealer Attachments</b>				
BYT10946	Light Guard Kit	1	\$ 321.00	\$ 321.00
BYT10947	Bucket Cylinder Rod Guard	1	\$ 522.00	\$ 522.00
BYT10945	Bottom Covers & Reinforcement Plates	1	\$ 426.00	\$ 426.00
BYT10948	Lift Cylinder Hose Guards	1	\$ 380.00	\$ 380.00
BYT10943	Bumper, Rear w/o Deflectors	1	\$ 1,356.00	\$ 1,356.00
AT372950	Toe Guard and Door Upgrade Kit	1	\$ 662.00	\$ 662.00
BYT10263	Guard, Cab Roof Debris	1	\$ 121.00	\$ 121.00
AT445276	Level II FOPS Plate	1	\$ 692.00	\$ 692.00
	48" Pallet Forks	1	\$ 975.00	\$ 975.00
	V60 LARGE CAPACITY SKELETON GRAPPLE	1	\$ 7,075.00	\$ 7,075.00
	Heavy Duty Trencher 48" dig depth with 6" chain	1	\$ 6,950.00	\$ 6,950.00
	FHX 66" Brush Hound Mulching Head	1	\$ 25,700.00	\$ 25,700.00

# Selling Equipment

Quote Id: 25116515

Customer: EFFINGHAM COUNTY BOARD OF COMMISSIO

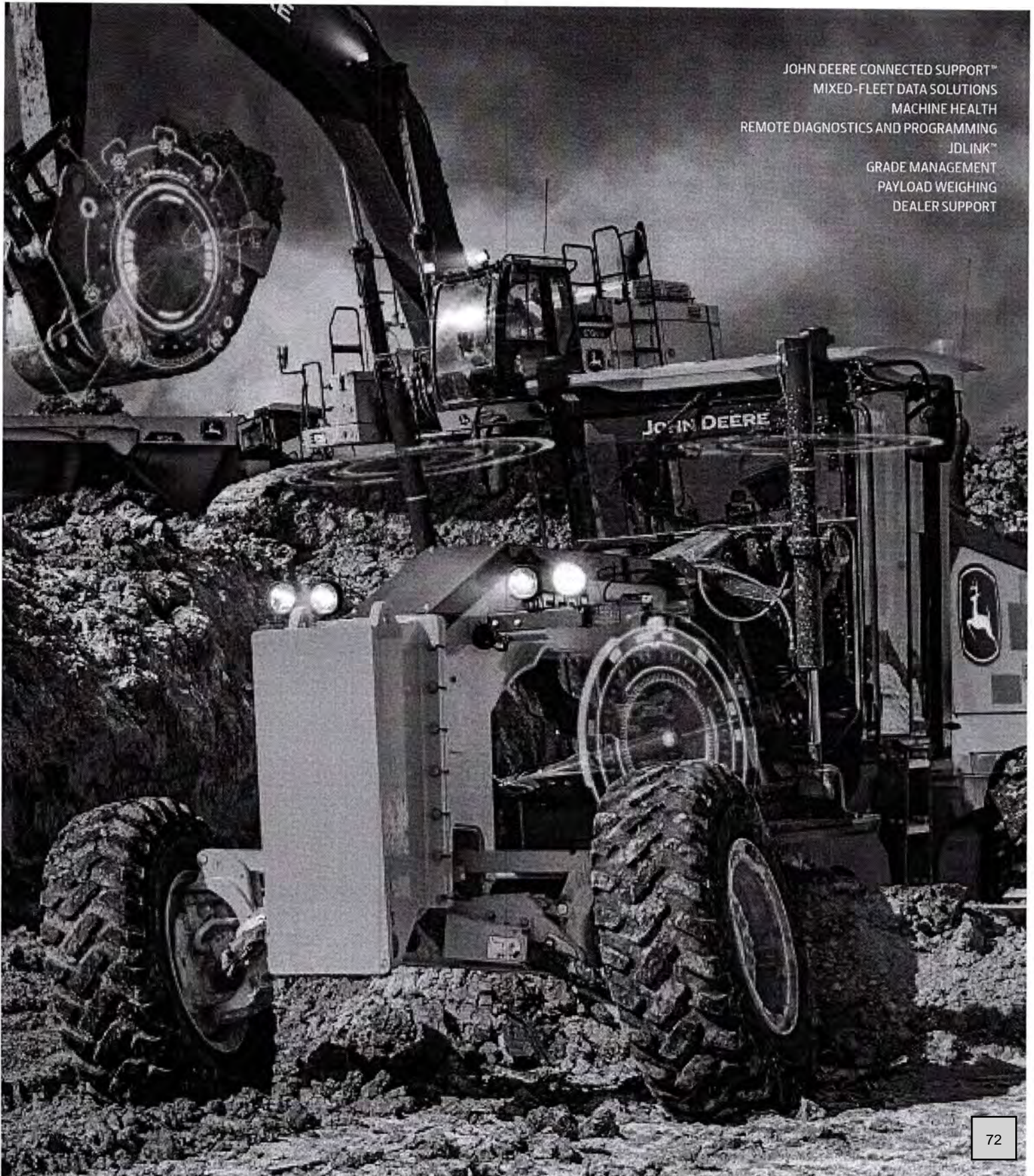
90" POWER RAKE	1	\$ 10,900.00	\$ 10,900.00
<b>Dealer Attachments Total</b>			<b>\$ 56,080.00</b>
<b>Service Agreements</b>			
John Deere Extended Warranty - 24/2000 Full Machine Warranty including travel time and mileage on warranty repairs	1	\$ 2,900.00	\$ 2,900.00
<b>Service Agreements Total</b>			<b>\$ 2,900.00</b>
<b>Suggested Price</b>			<b>\$ 150,887.00</b>
<b>Customer Discounts</b>			
<b>Customer Discounts Total</b>		<b>\$ -27,107.00</b>	<b>\$ -27,107.00</b>
<b>Total Selling Price</b>			<b>\$ 123,780.00</b>



# PRECISION CONSTRUCTION

**JOHN DEERE**

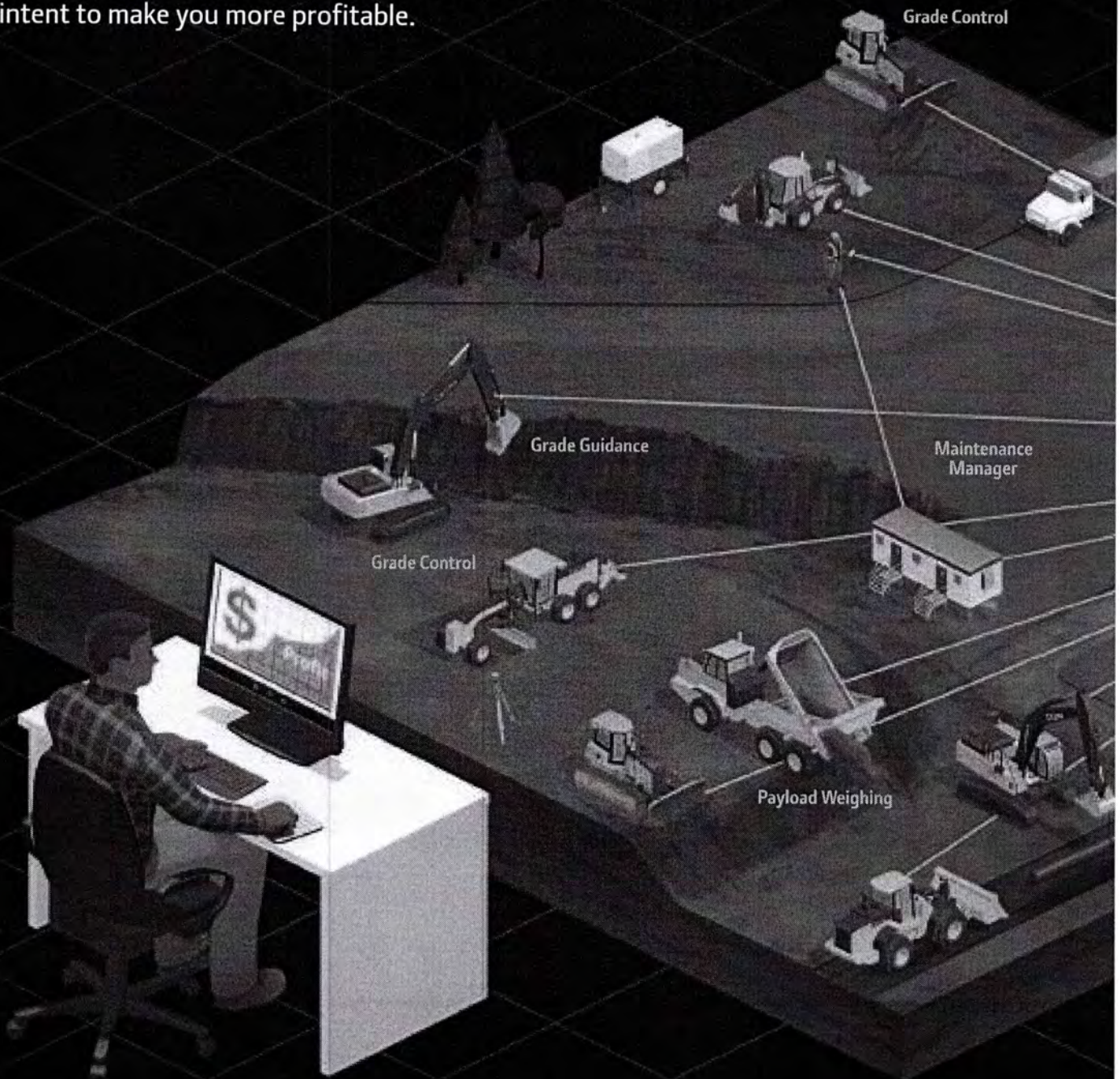
JOHN DEERE CONNECTED SUPPORT™  
MIXED-FLEET DATA SOLUTIONS  
MACHINE HEALTH  
REMOTE DIAGNOSTICS AND PROGRAMMING  
JDLINK™  
GRADE MANAGEMENT  
PAYLOAD WEIGHING  
DEALER SUPPORT





# Bringing machines, technology, and your dealer together to make your job easier

Precision Construction turns data into solutions to maximize uptime, lower costs, and help you get more done, more efficiently — all with the intent to make you more profitable.







## Precision Construction

*Maximizes uptime and productivity*

John Deere Connected Support™	4-9
Mixed-Fleet Data Solutions	4-5
Machine Health	6-7
Remote Diagnostics and Programming	8-9
JDLink™	10-11
Grade Management	12-15
Payload Weighing	16-19
Dealer Support	20

Remote Diagnostics  
and Programming

Machine  
Monitoring

Payload Weighing

Machine Health  
Monitoring Center





John Deere Connected Support™

## View your mixed-fleet data where you want it

Nearly every fleet includes multiple brands of equipment assets. And most companies want to track their entire fleet in one place to help reduce multiple logins to different telematics portals. The JDLink™ Machine Data Application Programming Interface (API) converts your JDLink data to ISO 15143-3 standards so it can be utilized by the mixed-fleet data-solution provider you prefer.





# THE JDLINK MACHINE DATA API

*Meets ISO 15143-3 standards*

INCLUDES DATA ELEMENTS SUCH AS:



HOURS



LOCATION



FUEL



UTILIZATION



DIAGNOSTIC  
TROUBLE CODES



PAYLOAD-  
SCALE DATA





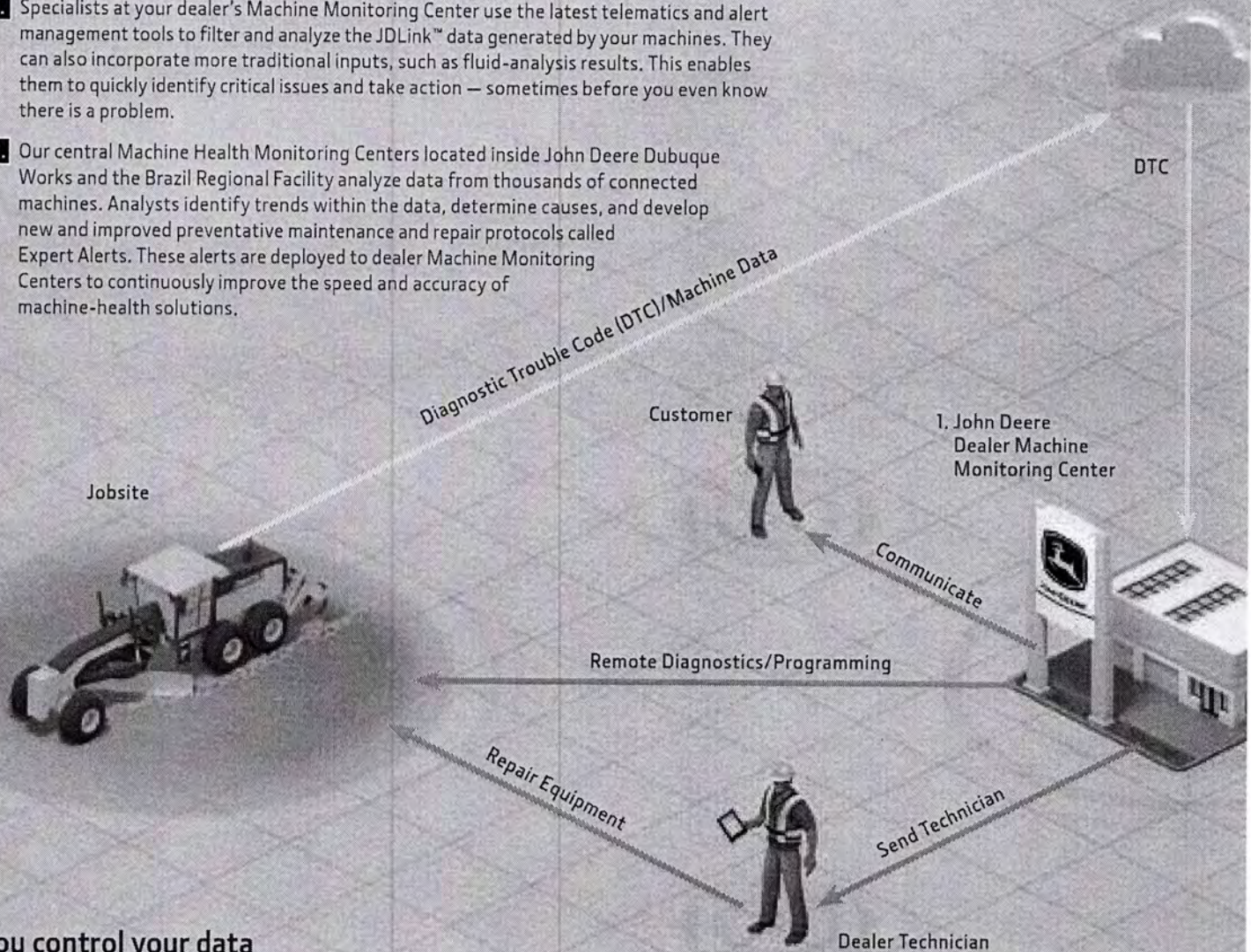


## John Deere Connected Support™

## The power to see through iron and steel

To maximize the uptime of your equipment, we deliver improved machine health through an advanced dual approach:

1. Specialists at your dealer's Machine Monitoring Center use the latest telematics and alert management tools to filter and analyze the JDLink™ data generated by your machines. They can also incorporate more traditional inputs, such as fluid-analysis results. This enables them to quickly identify critical issues and take action — sometimes before you even know there is a problem.
2. Our central Machine Health Monitoring Centers located inside John Deere Dubuque Works and the Brazil Regional Facility analyze data from thousands of connected machines. Analysts identify trends within the data, determine causes, and develop new and improved preventative maintenance and repair protocols called Expert Alerts. These alerts are deployed to dealer Machine Monitoring Centers to continuously improve the speed and accuracy of machine-health solutions.



## You control your data

Sharing machine data with us enables levels of support never before possible — but only if that's what you choose to do. When you entrust your data to John Deere and our subsidiaries through our Data Services and Subscriptions, we safeguard that data and honor the permissions you set for sharing it with others. You can find more information on the John Deere data policy at [JohnDeere.com/trust](http://JohnDeere.com/trust).

*You can hand over all machine-monitoring responsibilities to your John Deere dealer. Or they can monitor your fleet in conjunction with your own maintenance team.*



## Alert monitoring process

Your motor grader sends a Diagnostic Trouble Code (DTC) to JDLINK. When you utilize your dealer's machine monitoring services, the DTC also goes to your dealer's Machine Monitoring Center. The specialists there can let you know if an issue is critical and requires action. They can even perform additional diagnostics and software updates without a trip to the jobsite if needed (see pages 8–9).

Response time is quick, and many times problems can be addressed before they cause downtime. When service technicians

do visit the machine, they can often arrive with the parts needed to make the repair already in hand.

While your dealer focuses on addressing issues that may immediately impact you and your fleet, the John Deere Machine Health Monitoring Center continuously analyzes data from thousands of connected machines. If a specific machine model consistently

experiences the same issue, analysts will spot the trend and determine where the problem originates. These insights become Expert Alerts that are proactively sent to your dealer to help repair machines faster and help you avoid unexpected downtime.

In some cases, a machine design or component can even be changed at the factory to prevent future problems on new machines yet to be manufactured.

2. John Deere  
Machine Health  
Monitoring Center

Connected John Deere Machines

Expert Alert

John Deere Factory

### REAL-WORLD EXPERT ALERT

1. An 850K Dozer is operating normally with no indication that something is wrong.
2. Machine data sent by JDLINK is analyzed by a machine health algorithm at the Machine Health Monitoring Center.
3. Oil-pressure data is compared to data from other 850Ks — the pressure is low but not low enough to trigger a trouble code.
4. The algorithm detects a signature pressure relief valve failure condition and sends an Expert Alert to the local John Deere dealer.
5. The dealer proactively contacts the customer to schedule a repair.

*This Expert Alert helped the dealer identify the problem and make the repair to avoid a major component failure without any up-front diagnostics time.*





## John Deere Connected Support™ Faster, less costly repairs

What if your dealer could initiate repair solutions without visiting the jobsite and charging you for a technician's travel time? The remote diagnostics and programming you get with John Deere Connected Support™ enable your dealer to troubleshoot machine issues from a distance. They can access and reset diagnostic codes and record performance readings remotely and without direct contact.

### Remote performance recordings

If your machine malfunctions at 1,000 rpm, for example, your Deere dealer can use remote diagnostics to record particular machine parameters at that rpm. The technician doesn't need to be onsite. And readings can be taken at full machine functionality, eliminating downtime.

If parts are needed to fix the problem assessed via remote diagnostics, the technician arrives onsite with the right parts without an initial trip to the field.

### Remote software updates

Using remote programming, your machine can also receive wireless software updates, avoiding a technician having to come to the jobsite with laptop in hand.

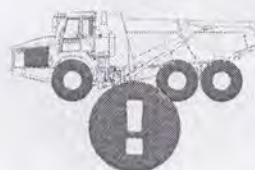
Your fleet management and maintenance team gains twice the bench strength when your dealer and your machines are connected through remote diagnostics and programming. The advantages to owning John Deere just got a lot more compelling.

Three real-world examples of how John Deere Connected Support significantly optimizes uptime:

#### EXAMPLE

# 1

## IMPROPER MACHINE OPERATION



**1** JDLINK sends "high tire-temperature alert" to the dealer from the jobsite.



**2** Dealer accesses JDLINK website and discovers the front left and right middle tires both have low pressure and high temperature relative to the other four tires.



**3** Dealer calls the customer and makes a **REMOTE DIAGNOSTICS** connection — absence of additional diagnostic trouble codes confirms machine is healthy.



**4** **DEALER** confirms overall machine health is fine, but two tires have low tire pressure — which causes increased tire temperature.

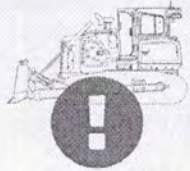


**RESULTS:** Dealer detects improper machine condition with the potential to cause premature tire wear and expensive downtime — all without a technician trip to the jobsite.

EXAMPLE

2

## REMOTE SOFTWARE UPGRADE



1 Dealer receives "high engine oil soot load alert" from **JDLINK**.



2 Dealer assumes excessive idling (a common cause of high soot loads) is the culprit, but the **JDLINK** website shows the machine actively working.



3 Dealer contacts the customer, establishes **REMOTE DIAGNOSTICS** connection, and views the engine misfire reading.



4 **DEALER** matches misfire symptom with a service bulletin that identifies the problem and requires a software update — dealer deploys an Electronic Control Unit (ECU) payload via **REMOTE PROGRAMMING** to update software and resolve the problem.

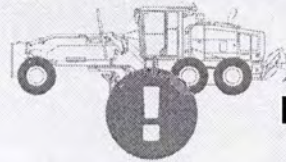


**RESULTS:** Dealer prevents downtime by correctly diagnosing and repairing the problem remotely.

EXAMPLE

3

## RIGHT PART FOR THE JOBSITE



1 **JDLINK** sends dealer an alert from the jobsite.



2 Dealer technician accesses **JDLINK** and finds the grader is derated.



3 Dealer contacts the customer, establishes **REMOTE DIAGNOSTICS** connection, and collects an Exhaust Gas Recirculation (EGR) flow-sensor reading. The results confirm the sensor failed.



4 **DEALER** sends a technician to the jobsite with a new sensor in hand for onsite repair.



**RESULTS:** Dealer diagnoses problem remotely and sends a technician to the jobsite with the correct part for quick repair, avoiding an initial trip for diagnosing the problem.



# Your connection to enhanced profitability

Standard on most new models, JDLink enables John Deere Connected Support™, provides valuable fleet insights, and helps you utilize other productivity solutions, including grade management and payload weighing.

## A quick view of vital info:

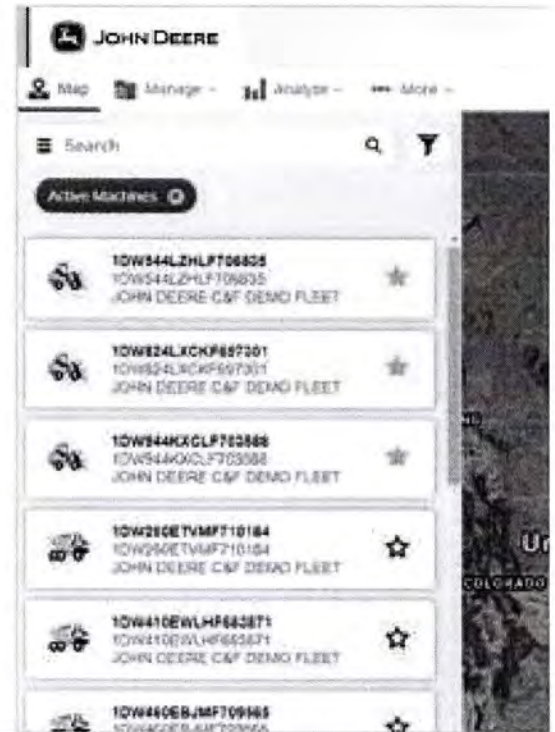
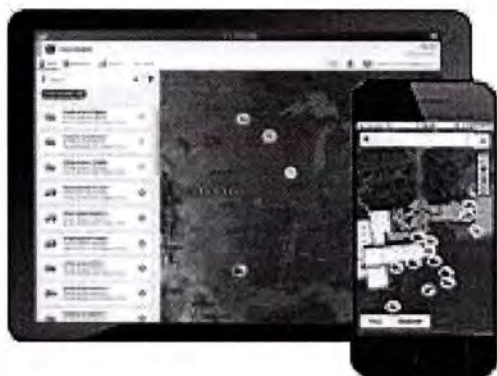
JDLink shows machine location and utilization, time in idle, fuel level, upcoming maintenance, red alerts, and more.

**Maps:** Current location, location history, and driving directions.

**Alerts:** Diagnostic trouble codes, maintenance, and security.

**Engine hours:** Daily, weekly, and cumulative hours for maintenance planning, utilization analysis, and jobsite cost tracking.

**Maintenance:** Enroll in a factory-recommended maintenance plan or a custom maintenance plan to automatically track upcoming intervals due for all your enrolled machines in one place.





**JDLINK GIVES YOU ACCESS TO:**

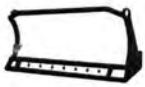
- Geofence and curfew
- Machine hours and location
- Maintenance tracking
- Machine and fleet fuel comparisons
- Operator-productivity indicators
- Diagnostic trouble-code alerts
- Thousands of data points available in Ultimate Data
- And much more!

**Dual-mode option**

For work in extremely remote areas with spotty cell coverage, opt for the JDLINK satellite module. JDLINK transmits via cellular connection when available and switches to satellite mode once a day to transmit data including hours, location, alerts, and many other data sets. Red alerts and geofence violations are sent immediately in both satellite and cellular modes.







## Industry-leading range of OEM precision grade-management solutions

With John Deere grade-management technology guiding your grades, you can reduce labor, improve accuracy, and enable operators of all skill levels to experience excellent results. Deere provides an economical way to adopt grade-management technology and an easy path for future upgrades as needed. All grade-management options including service, warranty, upgrades, and financing are fully supported by your Deere dealer.

### **FUTURE FORWARD** John Deere Grade Management



**REDUCES  
LABOR**



**IMPROVES  
ACCURACY**



**ENHANCES  
SPEED**



**SAVES ON  
MATERIAL IN  
EACH OPERATION**



**ENABLES OPERATORS  
OF ALL EXPERIENCE  
LEVELS TO ACHIEVE  
EXCELLENT RESULTS**



**SMARTGRADE™  
REMOTE SUPPORT**



#### MOTOR GRADERS

##### CROSS-SLOPE

Standard on all Grade Pro (GP) models, including the 620GP, 622GP, 670GP, 672GP, 770GP, 772GP, 870GP, and 872GP

The John Deere integrated cross-slope system will maintain slope by automatically adjusting one side of the blade while the operator controls the other, and can also be operated and used in "manual mode" as a slope meter. Upgrade to SmartGrade fully integrated grade control with a dealer-installed kit.

##### SMARTGRADE

Industry-first mastless grade-control option available on all GP models including 620GP, 622GP, 670GP, 672GP, 770GP, 772GP, 870GP, and 872GP

With SmartGrade on your motor grader, the blade can be operated in any grading position — pitch, articulation, or circle offset — without the limitations imposed by masted systems. The system is calibrated from the factory so it arrives at the jobsite ready to work. Convenient Automation Suite featuring select machine functions such as Blade Flip, Auto-Articulation, and Machine Presets is also included. Connect to other jobsites via a compatible Trimble or Leica radio.





## EXCAVATORS

### GRADE GUIDANCE

*Available as an option on 210G/210G LC, 350G LC, and 470G LC*

2D and 3D Grade Guidance has a lower acquisition cost than full grade control. It enables operators to see bucket position relative to job plans or benchmarks. Upgrade to SmartGrade with a dealer-installed kit.

### SMARTGRADE

*Available in 2021 as an option on 210G/210G LC, 350G LC, and 470G LC*

SmartGrade is fully integrated into the excavator and provides 2D or 3D grade control. The machine accurately controls the boom and bucket according to the design plan, greatly reducing the need for multiple passes. Virtual-fence limits are also included. Connect to other jobsites via a compatible Trimble or Leica radio.

## SKID STEER LOADERS (SSLs) AND COMPACT TRACK LOADERS (CTLs)

### GRADE INDICATE

*Available as an option on 330G and 332G SSLs and 331G and 333G CTLs*

With grade indicate on your SSL or CTL, you can assess, alter, and monitor grade from the seat of the cab while working on water-draining, site-prep, and clearing projects within  $\pm 0.5\%$  accuracy.

### SMARTGRADE

*Industry-exclusive option on the 333G CTL (also available as a field kit)*

The fully integrated, mastless 3D grade-control system enables a rigid load path while dozing, intelligently allowing boom movement for stockpiling material, loading and unloading the machine from a trailer, or any of the myriad tasks this versatile model can master. Connect to other jobsites via a compatible Trimble or Leica radio.

## CRAWLER DOZERS

### SLOPE CONTROL

*Available in 2021 as an option on 450K, 550K, 650K, 700L, 750L, and 850L*

With Slope Control on your crawler dozer, you can maintain a selectable blade position, improve accuracy of work without a GNSS or laser, and utilize real-time mainfall-slope and cross-slope values from the monitor. Upgrade to SmartGrade fully integrated grade control with a dealer-installed kit.

### SMARTGRADE

*Available as an option on 650K, 700L, 750L, 850L, and 950K*

SmartGrade provides 3D grade control without external masts or cables. Auto SmartGrade automatically adjusts the blade when encountering heavy loads. Connect to other jobsites via a compatible Trimble or Leica radio.





# More speed, more profits

John Deere provides an economical way to adopt grade-management technology and an easy path for future upgrades as needed.

## JOHN DEERE GRADE-MANAGEMENT OPTIONS



CRAWLER  
DOZERS



MOTOR  
GRADERS



EXCAVATORS



SKID STEERS AND  
COMPACT TRACK  
LOADERS

### SmartGrade™ fully integrated grade control

3D grade-control system with no external masts or cable is fully supported by your John Deere dealer.

Available on  
650K, 700L, 750L,  
850L, and 950K

Available on all  
Grade Pro (GP)  
models

Available on  
210G/210G LC,  
350G LC, and  
470G LC

Available on 333G  
Compact Track  
Loader (CTL)

### Slope Control

Slope Control eases grading by automatically maintaining the blade position without an external laser or GPS reference, helping both new and veteran operators to hold grade with less effort, fewer corrections, and minimal blade adjustments.

Available on  
450K, 550K,  
650K, 700L, 750L,  
and 850L

N/A

N/A

N/A

### Cross Slope

Automated cross slope simplifies holding a consistent slope by reducing operation to a single lever. Both dual-joystick controls and fingertip armrest controls come equipped with cross slope, are ready to run, and can be easily upgraded to full 3D SmartGrade.

N/A

Available on all  
Grade Pro (GP)  
models

N/A

N/A

### Grade Guidance

Provides information on the cutting-edge location with respect to a 2D reference or 3D design surface. Ideal for digging trenches for pipe, shaping ditches or slopes, or digging structure foundations.

N/A

N/A

Available on  
210G/210G LC,  
350G LC, and  
470G LC

N/A

### Grade Indicate

Provides an accurate readout in percentages or degrees of the cross slope and mainfall slope of the machine. The relative value readout is well suited when altering grade relative to an existing or reference grade.

N/A

N/A

N/A

Available on  
330G and 332G  
Skid Steers,  
and 331G and  
333G CTLs

Ask your dealer for details on grade-management options.





## Your dealer works for you

Precision Construction helps optimize your machines, your uptime, and your jobsites, ultimately leading to improved profits. But don't let technology scare you. Your John Deere dealer employs a team of technology specialists that can help you enjoy the benefits of Precision Construction with as much or as little involvement as you desire.

### Your dealer's team of technology specialists can:

- Utilize remote-diagnostic and -repair capabilities to lower costs and improve uptime.
- Share data with other dealership departments so they can better serve you.
- Work with you to understand how technologies like SmartGrade™ and payload weighing can benefit your business.
- Provide training if you wish to monitor and act on data in-house.
- Coordinate implementation of an Application Programming Interface (API) for utilizing telematics data in your business system.
- Help with JDLink™ enrollment and activation.
- Monitor incoming data from JDLink systems and communicate those results to you in the way you want, such as documented reports, regular meetings, or as needed.
- Interpret JDLink data to suggest changes to your operation, maximizing productivity and efficiency.
- Analyze machine-health alerts to recommend preventative maintenance that will head off more expensive future downtime.

*Whether you prefer to dig into the details or operate hands-off, your dealer's team of technology specialists can help confirm that your Precision Construction experience is exactly how you want it.*



# PURCHASE ORDER

## Effingham County Board of Commissioners

601 N LAUREL STREET  
 SPRINGFIELD, GA 31329  
 Phone: 912-754-2159  
 Fax: 912-754-8413

DATE:  
 P.O. #

9/21/2021  
 RFP 22-25-004

### VENDOR

Low Country JCB  
 1008 E. Highway 80  
 Pooler, GA 31322

ATTN : Gary Romano  
 912-330-0130 / 912-239-7364

### SHIP TO

Effingham County Board of Commissioners  
 601 N. 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
	Furnish one (1) new Compact Track Loader per the attached proposal	1	\$56,026.00	\$56,026.00
	P69 Performance Package	1	\$5,808.00	\$5,808.00
	C68 Comfort Package	1	\$6,709.60	\$6,709.60
	17.7" Rubber Tracks	1	\$385.00	\$385.00
	Mulcher	1	\$31,833.04	\$31,833.04
	80" Heavy Duty Bucket w/ Bolt on Edge	1	\$1,528.00	\$1,528.00
	4K Heavy Duty Pallet Fork Frame w/ 48" Fork Teeth	1	\$900.00	\$900.00
	84" Hydraulic Soil Conditioner	1	\$8,550.00	\$8,550.00
	72" Grapple	1	\$2,325.00	\$2,325.00
	Medium-Heavy Duty Trencher 4-5' Dig Depth	1	\$4,668.00	\$4,668.00

SUBTOTAL \$118,732.64  
 TAX RATE \$ -  
 TAX \$ -  
 S & H \$ -  
 OTHER \$ -  
**TOTAL \$ 118,732.64**

### OTHER COMMENTS OR SPECIAL INSTRUCTIONS

ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Yancy Bros. agrees to furnish one (1) new compact track loader and attachments as described in the County's RFQ 22-25-004 and related addendums. The County references the terms, conditions and specifications contained in the County's RFQ 22-25-004 and related addendums as superseding any and all other contracts, Purchase Orders or Agreements.

\_\_\_\_\_  
 LOW COUNTRY JCB - SIGNATURE

\_\_\_\_\_  
 TITLE

\_\_\_\_\_  
 LOW COUNTRY JCB - PRINT NAME

\_\_\_\_\_  
 DATE

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

\_\_\_\_\_  
 CHAIRMAN

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

\_\_\_\_\_  
 WESLEY CORBITT

\_\_\_\_\_  
 AUTHORIZED BY - PRINT NAME

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



## JCB Inc Warranty Policy

Issue 26 08/10/2021

Where requested by the dealer in writing via the Warranty TechWeb system and within 30 days notification of a declined/short paid claim, together with a substantive reason for review, such declined claims will be reviewed. Dealers will be advised of the outcome of such a review within 30 days of the request being made, stating the reasons for the conclusion reached. This will include a response even if the outcome of a review results in no change to the status of the claim. Request for review of an claim after 30 days will not be considered.

### Modifications Field Service Instructions (F.S.I.'s)

JCB accepts the responsibility to issue clear and comprehensive instructions to Dealers, as and when required to carry out modifications to machines in service. Such instructions will include the range of products affected, warranty details, and reason for modification, how to conduct the modification and completion dates. Field Service Instructions must be completed within 90 days of release date and submitted within the JCB FSI warranty system. Please ensure you use the FSI warranty system to complete your submission. FSI's will not be accepted as a warranty claim.

### Transfer of Warranty

Following a change of ownership within the warranty period, JCB will honor warranty claims within the warranty period made in respect of the new owner. Warranties will continue uninterrupted, and expiry based upon the original date of sale reported by the Dealer to the first owner.

There is no limit to the number of times the warranty may be transferred during the standard warranty.

### Temporary Repairs

Individual warranty claims for temporary repairs will be considered on merit.

### Non-Warrantable Items

Matters excluded from warranty coverage include, but are not limited to:

- Conditions resulting from misuse, negligence, alterations, or accidents
- Conditions resulting from the lack of performing the manufacturer's schedule of maintenance and service outlined in the JCB operator handbook (Must use JCB Parts)
- Items which fail due to an application or environmental conditions such as: Deterioration of seals, gaskets, hoses, tube lines, wiring, electrical connections, or paint damage that is caused by sand, chemicals, or environment.
- Externally induced damage will not be considered warrantable
- Loss of time, inconvenience or loss of machine use or other consequential damage, and no rental units will be reimbursed
- Economic loss including lost profits, crop loss, equipment rental or other expense
- All travel costs for items such as towing, service calls, or transporting a unit to and





## JCB Inc Warranty Policy

Issue 26 08/10/2021

- from the place where a warranty service is performed
- Installation of software and or adjustments to existing software for customer preference when not required by JCB in an approved campaign.
- Cooling system problems caused by airflow restriction through debris
- Machine transportation costs between job site and dealer location
- Replacement of service items carried out by persons other than the authorized JCB dealership
- Equipment modifications or changes not specifically approved in writing by JCB Product Support and documented on a TechWeb call. (Sales cannot approve), these modifications could lead to voiding of the machines warranty. (ECU remapping, Engine Chipping, tuners, or any device or software that alters speed, horsepower, or the emissions system will void the complete machine warranty)
- Glass
- Damage or deterioration due to incorrect storage is not covered by this warranty. (Refer to Management Information Bulletins list in TechWeb for guidelines and procedures established for proper storage and protection of JCB machines)
- Oil analysis that is not requested specifically by JCB outside of a catastrophic failure
- Freight charges for replacement parts
- Fluids, lubricants, and filters used during the repairs, unless documented authorization from JCB has been issued, and they are genuine JCB parts
- Shop supply items such as Loctite, welding rod, towels, rags, floor dry, disposal fees, etc.
- Wear items, such as bucket cutting edges/toe plates and teeth, bushings, pivot pins, fan belts, Brake pads/plates, etc.
- Additional labor related expenses such as meals, lodging, tolls, travel time, etc.
- Bulbs and fuses
- The owner's unreasonable delay in making his JCB product available after being notified by JCB and /or his Dealer of potential product problem
- The owner's continued use of a JCB product despite his knowledge a problem exists
- Contaminated fuel, injection pumps, and Def fluid quality failures
- Tires
- Routine adjustments as detailed in the service schedules of the operator's handbook

## Warranty Start Date

### Warranty Start Date for All JCB Products

Unless otherwise expressly approved in writing by JCB Inc. Service Department, the warranty period shall start:

- On the date of delivery to the first Buyer, with a completed PDI on the MPI tool system.
- In the case of lease or rental of JCB machines, at the date when the JCB Dealer first disposes of the JCB product by way of lease or rental.
- In the case of JCB machines previously used for demonstration if the machine records more than 200 hours of demo time. Then the warranty will start on the date of the recorded hours or back dated based on a 40-hour work schedule. This will not be automatic and will be determined by the JCB Sales Department.

## RFQ No. 22-25-004 – Compact Track Loader

RFQ No. 22-25-004

## Purchase of Compact Track Loader for Public Works

QUOTE

DESCRIPTION	BID PRICE
BASE UNIT PRICING JCB 270T CANOPY Added counter weight to increase to 3000 lbs	\$ 56,026.00
ADDITIONAL PRICING OPTIONS:	
P69 PERFORMANCE PACKAGE Per Specs Provided	\$ 5,808.00
C68 COMFORT PACKAGE Per Specs Provided	\$ 6,709.60
17.7" RUBBER TRACKS	\$ 385.00
MULCHER GYRD TRAC HF500	\$ 31,833.04
80" HEAVY DUTY BUCKET W/ BOLT ON EDGE,	\$ 1,528.00
4K HEAVY DUTY PALLET FORK FRAME W/ 48" FORK TEETH	\$ 900.00
84" HYDRAULIC SOIL CONDITIONER	\$ 8,550.00
72" GRAPPLE	\$ 2,325.00
MEDIUM-HEAVY DUTY TRENCHER 4-5' DIG DEPTH	\$ 4,668.00

Extended Warranty Options Available: 2 year 2000 HR STANDARD  
TRAVEL Time in Effingham County included

Time required for delivery after receipt of order IN STOCK / Days  
(Award may be contingent on delivery)

IF you wait to order later date could take  
120 days



RFQ No. 22-25-004 – Compact Track Loader

## Proposing Company Contact Information:

Company Name:	Low Country JCB	
Billing Address:	1008 E Highway 80 Pooler, GA 31322	Telephone: 912-330-0130
Service Address:	1008 E Highway 80 Pooler, GA 31322	Telephone: 912-330-0130
Representative Name:	GARY ROMANO	
Representative Contact Address:	1008 E Highway 80 Pooler, GA 31322	Telephone: 912-239-7364 E-Mail:

It is agreed by the undersigned offeror that the signature and submission of this proposal represents the vendor's acceptance of all terms, conditions and requirements of specifications and, if awarded, the proposal will become part of the contract agreement between the parties.

Signed: (manually, in ink)



(Signature of Authorized Representative of the Company)

Name Printed:

GARY ROMANO

Title:

Territory Sales

Date:

9-1-2021

RFQ No. 22-25-004 – Compact Track Loader

**EXCEPTION SHEET**

If Commodity(s) and/or Service proposed in quote is in ANYWAY different from that contained in this proposal, the Bidder is responsible for clearly identifying all such differences in the space below. Otherwise, it will be assumed that the Bidder's offer is in total compliance with all aspects of the proposal.

Below are the only differences between my offer and the County's proposal:

Meet AND Exceed all Requirements  
Have (1) MACHINE on YARD IF you want  
order Immediately

9-1-2021

DATE

Dany Romaro

SIGNATURE/TITLE

Low Country JCB

COMPANY



# optional Extended WARRANTY

ALL RATES INCLUDE A \$250.00 TRAVEL, TIME & MILEAGE FEATURE PER CLAIM

Hours	Coverage	24 Months	36 Months	48 Months	60 Months
3000	Powertrain	<u>\$520.47</u>	<u>\$783.57</u>	<u>\$1,549.98</u>	<u>\$1,858.84</u>
3000	Powertrain & Hydraulics	<u>\$623.43</u>	<u>\$926.56</u>	<u>\$1,938.91</u>	<u>\$2,219.17</u>
3000	Full	<u>\$1,109.58</u>	<u>\$1,841.68</u>	<u>\$3,889.26</u>	<u>\$4,375.42</u>
4000	Powertrain	<u>\$543.35</u>	<u>\$812.17</u>	<u>\$1,630.06</u>	<u>\$1,956.07</u>
4000	Powertrain & Hydraulics	<u>\$646.30</u>	<u>\$966.60</u>	<u>\$2,041.86</u>	<u>\$2,333.56</u>
4000	Full	<u>\$1,138.18</u>	<u>\$1,887.44</u>	<u>\$4,095.16</u>	<u>\$4,604.20</u>
5000	Powertrain	<u>\$571.95</u>	<u>\$863.64</u>	<u>\$1,715.85</u>	<u>\$2,059.02</u>
5000	Powertrain & Hydraulics	<u>\$680.62</u>	<u>\$1,035.23</u>	<u>\$2,053.30</u>	<u>\$2,453.67</u>
5000	Full	<u>\$1,166.78</u>	<u>\$1,933.19</u>	<u>\$4,198.11</u>	<u>\$4,844.42</u>
6000	Powertrain	<u>\$589.11</u>	<u>\$943.72</u>	<u>\$1,801.64</u>	<u>\$2,156.25</u>
6000	Powertrain & Hydraulics	<u>\$703.50</u>	<u>\$1,126.74</u>	<u>\$2,156.25</u>	<u>\$2,573.78</u>
6000	Full	<u>\$1,292.61</u>	<u>\$2,018.98</u>	<u>\$4,289.63</u>	<u>\$4,964.53</u>
7500	Powertrain	<u>\$669.18</u>	<u>\$1,040.95</u>	<u>\$1,916.03</u>	<u>\$2,282.08</u>
7500	Powertrain & Hydraulics	<u>\$795.01</u>	<u>\$1,241.13</u>	<u>\$2,287.80</u>	<u>\$2,722.48</u>
7500	Full	<u>\$1,349.80</u>	<u>\$2,327.84</u>	<u>\$4,552.72</u>	<u>\$5,359.17</u>

# LOW COUNTRY MACHINERY



Attachment A PO 22-25-004 Low Country JO

Item XI. 4.

Low Country Machinery  
1008 Hwy 80 East  
Pooler, GA. 31322  
www.lowcountrymachinery.com

9/1/21

Effingham County Bid

To Whom it May Concern,

Thank-you for the opportunity to quote you on the Skid-steer, below is the specs for the JCB 270T Rubber Track Skid-steer.

One (1) JCB 270T Rubber Track Skid-steer has the following options:

- Engine Horsepower 74 JCB 444 Diesel
- High Flow Hydraulic and Low Flow
- Cab A/C with Heater, Air Ride Seat, Radio
- Hydraulic Quick Attach
- 2 Speed Travel
- 17.7" Wide Tracks
- Warranty 2 Year or 2,000 hours Full Machine
- 7 Way Joysticks
- Smooth Ride Control, Parallel Lift
- Reversing Fan and External Precleaner
- LED Light
- Laminated Glass on side and Lexan in front Windshield
- Forestry Package including, Track Tube Guards, Roof Guards, Side Guards
- 2 Year 2,000 hours full JCB Warranty travel time included

Priced as equipped above

**\$65,512.35** (Plus tax and doc fees)

Optional Attachments:

Gyro Trac HF 500 Mulching Head	\$31,833.00
Extra Counter Weight Package to 3,250 lbs	\$2,473.00
Reversing Camera	\$872.00
84" Heavy Duty Bucket	\$1,528.00
48" Forks and Frame	\$900.00
84" Harley Rake	\$8,550.00
72" Grapple Rake	\$2,325.00
48" Trencher	<u>\$4,668.00</u>

Total Bid

**\$118,661.35** Plus tax if applicable

This machine is in stock and can deliver if you give a PO before it is sold.

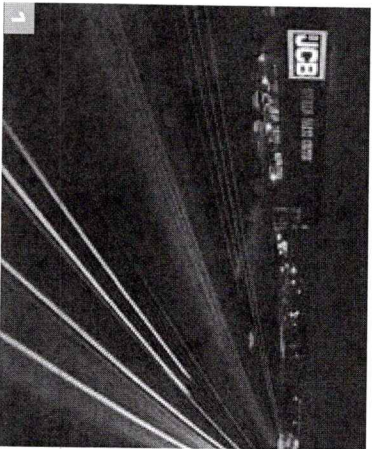
Again, thank you for the opportunity to quote you and please call me if there is any questions. This quote is good one serial # 3039465

Chris Shea  
President / CEO  
912-658-5680



## VALUE ADDED

WHATEVER YOU NEED AND WHEREVER YOU ARE,  
JCB'S DEPENDABLE NORTH AMERICAN DEALER  
NETWORK IS HERE TO MAKE SURE YOUR MACHINERY  
PERFORMS TO ITS FULL POTENTIAL.



**1** JCB Technical Support Service provides instant access to factory expertise, day or night.

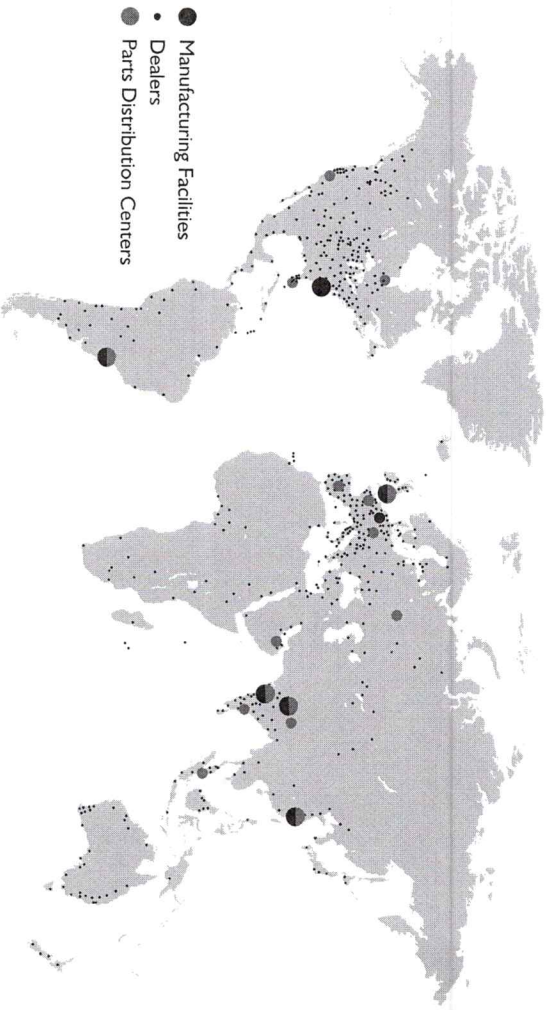
JCB's Finance team is always on hand to provide fast, flexible, competitive quotes.

**2** The global network of JCB Parts Centers is a model of efficiency. Genuine JCB parts are designed to work in perfect harmony with your machine for optimum performance and productivity.

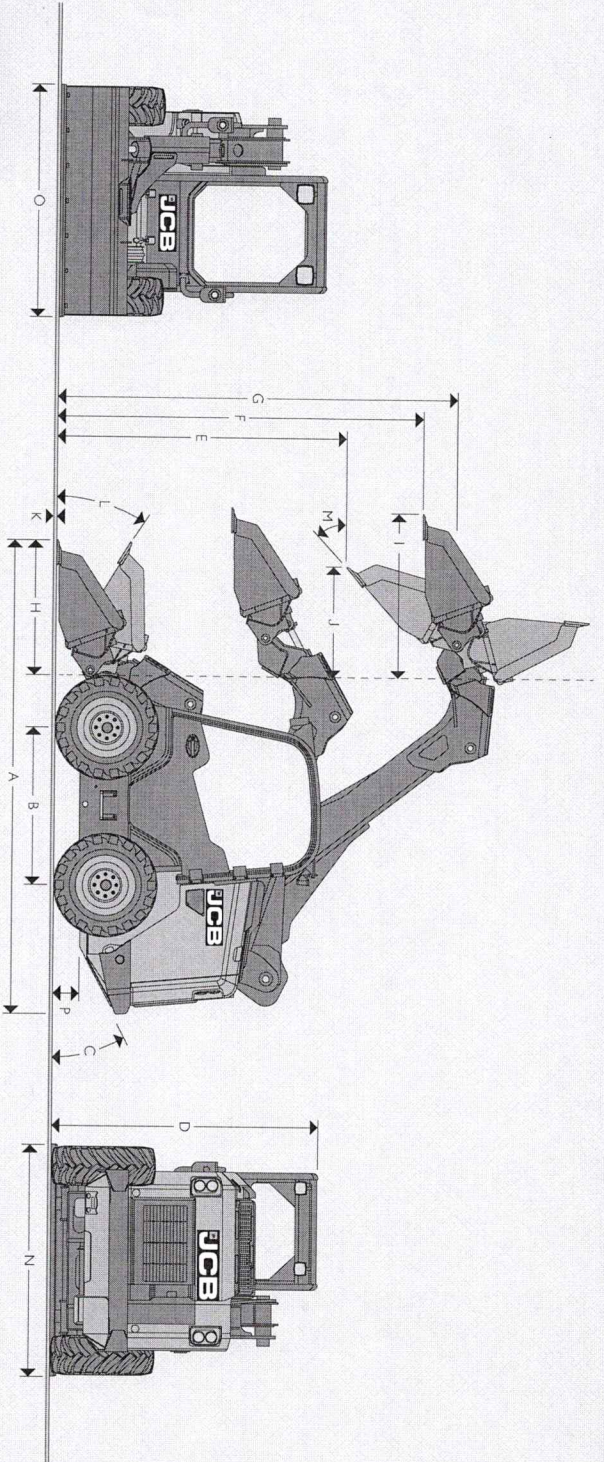
**3** JCB Yellow Shield offers comprehensive extended warranties and service agreements, as well as service-only or repair and maintenance contracts. JCB maintenance teams offer competitive labor rates and no-obligation quotes.

JCB skid steer and compact track loaders come with a 2-year, 2000-hour warranty as standard, for total piece of mind.

*Note: JCB YELLOW SHIELD may not be available in your region. Please check with your local JCB dealer.*







STATIC DIMENSIONS - SKID STEER LOADER

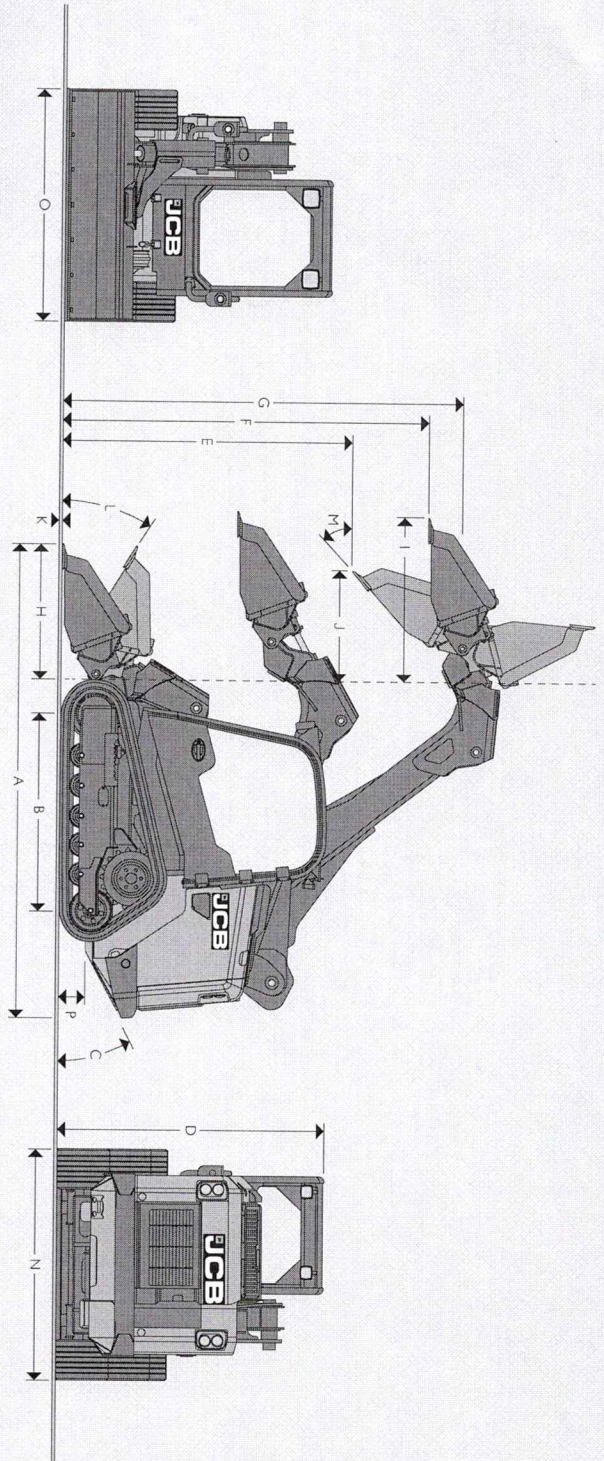
Lift path		SMALL PLATFORM		LARGE PLATFORM	
Machine model		Vertical		Vertical	
		215		270	
A Overall length		ft-in (m)		ft-in (m)	
B Wheelbase		ft-in (m)		ft-in (m)	
C Angle of departure		degrees		degrees	
D Overall height		ft-in (m)		ft-in (m)	
E Dump height		ft-in (m)		ft-in (m)	
F Loadover height		ft-in (m)		ft-in (m)	
G Pin height		ft-in (m)		ft-in (m)	
H Reach @ ground level		ft-in (m)		ft-in (m)	
I Max. reach @ full height		ft-in (m)		ft-in (m)	
J Reach @ full height - fully dumped		ft-in (m)		ft-in (m)	
K Dig depth clearance		in (mm)		in (mm)	
L Rollback @ ground		degrees		degrees	
M Dump angle		degrees		degrees	
N Width over tires - standard		ft-in (m)		ft-in (m)	
O Bucket width - standard		ft-in (m)		ft-in (m)	
P Bucket capacity - standard		yd³ (m³)		yd³ (m³)	
Turning radius					
Bucket corner radius		ft-in (m)		ft-in (m)	
Quick hitch radius		ft-in (m)		ft-in (m)	
Rear chassis radius		ft-in (m)		ft-in (m)	
P Ground clearance		in (mm)		in (mm)	



## STATIC DIMENSIONS – COMPACT TRACK LOADER

## SKID STEER AND COMPACT TRACK LOADER

## SPECIFICATION



## STATIC DIMENSIONS – COMPACT TRACK LOADER

Lift path					
Machine model		Vertical	Vertical	Vertical	Vertical
A	Overall length	215T	270T	300T	325T
B	Wheelbase	ft-in (m) 11-5 (3.49)	12-6 (3.8)	12-6 (3.8)	12-6 (3.8)
C	Angle of departure	ft-in (m) 5-10 (1.78)	6-11 (2.1)	6-11 (2.1)	6-11 (2.1)
D	Overall height	27	29	29	29
E	Dump height	ft-in (m) 6-7 (2.00)	6-10 (2.08)	6-10 (2.08)	6-10 (2.08)
F	Loadover height	ft-in (m) 7-6 (2.29)	7-5 (2.28)	7-5 (2.28)	7-5 (2.28)
G	Pin height	ft-in (m) 9-4 (2.85)	9-5 (2.88)	9-5 (2.88)	9-5 (2.88)
H	Reach @ ground level	ft-in (m) 9-11 (3.02)	10-5 (3.18)	10-5 (3.18)	10-5 (3.18)
I	Max. reach @ full height	ft-in (m) 3-3 (1.00)	3-7 (1.1)	3-7 (1.1)	3-7 (1.1)
J	Reach @ full height - fully dumped	ft-in (m) 4-0 (1.21)	4-3 (1.30)	4-3 (1.30)	4-3 (1.30)
K	Dig depth clearance	ft-in (m) 2-9 (0.85)	2-11 (0.9)	2-11 (0.9)	2-11 (0.9)
L	Rollback @ ground	in (mm) -3/8 (-10)	-3/8 (-10)	-3/8 (-10)	-3/8 (-10)
M	Dump angle	degrees 30	30	30	30
N	Width over tires - standard	degrees 42	42	42	42
O	Bucket width - standard	ft-in (m) 5-6 (1.68)	6-3 (1.9)	6-3 (1.9)	6-3 (1.9)
P	Bucket capacity - standard	ft-in (m) 5-6 (1.68)	6-3 (1.9)	6-3 (1.9)	6-3 (1.9)
		yd³ (m³) 0.47 (0.36)	0.56 (0.43)	0.56 (0.43)	0.56 (0.43)
	Turning radius				
Bucket corner radius		ft-in (m) 6-10 (2.09)	7-7 (2.3)	7-7 (2.3)	7-7 (2.3)
Quick hitch radius		ft-in (m) 3-9 (1.14)	5-7 (1.7)	5-7 (1.7)	5-7 (1.7)
Rear chassis radius		ft-in (m) 5-5 (1.65)	5-9 (1.76)	5-9 (1.76)	5-9 (1.76)
Ground clearance		in (mm) 0-9 (230)	0-9 (230)	0-9 (230)	0-9 (230)



Item XI. 4.

## HYDRAULIC PERFORMANCE - SKID STEER

Machine model	SMALL PLATFORM			LARGE PLATFORM		
	215	270	300			
SAE Cab operating weight (no counterweight)	lb SAE (kg)	7,253 (3,290)	8,680 (3,937)	9,288 (4,213)		
SAE Cab operating weight (1 pair suitcase weights)	lb SAE (kg)	7,354 (3,336)	N/A	N/A		
SAE Cab operating weight (2 pair suitcase weights)	lb SAE (kg)	7,455 (3,381)	N/A	N/A		
Rated operating capacity (ROC) 35% (no counterweight)	lb SAE (kg)	1,477 (670)	1,907 (865)	2,229 (1,011)		
Rated operating capacity (ROC) 50% (no counterweight)	lb SAE (kg)	2,112 (958)	2,723 (1,235)	3,186 (1,445)		
ROC with full counterweight	lb SAE (kg)	2,257 (1,024)	N/A	N/A		
Tipping load - no counterweight	lb (kg)	4,222 (1,915)	5,448 (2,471)	6,369 (2,889)		
Tipping load - full counterweight	lb (kg)	4,517 (2,049)	N/A	N/A		
Loader lift capacity with shovel	lbf (kg)	4,592 (2,083)	6,056 (2,747)	6,056 (2,747)		
Bucket tilt breakout force	lbf (kgf)	4,899 (2,222)	6,543 (2,968)	6,543 (2,968)		

## HYDRAULIC PERFORMANCE - COMPACT TRACK LOADER

Machine model	LARGE PLATFORM			LARGE PLATFORM		
	215T	270T	300T	325T		
SAE Cab operating weight (no counterweight)	lb SAE (kg)	9,098 (4,127)	11,003 (4,991)	11,219 (5,089)	12,364 (5,608)	
SAE Cab operating weight (1 pair suitcase weights)	lb SAE (kg)	9,200 (4,173)	N/A	N/A	N/A	
SAE Cab operating weight (2 pair suitcase weights)	lb SAE (kg)	9,301 (4,219)	N/A	N/A	N/A	
Rated operating capacity (ROC) 35% (no counterweight)	lb SAE (kg)	2,105 (955)	2,723 (1,235)	3,000 (1,361)	3,201 (1,452)	
Rated operating capacity (ROC) 50% (no counterweight)	lb SAE (kg)	3,009 (1,365)	3,995 (1,812)	4,314 (1,957)	4,572 (2,074)	
ROC with full counterweight	lb SAE (kg)	2,138 (970)	N/A	N/A	N/A	
Tipping load - no counterweight	lb (kg)	6,016 (2,729)	7,990 (3,624)	8,627 (3,913)	9,145 (4,148)	
Tipping load - full counterweight	lb (kg)	6,109 (2,771)	N/A	N/A	N/A	
Loader lift capacity with shovel	lbf (kg)	4,592 (2,083)	5,807 (2,634)	5,807 (2,634)	5,807 (2,634)	
Bucket tilt breakout force	lbf (kgf)	4,945 (2,243)	6,543 (2,968)	6,543 (2,968)	6,543 (2,968)	

## HYDRAULICS - SMALL PLATFORM AND LARGE PLATFORM

In addition to the main hydrostatic drive pumps, there is a dedicated service pump for the loader and attachments (auxiliary hydraulics circuit standard flow on all base models).

	215/215T	270/300/270T/300T/325T
<b>Standard flow</b>	18.5 gpm (70 lpm) @ 2,730 RPM Main relief pressure 3,335 psi (230 bar) HYD Power Low Flow (36.0 hp)*	24 gpm (90 lpm) @ 2,300 RPM Main relief pressure 3,335 psi (230 bar) HYD Power Low Flow (46.7 hp)*
<b>Optional auxiliary high flow</b>	215/215T 26.4 gpm (100 lpm) HYD Power High Flow (51.4 hp)*	270/270T 31.7 gpm (120 lpm) HYD Power High Flow (61.7 hp)*
<b>Optional auxiliary high flow</b>	215/215T 30.4 gpm (115 lpm) HYD Power High Flow (59.1 hp)*	300/300T/325T 33 gpm (125 lpm) HYD Power High Flow (64.2 hp)*

## Optional auxiliary high flow

30.4 gpm (115 lpm)

HYD Power High Flow (59.1 hp)\*

33 gpm (125 lpm)

HYD Power High Flow (64.2 hp)\*

- Low joystick lever efforts give excellent and easy control of transmission, loader and attachments.
- Auxiliary hydraulics are actuated on the joystick roller giving progressive control of hydraulic fluid flow for precise attachment control.
- Loader arm hydraulic lines under protective steel guard on Powerboom™.
- Canister style, full flow, hydraulic oil filter.
- JCB engine oil for engine and chain case.
- JCB hydraulic oil.

\*Calculated

## CAPACITIES

	SMALL PLATFORM		LARGE PLATFORM	
Hydraulic system (including tank)	gal (l)	11.5 (43.5)	14.5 (55)	
Fuel tank (radial / vertical lift)	gal (l)	25.9 (98) / 24.3 (92)	27.3 (103.3)	
Engine coolant	gal (l)	2.6 (10)	5.8 (22)	
Engine oil min/max.	gal (l)	1.5 (5.5) / 2 (7.4)	3.2 (12) / 4.0 (15)	
LH chaincase (wheeled machines only)	gal (l)	5 (19)	6.2 (23.3)	
RH chaincase (wheeled machines only)	gal (l)	5 (19)	6.2 (23.3)	

## TRANSMISSION

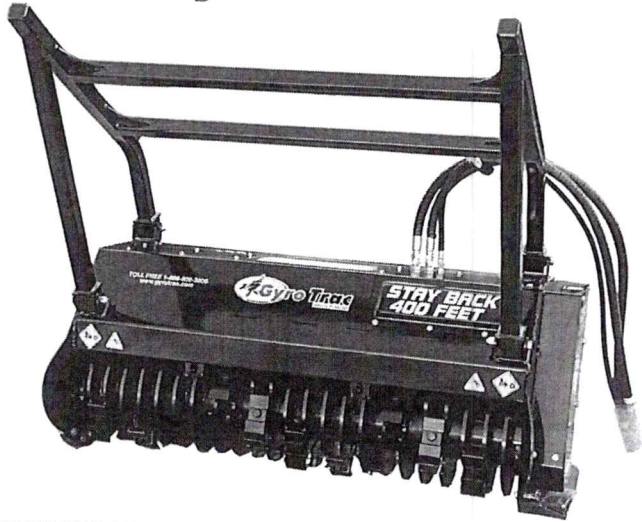
A full electro-hydraulic controlled hydrostatic transmission giving zero to maximum speed, both forward and reverse at full power. Hydraulic power management system maintains full engine power availability maximizing loader and attachment control.

Model	Single Speed		Two Speed	
Travel speed 215	mph (km/h)	7.5 (12.0)	7.5 (12.0) / 11.5 (18.5)	
Travel speed 270/300	mph (km/h)	6.8 (10.9)	6.8 (10.9) / 12.4 (20.0)	
Travel speed 215T	mph (km/h)	6.2 (10.0)	5.6 (9.0) / 7.8 (12.5)	
Travel speed 270T/300T/325T/	mph (km/h)	5.7 (9.2)	4.8 (7.7) / 7.8 (12.5)	





## 500 HF High Flow CUTTER-HEAD



### ALWAYS THE FIRST, ALWAYS THE BEST

Gyro-Trac introduced the first front attachment with PLANAR teeth & a controlled bite RIB in 2003. It was Gyro-Trac that developed the trade name "PLANAR" tooth for mulching. Today, Gyro-Trac is first to introduce the *BEST*, most *ADVANCED* and *PATENTED* cutting technology.

#### INTERNAL DRIVE MOTOR

US Pat. No. 7,980,278  
CA Pat. No. 2,597,973

#### CONTROLLED BITE

US Pat. No. 7,810,531  
US Pat. App. No. 14/146,077  
CA Pat. No. 2,546,294

#### MOUNTING ASSEMBLY

US Pat. No. 7,810,531  
US Pat. App. No. 14/146,077  
CA Pat. No. 2,546,294

#### MOUNTING STATION

US Pat. No. 7,810,531  
US Pat. App. No. 14/146,077  
CA Pat. No. 2,546,294

#### SPLITTER BLOCK

US Pat. App. No. 14/883,725

#### CUTTING TOOTH

US Pat. No. 8,167,225  
US Pat. No. 8,893,997  
CA Pat. No. 2,582,263

**Gyro-Trac Owns over 20 Patents and Patents Pending, including the above Cutter-head Patents.**

ph:(843) 879-0208 fax:(843) 879-0218 e: sales@gyrotrac.com

Alberta, Canada: (780) 719-9743

**CALL FOR A DEMO TODAY!**

www.gyrotrac.com toll free +1 (866) 800-3900

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### DIMENSIONS

Cutting Width	65 in.	(165 cm)
Width	77 in.	(196 cm)
Depth	34.5 in.	( 88 cm)
Height	66 in.	( 168 cm)
Weight	2420 lbs.	(1097 kg)

### SPECIFICATIONS

No. of Teeth	22	TEETH
Hyd. Flow Range	20-50 gpm	(189 lpm)
Oper. Pressure up to	6000 psi	( 413 bar)
Hyd. HP Range Req.	60-110 hp	

### CASE DRAIN RETURN PRESSURE

Maximum (Continuous)	43 psi.	(3 bar)
Intermittent (Cold Start)	73 psi.	(5 bar)

The 500 HF is the standard Cutter-head shipped with our Medium-duty mulching machines and is available for High-flow Skid Steers and Compact Track Loaders.





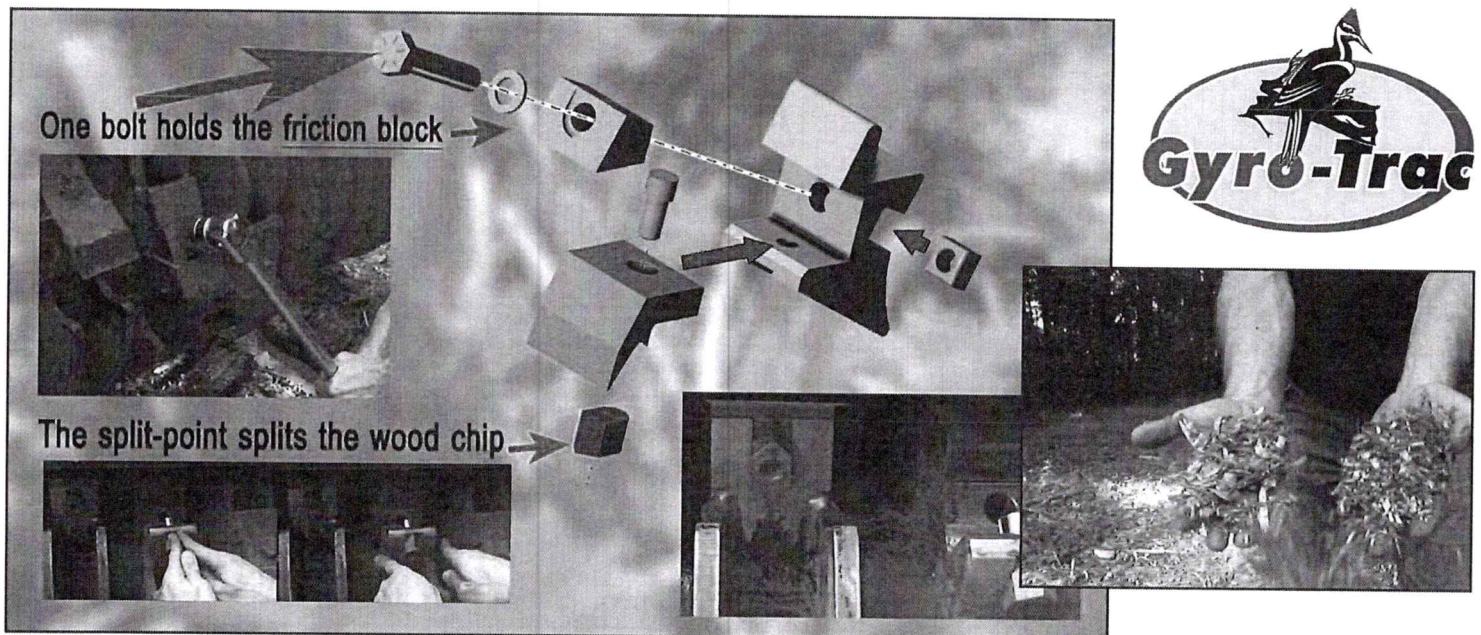
Gyro-Trac's SABRE-TOOTH TITAN cutting technology PULVERIZES Wood into Sawdust-like Mulch. The new SABRE-TOOTH design is the NEXT GENERATION of "disruptive technology," improving on Gyro-Trac's Planar tooth.

It begins with a WIDER TOOTH, held in place with a WEDGED FRICTION BLOCK, taking all the force off of the single bolt. THAT'S RIGHT! Only one bolt to quickly and easily replace worn teeth.

The CONTROLLED BITE is now achieved with TWO instead of one control rib under the tooth. The distance between control ribs is wider.

The KNOCK-OUT RELIEF that reduces resistance by allowing the wood chip to curl into the relief, now has a SPLIT BLOCK strategically placed to SPLIT THE CHIP and further REDUCE the size of the wood chip. This new design creates a SELF-CLEANING effect, clearing the tooth for the next bite.

## SABRE-TOOTH CUTTING TECHNOLOGY PULVERIZES Wood into Sawdust-like Mulch



With a perfectly tuned hydraulic recipe, you can now understand how Gyro-Trac machines can mulch more wood with Less Weight, Less Energy and Less Fuel than any of our competitors. You can also understand how the smallest mulch in the business leaves behind that famous, Gyro-Trac "Park-Like effect," and the fine, rapidly biodegradable mulch just simply Won't Wick Fire, making a Gyro-Trac the perfect machine for cutting fire breaks.



## Staff Report

**Subject:** Approval of PO 22-25-003 for the purchase of a Mid-Size Excavator

**Author:** Alison Bruton, Purchasing Agent

**Department:** Public Works

**Meeting Date:** September 21, 2021

**Item Description:** PO 22-25-003 for the purchase of a new Mid-Size Excavator

**Summary Recommendation:** Staff recommends approval of PO 22-25-003 for the purchase of a new Mid-Size Excavator for the Public Works Department

### Executive Summary/Background:

- On August 10, 2021 staff posted a request for quotes for the purchase of a Mid-Size Excavator for the Public Works Department. Staff requested pricing for a base unit, as well as trade-in values for two excavators currently owned by the County.
- Three submittals were received. The full tabulation is attached with this staff report.
  - Yancy Bros. - base unit price of \$203,602.00 and trade-in value total of \$49,550.00 for a final total of \$154,052.00.
  - Low Country JCB - base unit price of \$224,029.00 and trade-in value total of \$77,500.00 for a final total of \$146,529.00.
  - Flint Equipment - base unit price of \$210,200.00 and trade-in value total of \$38,000.00 for a final total of \$172,200.00.
- Low Country JCB offers a 60 month/5000-hour full warranty and the unit requires 60 days for delivery from receipt of order.
- Yancy Bros. offers a 72 month/5000-hour premier warranty and the unit is in stock.

### Alternatives for Commission to Consider

1. Approve PO 22-25-003 to Low Country JCB for the base unit price of \$224,029.00 and trade-in value total of \$77,500.00 for a final total of \$146,529.00.
2. Approve PO 22-25-003 to Yancy Bros. for the base unit price of \$203,602.00 and trade-in value total of \$49,550.00 for a final total of \$154,052.00.
3. Take no action.

**Recommended Alternative:** 1 or 2

**Other Alternatives:** 3

**Department Review:** Purchasing, Public Works, Finance

**Funding Source:** SPLOST, \$225,000 budget

### Attachments:

1. Bid Tabulation
2. PO 22-25-003 for Low Country JCB
3. PO 22-25-003 for Yancy Bros.

### RFQ 22-25-003 - Mid-Size Excavator

Description	Yancy	Low Country Machinery	Flint
Base Unit Pricing	\$203,602.00	\$224,029.00	\$210,200.00
2000 Cat 330 Excavator S/N 06DR03546	\$5,100.00	\$32,500.00	\$18,000.00
2006 Cat 320CL Hydraulic Ex. MA3	\$44,450.00	\$45,000.00	\$20,000.00
<b>TOTAL:</b>	<b>\$154,052.00</b>	<b>\$146,529.00</b>	<b>\$172,200.00</b>
Time Required for Delivery:	In stock	60	120 - less than 60 days if in stock
Warranty Information:	72 month/5000 hr premier included	60 month/5000 hr full warranty	72/5000 comprehensive warranty with travel time and mileage deductibles

Budget	225,000.00	225,000.00	225,000.00
Cost	\$154,052.00	\$146,529.00	\$172,200.00
Under/Over	<b>\$70,948.00</b>	<b>\$78,471.00</b>	<b>\$52,800.00</b>



# PURCHASE ORDER

Item XI. 5.

## Effingham County Board of Commissioners

601 N LAUREL STREET  
SPRINGFIELD, GA 31329  
Phone: 912-754-2159  
Fax: 912-754-8413

DATE:  
P.O. #

9/21/2021  
RFP 22-25-003

### VENDOR

Yancy Bros. Co.  
1465 US Hwy 80  
Pooler, GA. 31322

ATTN : Chris Lewis  
770-941-2300 / 912-964-7150

### SHIP TO

Effingham County Board of Commissioners  
601 N. 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
	Furnish one (1) new Excavator per the attached proposal	1	\$203,602.00	\$203,602.00
	Trade-In: 2000 Cat 330 Excavator S/N 06DR03546	1	\$5,100.00	\$5,100.00
	Trade-In: 2006 Cat 320CL Hydraulic Ex. MA3 S/N CAT0320CCPAB05077	1	\$44,450.00	\$44,450.00

SUBTOTAL \$154,052.00  
TAX RATE \$ -  
TAX \$ -  
S & H \$ -  
OTHER \$ -  
TOTAL \$ 154,052.00

### OTHER COMMENTS OR SPECIAL INSTRUCTIONS

ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Yancy Bros. agrees to furnish one (1) new excavator as described in the County's RFQ 22-25-003 and related addendums. The County references the terms, conditions and specifications contained in the County's RFQ 22-25-003 and related addendums as superseding any and all other contracts, Purchase Orders or Agreements.

YANCY BROS. - SIGNATURE

TITLE

YANCY BROS. - PRINT NAME

DATE

AUTHORIZED BY - SIGNATURE

CHAIRMAN

AUTHORIZED BY - TITLE

WESLEY CORBITT

AUTHORIZED BY - PRINT NAME

AUTHORIZED DATE

# 3 EASY STEPS TO PROTECT YOUR NEW CAT® EQUIPMENT

You count on your Cat® machines to get the job done, day in and day out. Choose a protection plan that's just as dependable and long-lasting. EPP offers the only coverage designed specifically for new Cat equipment - giving you the highest level of repair cost protection available. Comprehensive EPP options protect your investment and your peace of mind.

## 1 SELECT YOUR PROTECTION OPTION

Choose from our **Powertrain**, **Powertrain + Hydraulics**, **Powertrain + Hydraulics + Technology** and **Premier** plans to get the exact age and hours for the protection you need.

### **PREMIER** (includes all Powertrain, Powertrain + Hydraulics, and Powertrain + Hydraulics + Technology components listed below)

#### **ENGINE RELATED**

Governor/Speed Limiter  
Fuel Injection Lines

#### **STEERING & SUSPENSION**

Power Steering Logic Module  
Steering Linkage  
Suspension Control & Control Valve  
Suspension Cylinder

#### **ELECTRONICS**

Cat Grade Control  
Product Link™  
Traction Control System  
Protection Devices & Alarms  
Speed Sensors

#### **BRAKING**

Cylinder Head Assembly  
Control Valves  
Accumulator  
Parking Brake

#### **CAB**

Steering Column  
Gauges/Indicators/Instruments  
Circuit Board  
Wiring Harness/Switches  
Relays/Circuit Breakers  
Fuse/Circuit Breaker Panel

### **POWERTRAIN + HYDRAULICS + TECHNOLOGY** (includes all Powertrain and Powertrain + Hydraulics components listed below)

#### **CAT CONNECT TECHNOLOGY COMPONENTS – COMPACT, GRADE, PAYLOAD, LINK**

Components covered under standard warranty that are factory or dealer installed prior to delivery

Integrated Machine Displays  
Monitors  
Sensors  
Cables/Harness Wiring  
Engine Control Module (ECM)

GNSS Antennas  
GNSS Receivers  
Inertial Measurement Unit  
Laser Catcher/Receiver  
Satellite Receiver

Position Sensing Cylinders  
Integrated Joystick Buttons/Controls  
Software  
Status Lights  
Load Lights

VIMS (Vital Information Management System)  
Asset Control System  
Product Link System Cellular and Satellite Global Positioning System

### **POWERTRAIN + HYDRAULICS** (includes all Powertrain components listed below)

#### **STEERING & IMPLEMENT CONTROLS**

Hydraulic Pumps  
Hydraulic Motors  
Hydraulic Cylinders

Hydraulic Valves  
Hydraulic Accumulators  
Hydraulic Lines  
Hydraulic Hoses  
Electronic Controls  
-Implement & Steering

Joystick  
Pilot Control Valve  
Hydraulic Tank  
Hydraulic Oil Filter Base  
Hydraulic Swivel

Hydraulic Oil Temp Sensor  
Hydraulic Oil Cooler  
Transmission Oil Lines  
Drive Train Oil Lines  
Steering Gear & Valve

### **POWERTRAIN**

#### **ENGINE**

Fan & Fan Drive  
Hydraulic Fan Motor  
Jacket Water Pump, Drive Group  
Thermostat/Regulator  
Timing/Accessory Gears  
Timing Chain/Belt  
Engine Oil Cooler  
Engine Oil Pump  
Engine Oil Pan Group  
Engine Oil Filter Housing/Base  
Cylinder Block  
Cylinder Head Casting  
Crankshaft Main & Rod Bearings  
Piston & Connecting Rod

Pistons & Piston Rings  
Camshaft & Camshaft Bearing  
Inlet/Exhaust Valve  
Push Rod & Balancer  
Rocker Arm & Rocker Shaft Assembly  
Valve Cover & Base  
Valve Spring  
Valve Guide  
Flywheel  
Air Line/Pipe  
Aftercooler Group  
Turbocharger  
Manifolds, Inlet & Exhaust

Fuel Pump  
Governor  
Fuel Injection Pump  
Fuel Transfer Pump  
Solenoids/Sensors  
Electronic Control Module (ECM)

#### **TRANSMISSION, TORQUE CONVERTER & TRANSFER CASE**

Transmission Case  
Transmission Gears  
Transmission Shaft  
Transmission Hydraulic Control  
Transmission Electronic Control

Transmissions Oil Pump  
Transmissions Oil Filter Base  
Torque Converter  
Transfer Gear Group

#### **DRIVE TRAIN**

Differential Case  
Differential Steering Components  
Axle Housing Assembly  
Axle Shaft  
Drive Axle  
Final Drive Case/Bore  
Final Drive Gears  
Universal Joint



## 2 KNOW YOUR RESPONSIBILITIES

To qualify for coverage under an EPP, you need to:

- > Operate your equipment according to the Cat Operation & Maintenance Manual (OMM) (e.g., no improper fuel use)
- > Ensure recommended preventive maintenance is performed at intervals specified in the OMM
- > Provide proof of preventive maintenance compliance (receipts, copies of work orders, invoices) on request
- > Promptly provide your equipment for repair in the event of a covered failure

You can count on us to perform necessary inspections to confirm eligibility, install parts approved by Caterpillar on covered repairs and validate your enrollment in the program.

## 3 PURCHASE AND REGISTER YOUR EPP

Work with your local Cat dealer to complete the process—and get the protection and peace of mind you deserve.

### EXCLUSIONS\*

If a component isn't listed, it may not be included in your plan. Other exclusions include:

- > Failures caused by normal wear-out or improper or abusive use of the machine
- > Lubricating oil, antifreeze, filters, consumables and other maintenance items replaced during the covered component repair, unless such items are rendered unusable by a covered component failure
- > Freight charges for parts shipments
- > Travel time and mileage involved in getting to a jobsite
- > Hauling, retrieval, equipment rental or overtime labor costs
- > Repair costs resulting from the failure of any non-covered components
- > Downtime loss
- > Any incidental or consequential damages or costs incurred as a result of a covered component failure
- > Modifications unless approved by Caterpillar

*\* These are examples of covered and excluded components or items. The actual dealer contract will govern. See your Cat dealer for a complete list of covered components and more information.*

Please contact your Cat dealer for more details.

This marketing tool does not represent a contract or obligation of any kind between Cat Financial Insurance Services, its parent or affiliates, and the equipment owner. For details on any dealer agreement, including a complete description of the terms, conditions, and/or exclusions, contact your local Cat dealer. All graphics and lists in this marketing tool are provided solely for general information purposes and are not intended to be a solicitation or an offer to sell any product or service. \*CAT DEALERS ONLY: For terms, conditions, and/or exclusions of Equipment Protection, see the appropriate Cat Financial Insurance Services Equipment Protection Plan Service Guide found at <https://warranty.cat.com/en/global-guide/caterpillar-financialinsuranceservices.html>. These guides are the only safe source for Equipment Protection programs.

To the extent that the above publication(s), bulletin(s), and/or any designated contract(s) are ambiguous or inconsistent with the policy language, the policy language shall determine the coverage under this policy.

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**RFQ No. 22-25-003**

## Purchase of Mid-Size Excavator for Public Works

**QUOTE**

DESCRIPTION	BID PRICE
BASE UNIT PRICING	\$ 203,602. <sup>00</sup>
TRADE IN PRICING:	
2000 CATERPILLAR 330 EXCAVATOR S/N 06DR03546	\$ 5,100. <sup>00</sup>
2006 CATERPILLAR 320CL HYDRAULIC EXCAVATOR MA3 S/N CAT0320CCPAB05077	\$ 44,450. <sup>00</sup>

Extended Warranty Options Available: 72 ~~months~~ month / 5000 hr Premier include dTime required for delivery after receipt of order INSTOCK / Days  
(Award may be contingent on delivery) ~~10-15 business days~~

Proposing Company Contact Information:

Company Name:	YANCEY BROTHERS CATERPILLAR	
Billing Address:	330 Lee Industrial Blvd AUSTELL, GA 30168	Telephone: 770-941-2300
Service Address:	1459 US Hwy 80 POOLER, GA 31322	Telephone: 912-964-7150
Representative Name:	Chris Lewis	
Representative Contact Address:	1465 US Hwy 80 POOLER, GA 31322	Telephone: 912-682-2872 E-Mail:

It is agreed by the undersigned offeror that the signature and submission of this proposal represents the vendor's acceptance of all terms, conditions and requirements of specifications and, if awarded, the proposal will become part of the contract agreement between the parties.

Signed: (manually, in ink)

(Signature of Authorized Representative of the Company)

Name Printed: Christopher Lewis Title: SALES REP Date: 9/1/2021




**EXCEPTION SHEET**

If Commodity(s) and/or Service proposed in quote is in ANYWAY different from that contained in this proposal, the Bidder is responsible for clearly identifying all such differences in the space below. Otherwise, it will be assumed that the Bidder's offer is in total compliance with all aspects of the proposal.

Below are the only differences between my offer and the County's proposal:

9/1/2021  
DATE

 SALES REP  
SIGNATURE/TITLE

YANCEY BROS.  
COMPANY

**Caterpillar Inc.**

100 NE Adams Street  
Peoria, IL 61629

September 2, 2021

Effingham County Purchasing  
601 N. Laurel Street  
Springfield, Georgia 31329

RE: Authorized Cat Dealer

Dear Effingham County Purchasing:

Yancey Bros. Co., with its primary offices at 330 Lee Industrial Blvd, Austell, GA 30168, ("Dealer"), is an authorized independent dealer of various models of Cat® branded machines, equipment, engines, oils and spare parts ("Cat® products"). As an authorized Cat dealer, Dealer provides prompt, competent services for Cat® products in the state of Georgia (the "Service Territory"). Dealer is the only Cat dealer with approved business locations in the Service Territory, however, Cat dealers may sell or service Cat® Products outside their respective Service Territory.

In the event Dealer ceases to be an authorized Cat dealer, support for Equipment will be available from either a newly appointed dealer or another Cat dealer in Caterpillar's dealer network.

If you have any questions concerning Caterpillar or Cat dealers, or require additional information, please contact me at the number below.

A handwritten signature in blue ink that reads "Juana T. Soto".

Juana T. Soto  
Region Finance Representative  
Americas Distribution  
Phone: (309) 675-6164



# TECHNICAL SPECIFICATIONS

See [cat.com](http://cat.com) for complete specifications.

ENGINE		
Engine Model	Cat C4.4	
Engine Power – ISO 9249	129 kW	173 hp
Net Power – ISO 14396	128 kW	172 hp
Bore	105 mm	4 in
Stroke	127 mm	5 in
Displacement	4.4 L	269 in <sup>3</sup>
Net Power is tested per ISO 9249. Standards in effect at the time of manufacture.		
Net power advertised is the power available at the flywheel when the engine is equipped with fan, air intake system, exhaust system and alternator.		
Rated speed at 1,800 rpm.		
HYDRAULIC SYSTEM		
Main System – Maximum Flow – Implement	429 L/min	113 gal/min
Maximum Pressure – Equipment – Normal	35 000 kPa	5,075 psi
Maximum Pressure – Equipment – Heavy Lift Mode	38 000 kPa	5,510 psi
Maximum Pressure – Travel	34 300 kPa	4,974 psi
Maximum Pressure – Swing	27 500 kPa	3,988 psi
SWING MECHANISM		
Swing Speed	11.25 rpm	
Maximum Swing Torque	82 kN-m	60,300 lbf-ft
MACHINE WEIGHT		
Operating Weight – 790 mm (31") Shoes	22 800 kg	50,265 lb
Reach boom, R2.9 m (9'6") stick, HD 1.19 m <sup>3</sup> (1.56 yd <sup>3</sup> ) bucket, 790 mm (31 in) triple grouser shoes, 4.2 mt (9,300 lb) counterweight.		
Operating Weight – 600 mm (24") Shoes	21 800 kg	48,100 lb
Reach boom, R2.9 m (9'6") stick, HD 1.19 m <sup>3</sup> (1.56 yd <sup>3</sup> ) bucket, 600 mm (24 in) triple grouser shoes, 4.2 mt (9,300 lb) counterweight.		
SERVICE REFILL CAPACITIES		
Fuel Tank	345 L	86.6 gal
Cooling System	25 L	6.6 gal
Engine Oil	15 L	4.0 gal
Swing Drive (each)	12 L	3.2 gal
Final Drive (each)	5 L	1.3 gal
Hydraulic System (including tank)	234 L	61.8 gal
Hydraulic Tank	115 L	30.4 gal
DEF Tank	39 L	10.3 gal

DIMENSIONS		
Boom	Reach 5.7 m (18'8")	
Stick	Reach 2.9 m (9'6")	
Bucket	1.19 m <sup>3</sup> (1.56 yd <sup>3</sup> )	
Shipping Height (top of cab)	2960 mm	9'9"
Handrail Height	2950 mm	9'9"
Shipping Length	9530 mm	31'3"
Tail Swing Radius	2830 mm	9'3"
Track Length	4450 mm	14'7"
Length to Center of Rollers	3650 mm	12'0"
Ground Clearance	470 mm	1'7"
Track Gauge	2380 mm	7'9"
Transport Width – 600 mm (24") Shoes	2980 mm	9'9"
Transport Width – 790 mm (31") Shoes	3170 mm	10'5"
Counterweight Clearance	1050 mm	3'5"
WORKING RANGES AND FORCES		
Boom	Reach 5.7 m (18'8")	
Stick	Reach 2.9 m (9'6")	
Bucket	1.19 m <sup>3</sup> (1.56 yd <sup>3</sup> )	
Maximum Digging Depth	6720 mm	22'1"
Maximum Reach at Ground Level	9860 mm	32'4"
Maximum Cutting Height	9370 mm	30'9"
Maximum Loading Height	6490 mm	21'4"
Minimum Loading Height	2170 mm	7'1"
Maximum Depth Cut for 2440 mm (8'0") Level Bottom	6550 mm	21'6"
Maximum Vertical Wall Digging Depth	5190 mm	17'0"
Bucket Digging Force (ISO)	150 kN	38,811 lbf
Stick Digging Force (ISO)	106 kN	23,911 lbf
AIR CONDITIONING SYSTEM		
The air conditioning system on this machine contains the fluorinated greenhouse gas refrigerant R134a (Global Warming Potential = 1430). The system contains 0.9 kg of refrigerant, which has a CO <sub>2</sub> equivalent of 1.287 metric tonnes.		

## CAB FEATURES

FEATURE	DESCRIPTION	DELUXE	PREMIUM
ROPS	Standard Sound Suppression	●	x
	Advanced Sound Suppression	x	●
High-Resolution Monitor	254 mm (10 inch) Touchscreen	●	●
Keyless Push-to-Start	Engine Control	●	●
Jog Dial, Shortcut Keys	Monitor Control	●	●
Air Conditioning	Automatic Bi-level	●	●
Suspension Seat with Seat Belt	Air Adjustable	●	●
	Automatic	x	●
	Heated	●	x
	Heated & Cooled	x	●
Console	Infinitely Adjustable	●	●
	Tilt-Up Left Side	●	●
Bluetooth Integrated Radio	With USB Ports	●	●

● - standard    x - not available

# STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

CAB	STANDARD	OPTIONAL
ROPS, standard sound suppression (Deluxe only)	•	
ROPS, advanced sound suppression (Premium only)	•	
Air-adjustable seat with heat (Deluxe only)	•	
Auto-adjustable seat with heat and air ventilation (Premium only)	•	
High-resolution 254 mm (10 inch) LCD touchscreen monitor	•	
CAT TECHNOLOGY	STANDARD	OPTIONAL
Cat Product Link	•	
Cat GRADE with 2D	•	
Cat GRADE with Advanced 2D (not available on SLR)		•
Cat GRADE with 3D (not available on SLR)		•
Cat GRADE with Assist	•	
Cat PAYLOAD	•	
E-Fence	•	
Lift Assist	•	
Auto Dig Boost	•	
Remote Flash capability	•	
Remote Troubleshoot capability	•	
ENGINE	STANDARD	OPTIONAL
Three selectable power modes	•	
Automatic engine speed control	•	
52° C (125° F) high-ambient cooling capacity	•	
-32° C (-25° F) cold start capability	•	
Double element air filter with integrated precleaner	•	
Reversing electric cooling fans	•	
Biodiesel capability up to B20	•	
HYDRAULIC SYSTEM	STANDARD	OPTIONAL
Boom and stick regeneration circuits	•	
Boom and stick lowering check valves		•
Auto warm up	•	
Auto two-speed travel	•	
Boom and stick drift reduction valve	•	
Hammer return filter circuit		•
Advanced Tool Control (two pump, one/two way high-pressure flow)	• <sup>1</sup>	•
Medium-pressure circuit		•
Quick coupler circuit for Cat Pin Grabber	• <sup>2</sup>	•
BOOMS AND STICKS	STANDARD	OPTIONAL
5.7 m (18'8") reach boom, 2.9 m (9'6") stick		•
8.85 m (29'0") SLR boom, 6.28 m (20'7") SLR stick		•
UNDERCARRIAGE AND STRUCTURES	STANDARD	OPTIONAL
600 mm (24") triple grouser shoes		•
700 mm (28") triple grouser shoes		•
790 mm (31") triple grouser shoes		•
900 mm (35") triple grouser shoes		•
Tie-down points on base frame	•	
4200 kg (9,300 lb) counterweight		•
4700 kg (10,400 lb) counterweight for SLR boom and stick		•
ELECTRICAL SYSTEM	STANDARD	OPTIONAL
Two 1,000 CCA maintenance-free batteries	•	
Programmable time-delay LED working lights	•	
LED chassis light, left-hand/right-hand boom lights, cab lights	•	
SERVICE AND MAINTENANCE	STANDARD	OPTIONAL
Scheduled Oil Sampling (S-O-S <sup>SM</sup> ) ports	•	
Ground-level and platform-level engine oil dipsticks	•	
SAFETY AND SECURITY	STANDARD	OPTIONAL
Rear and right-hand-sideview cameras	•	
360° Visibility		•
Ground-level engine shutoff switch	•	
Right-hand handrail and hand hold	•	
Signaling/warning horn	•	
Cat command remote control		•

<sup>1</sup> ANZ and Europe only.

<sup>2</sup> Europe only.

**Not all features are available in all regions. Please check with your local Cat dealer for specific offering availability in your area.**

For additional information, refer to the Technical Specifications brochures for the 320 GC, 320 and 323 models available at [www.cat.com](http://www.cat.com) or your Cat dealer.



# PURCHASE ORDER

Item XI. 5.

## Effingham County Board of Commissioners

601 N LAUREL STREET  
SPRINGFIELD, GA 31329  
Phone: 912-754-2159  
Fax: 912-754-8413

DATE:  
P.O. #

9/21/2021  
RFP 22-25-003

### VENDOR

Low Country JCB  
1008 E. Highway 80  
Pooler, GA 31322

ATTN : Gary Romano  
912-330-0130 / 912-239-7364

### SHIP TO

Effingham County Board of Commissioners  
601 N. 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
	Furnish one (1) new Excavator per the attached proposal	1	\$224,029.00	\$224,029.00
	Trade-In: 2000 Cat 330 Excavator S/N 06DR03546	1	\$32,500.00	\$32,500.00
	Trade-In: 2006 Cat 320CL Hydraulic Ex. MA3 S/N CAT0320CCPAB05077	1	\$45,000.00	\$45,000.00

SUBTOTAL	\$146,529.00
TAX RATE	\$ -
TAX	\$ -
S & H	\$ -
OTHER	\$ -
<b>TOTAL</b>	<b>\$ 146,529.00</b>

### OTHER COMMENTS OR SPECIAL INSTRUCTIONS

ECBOC is a tax exempt entity. Tax ID# is 58-6000821

Yancy Bros. agrees to furnish one (1) new excavator as described in the County's RFQ 22-25-003 and related addendums. The County references the terms, conditions and specifications contained in the County's RFQ 22-25-003 and related addendums as superseding any and all other contracts, Purchase Orders or Agreements.

\_\_\_\_\_  
LOW COUNTRY JCB - SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
LOW COUNTRY JCB - PRINT NAME

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
CHAIRMAN

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

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

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



## JCB Inc Warranty Policy

Issue 26 08/10/2021

Where requested by the dealer in writing via the Warranty TechWeb system and within 30 days notification of a declined/short paid claim, together with a substantive reason for review, such declined claims will be reviewed. Dealers will be advised of the outcome of such a review within 30 days of the request being made, stating the reasons for the conclusion reached. This will include a response even if the outcome of a review results in no change to the status of the claim. Request for review of an claim after 30 days will not be considered.

### Modifications Field Service Instructions (F.S.I.'s)

JCB accepts the responsibility to issue clear and comprehensive instructions to Dealers, as and when required to carry out modifications to machines in service. Such instructions will include the range of products affected, warranty details, and reason for modification, how to conduct the modification and completion dates. Field Service Instructions must be completed within 90 days of release date and submitted within the JCB FSI warranty system. Please ensure you use the FSI warranty system to complete your submission. FSI's will not be accepted as a warranty claim.

### Transfer of Warranty

Following a change of ownership within the warranty period, JCB will honor warranty claims within the warranty period made in respect of the new owner. Warranties will continue uninterrupted, and expiry based upon the original date of sale reported by the Dealer to the first owner.

There is no limit to the number of times the warranty may be transferred during the standard warranty.

### Temporary Repairs

Individual warranty claims for temporary repairs will be considered on merit.

### Non-Warrantable Items

Matters excluded from warranty coverage include, but are not limited to:

- Conditions resulting from misuse, negligence, alterations, or accidents
- Conditions resulting from the lack of performing the manufacturer's schedule of maintenance and service outlined in the JCB operator handbook (Must use JCB Parts)
- Items which fail due to an application or environmental conditions such as: Deterioration of seals, gaskets, hoses, tube lines, wiring, electrical connections, or paint damage that is caused by sand, chemicals, or environment.
- Externally induced damage will not be considered warrantable
- Loss of time, inconvenience or loss of machine use or other consequential damage, and no rental units will be reimbursed
- Economic loss including lost profits, crop loss, equipment rental or other expense
- All travel costs for items such as towing, service calls, or transporting a unit to and





## JCB Inc Warranty Policy

Issue 26 08/10/2021

- from the place where a warranty service is performed
- Installation of software and or adjustments to existing software for customer preference when not required by JCB in an approved campaign.
- Cooling system problems caused by airflow restriction through debris
- Machine transportation costs between job site and dealer location
- Replacement of service items carried out by persons other than the authorized JCB dealership
- Equipment modifications or changes not specifically approved in writing by JCB Product Support and documented on a TechWeb call. (Sales cannot approve), these modifications could lead to voiding of the machines warranty. (ECU remapping, Engine Chipping, tuners, or any device or software that alters speed, horsepower, or the emissions system will void the complete machine warranty)
- Glass
- Damage or deterioration due to incorrect storage is not covered by this warranty. (Refer to Management Information Bulletins list in TechWeb for guidelines and procedures established for proper storage and protection of JCB machines)
- Oil analysis that is not requested specifically by JCB outside of a catastrophic failure
- Freight charges for replacement parts
- Fluids, lubricants, and filters used during the repairs, unless documented authorization from JCB has been issued, and they are genuine JCB parts
- Shop supply items such as Loctite, welding rod, towels, rags, floor dry, disposal fees, etc.
- Wear items, such as bucket cutting edges/toe plates and teeth, bushings, pivot pins, fan belts, Brake pads/plates, etc.
- Additional labor related expenses such as meals, lodging, tolls, travel time, etc.
- Bulbs and fuses
- The owner's unreasonable delay in making his JCB product available after being notified by JCB and /or his Dealer of potential product problem
- The owner's continued use of a JCB product despite his knowledge a problem exists
- Contaminated fuel, injection pumps, and Def fluid quality failures
- Tires
- Routine adjustments as detailed in the service schedules of the operator's handbook

## Warranty Start Date

### Warranty Start Date for All JCB Products

Unless otherwise expressly approved in writing by JCB Inc. Service Department, the warranty period shall start:

- On the date of delivery to the first Buyer, with a completed PDI on the MPI tool system.
- In the case of lease or rental of JCB machines, at the date when the JCB Dealer first disposes of the JCB product by way of lease or rental.
- In the case of JCB machines previously used for demonstration if the machine records more than 200 hours of demo time. Then the warranty will start on the date of the recorded hours or back dated based on a 40-hour work schedule. This will not be automatic and will be determined by the JCB Sales Department.

RFQ No. 22-25-003 – Mid-Size Excavator

RFQ No. 22-25-003

Purchase of Mid-Size Excavator for Public Works

QUOTE

DESCRIPTION	BID PRICE
BASE UNIT PRICING	\$ 224,029.00
TRADE IN PRICING:	
2000 CATERPILLAR 330 EXCAVATOR S/N 06DR03546	\$ 32,500.00
2006 CATERPILLAR 320CL HYDRAULIC EXCAVATOR MA3 S/N CAT0320CCPAB05077	\$ 45,000.00

Extended Warranty Options Available:

Time required for delivery after receipt of order 60 / Days  
(Award may be contingent on delivery)

Proposing Company Contact Information:

Company Name:	LOW COUNTRY JCB	
Billing Address:	1008 E Highway 80 Pooler, GA 31322	Telephone: 912-330-0130
Service Address:	1008 E Highway 80 Pooler, GA 31322	Telephone: 912-330-0130
Representative Name:	GARY ROMANO	
Representative Contact Address:	1008 E Highway 80 Pooler, GA 31322	Telephone: 912-239-7364 E-Mail: G.Romano@LowCountryMachinery.Co.

It is agreed by the undersigned offeror that the signature and submission of this proposal represents the vendor's acceptance of all terms, conditions and requirements of specifications and, if awarded, the proposal will become part of the contract agreement between the parties.

Signed: (manually, in ink) Gary Romano  
(Signature of Authorized Representative of the Company)

Name Printed: GARY ROMANO Title: Territory Sales Date: 9-1-2021



## RFQ No. 22-25-003 – Mid-Size Excavator

**EXCEPTION SHEET**

If Commodity(s) and/or Service proposed in quote is in ANYWAY different from that contained in this proposal, the Bidder is responsible for clearly identifying all such differences in the space below. Otherwise, it will be assumed that the Bidder's offer is in total compliance with all aspects of the proposal.

Below are the only differences between my offer and the County's proposal:

60 months 5000 Hour Full WARRANTY

9-1-2021

DATE

Cal Romano TERRITORY SALES

SIGNATURE/TITLE

Low Country Machinery

COMPANY

# LOW COUNTRY MACHINERY



Attachment A PO 22-25-003 Low Country JO

Item XI. 5.

Low Country Machinery  
1008 Hwy 80 East  
Pooler, GA. 31322  
www.lowcountrymachinery.com

July 31, 2019  
Effingham County Bid

To Whom it May Concern,

Thank-you for the opportunity to quote you on the Excavator, below is the specs for the JCB 220X Excavator.

One (1) JCB 220X Excavator has the following options:

- Engine HP 173 HP Cylinder tier 4
- Operating Weight 52,450 lbs.
- Pin Graber Style Hydraulic Quick Hitch
- Hydraulic Pipework to run the Mower Attachment
- 32" Pads
- Cab A/C with Heater / Radio
- 2 Year Full JCB Warranty Standard for 2,000 hours travel time and mileage included

Machine Priced as above                      \$199,596.00 plus tax and doc fee

**Optional Attachments:**

<i>Guards for the Cab</i>	<i>\$7,400.00</i>
<i>72" Ditching Bucket with holes</i>	<i>\$5,190.00</i>
<i>60 months 5,000 hour extended warranty quote</i>	<i>\$11,843.00</i>

*Total Bid                      \$224,029.00*

**Trade in:**

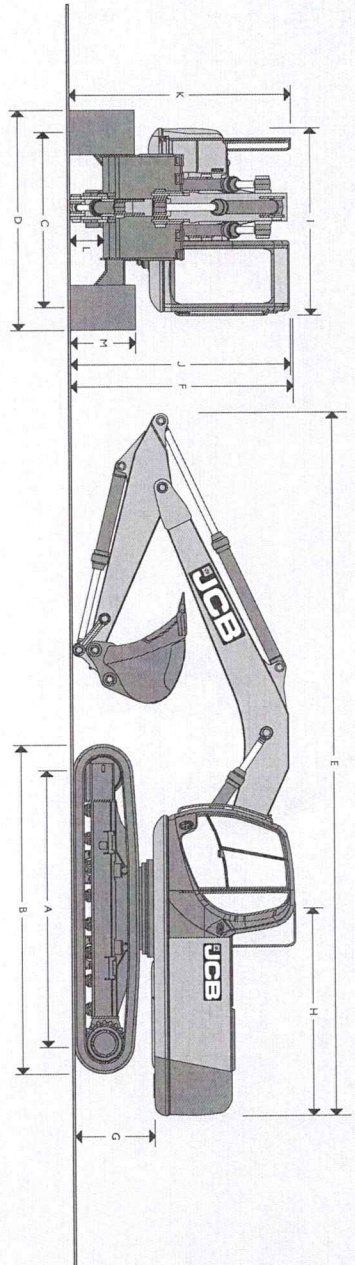
<i>CAT 320C with no attachment</i>	<i>\$45,000.00</i>
<i>CAT 330B with a bucket</i>	<i>\$32,500.00</i>

Again, thank you for the opportunity to quote you and please call me if there is any questions.

Chris Shea  
CEO / President  
912 658 5680



STATIC DIMENSIONS



STATIC DIMENSIONS

A	Track length on ground	ft-in (mm)	12-0 (3660)
B	Undercarriage overall length	ft-in (mm)	14-8 (4460)
C	Track gauge	ft-in (mm)	7-10 (2390)
D	Width over tracks (24" trackshoes)	ft-in (mm)	9-10 (2990)
D	Width over tracks (28" trackshoes)	ft-in (mm)	10-2 (3090)
D	Width over tracks (31" trackshoes)	ft-in (mm)	10-6 (3190)
D	Width over tracks (35" trackshoes)	ft-in (mm)	10-10 (3290)
G	Counterweight clearance	ft-in (mm)	3-5 (1046)
H	Tailswing radius	ft-in (mm)	9-3 (2825)
I	Width of superstructure - upper	ft-in (mm)	8-4 (2548)
J	Height over cab	ft-in (mm)	9-10 (2996)
K	Height over grab rail	ft-in (mm)	10-0 (3037)
L	Ground clearance	ft-in (mm)	1-8 (503)
M	Track height	ft-in (mm)	2-11 (885)
<b>Dipper lengths</b>			
E	Transport length with Monoboom	ft-in (mm)	6-3 31-5 (9584)
F	Transport height with Monoboom	ft-in (mm)	7-10 31-5 (9584)
			9-10 31-5 (9584)

BUCKET AND ARM COMBINATION - MONOBOOM

Arm length	6'3" (1.9m)	7'10" (2.4m)	9'10" (3.0m)
GP Bucket 600mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GP Bucket 750mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GP Bucket 900mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GP Bucket 1100mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GP Bucket 1200mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GP Bucket 1350mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GP Bucket 1500mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arm length	6'3" (1.9m)	7'10" (2.4m)	9'10" (3.0m)
HD Bucket 600mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HD Bucket 750mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HD Bucket 900mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HD Bucket 1100mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HD Bucket 1200mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HD Bucket 1350mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HD Bucket 1500mm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- ☐ = Suitable for general excavating (materials up to 112.4 lb/ft<sup>3</sup>)
  - ☐ = Suitable for light excavating (materials up to 93.6 lb/ft<sup>3</sup>)
  - = Suitable for grading and loading (materials up to 74.9 lb/ft<sup>3</sup>)
  - X = Not warranted
- \* Bucket capacity recommendations calculated for Monoboom only.



Item XI. 5.

**WEIGHTS AND GROUND BEARING PRESSURES**

Weights include 40,345 lb, 1,676 lb bucket, operator, full fuel tank and 7'11" arm.

	24in (600mm) shoes	28in (700mm) shoes	31in (800mm) shoes	35in (900mm) shoes
JS220 LC MONO				
Machine weight	lb (kg) 48290 (21904)	48881 (22172)	49472 (22440)	49582 (22490)
Ground bearing pressure	psi (bar) (6.7) 0.46	(5.8) 0.40	(5.2) 0.36	4.6 (0.32)

**ENGINE**

Model	JCB EcoMAX Tier 4 Final.
Type	4-stroke, 4-cylinder in-line, direct injection, turbocharged diesel.
Nett power (ISO 3046-1NF)	173hp (129kW)
Piston displacement	293 in. <sup>3</sup>
Injection	Electronic injection.
Air filtration	Dry element with in cab warning indicator.
Cooling	Water cooled via large capacity radiator.
Starter motor	24 volt – 6hp
Batteries	2 x 12 volt Heavy-duty.
Alternator	24 Volt – 55 amps.
Refuelling pump	Electric type.

**UNDERCARRIAGE**

Carrange options	LC – Long Carrange.
Recovery point	Front and rear.
Track type	Sealed and greased.
Track shoe options	24in (600mm), 28in (700mm), 31in (800mm), 36in (900mm).
Upper and lower rollers	Heat treated, sealed and lubricated.
Track adjustment	Grease cylinder type.
Track idler	Sealed and lubricated, with spring cushioned recoil.
No. of track guides	2 per side
No. of lower rollers	8 per side
No. of upper rollers	2 per side
No. of track shoes	49 per side

**TRACK DRIVE**

Type	Fully hydrostatic, three speed with autoshift between high and medium speed.
Travel motors	Variable swash axial piston type, fully guarded within undercarriage frame.
Final drive	Planetary reduction, bolt-on sprockets.
Service brake	Hydraulic counter balance valve to prevent overspeeding on gradients.
Park brake	Disc type, spring applied, automatic hydraulic release
Gradeability	70% (35 deg) continuous.
Travel speed	High – 3.4mph (5.6km/h). Mid – 2.1mph (3.3km/h). Low – 1.1mph (1.8km/h).
Tractive effort	43144 lbf (191,9kNm).

**SERVICE CAPACITIES**

Fuel tank	gal (liters)	62 (235)
Radiator	gal (liters)	8.5 (31.5)
Engine oil	gal (liters)	5.4 (20.4)
Swing drive	gal (liters)	1.3 (5)
Hydraulic tank	gal (liters)	31.7 (120)
Final drive (each side)	gal (liters)	1.2 (4.7)
DEF tank	gal (liters)	17.7 (65)

**SWING SYSTEM**

Swing motor	Axial piston.
Swing brake	Hydraulic braking plus automatic spring applied disc type parking brake.
Final drive	Planetary reduction.
Swing speed	12.9rpm.
Swing gear	Large diameter, internally toothed fully sealed grease bath lubricated.
Swing lock	Switchable brake in cab.

**HYDRAULIC SYSTEM**

Pumps	
Main pumps	2 variable displacement axial piston type.
Maximum flow	2 x 60gpm (2 x 228 lpm)
Servo pump	Gear type.
Maximum flow	4.8gpm (18 lpm)

**Control valve**

A combined four and five spool control valve with auxiliary service spool as standard.

**Relief valve settings**

Boom/Arm/Bucket	4975psi (343bar)
With power boost	5395psi (372bar)
Swing circuit	4046psi (279bar)
Travel circuit	4975psi (343bar)
Pilot control	58 psi (40bar)

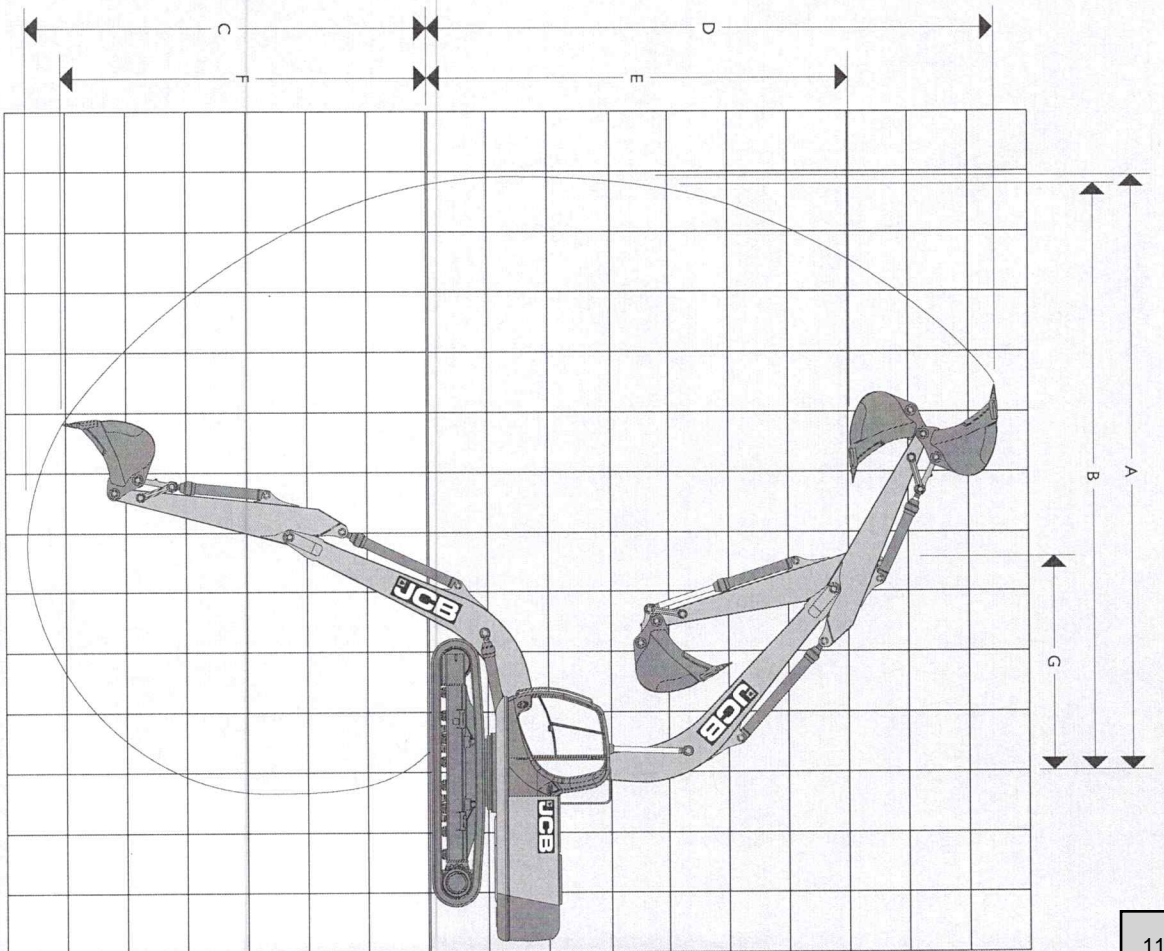
**Filtration**

In tank	150 micron, suction strainer.
Main return line	10 micron glass fibre.
Pilot line	10 micron, paper element.
Hydraulic hammer return	10 micron, reinforced microform element.



Item XI. 5.

WORKING RANGE				
Maximum reach length 188° (5.7m)				
A	Maximum digging reach	ft-in (mm)	6'3" (1.9m)	7'10" (2.4m)
B	Maximum digging reach (on ground)	ft-in (mm)	28-7 (8720)	30-7 (9320)
C	Maximum digging depth	ft-in (mm)	27-11 (8520)	30-0 (9150)
D	Maximum digging height	ft-in (mm)	18-1 (5520)	19-7 (5980)
E	Maximum dumping height	ft-in (mm)	28-5 (8670)	29-6 (8990)
F	Maximum vertical wall cut depth	ft-in (mm)	20-4 (6190)	21-2 (6450)
G	Minimum swing radius	ft-in (mm)	17-0 (5182)	17-3 (5273)
			12-4 (3760)	12-5 (3780)
	Bucket rotation	deg	183°	183°
	Arm breakout force (ISO 6015)	lbf (kgf)	29652 (13450)	25485 (11560)
	Arm breakout force with boost (ISO 6015)	lbf (kgf)	32210 (14610)	27668 (12550)
	Bucket breakout force (ISO 6015)	lbf (kgf)	32077 (14550)	32077 (14550)
	Bucket breakout force with boost (ISO 6015)	lbf (kgf)	34833 (15800)	34833 (15800)







































































































Item XI. 5.

120

























































## CAPACITIES – ARM LENGTH: 6'3" (1.9M), MONOBOOM 18'8" (5.7M), TRACKSHOES: 28" (700MM), NO BUCKET.

Reach		9'10" (3m)	14'9" (4.5m)	19'8" (6m)	24'7" (7.5m)	Capacity at Max Reach		J5220 LC MO
Load Point Ht.								ft-in (mm)
19'8" (6.0m)								13823 (6270)*
14'9" (4.5m)								13889 (6300)*
9'10" (3.0m)								13338 (6050)
4'11" (1.5m)								12919 (5860)
0								13382 (6070)
-4'11" (-1.5m)								15036 (6820)
-9'10" (-3.0m)								16336 (7410)*

## LIFT CAPACITIES – ARM LENGTH: 7'10" (2.4M), MONOBOOM 18'8" (5.7M), TRACKSHOES: 28" (700MM), NO BUCKET.

Reach		9'10" (3m)	14'9" (4.5m)	19'8" (6m)	24'7" (7.5m)	Capacity at Max Reach		J5220 LC MO
Load Point Ht.								ft-in (mm)
19'8" (6.0m)								11662 (5290)*
14'9" (4.5m)								11486 (5210)*
9'10" (3.0m)								11775 (5340)
4'11" (1.5m)								12125 (5500)
0								13360 (6060)
-4'11" (-1.5m)								15322 (6950)*
-9'10" (-3.0m)								14088 (6390)*

## LIFT CAPACITIES – ARM LENGTH: 9'10" (3.0M), MONOBOOM 18'8" (5.7M), TRACKSHOES: 28" (700MM), NO BUCKET.

Reach		9'10" (3m)	14'9" (4.5m)	19'8" (6m)	24'7" (7.5m)	Capacity at Max Reach		J5220 LC MO
Load Point Ht.								ft-in (mm)
19'8" (6.0m)								8069 (3660)*
14'9" (4.5m)								8003 (3630)*
9'10" (3.0m)								8267 (3750)*
4'11" (1.5m)								8863 (4020)*
0								9921 (4500)*
-4'11" (-1.5m)								11839 (5370)*
-9'10" (-3.0m)								14110 (6400)
-14'9" (-4.5m)								15102 (6850)*

 Lift capacity front and rear.

Notes:

 Lift capacity full circle.

- For lifting capacity including bucket, subtract total weight of bucket or bucket and quicktich from above values.
- Lifting capacities are based on ISO 10567, that is: 75% of minimum tipping load or 87% of hydraulic lift capacity, whichever is the less. Lifting capacities marked\* are based on hydraulic capacity.
- Lift capacities assume that the machine is on firm, level ground.
- Lift capacities may be limited by local regulations. Please refer to your dealer.



## Staff Report

**Subject:** Consideration to Approve a Resolution of Surplus

**Author:** Alison Bruton, Purchasing Agent

**Department:** Public Works

**Meeting Date:** September 21, 2021

**Item Description:** Surplus

**Summary Recommendation:** Staff recommends approval of the Resolution

### **Executive Summary/Background:**

- From time to time the County has broken, unused, damaged or extra inventory. In order for the county to properly dispose of these items they must be declared surplus in accordance with O.C.G. A § 36-9-2 which states that the county "...may, by order entered onto its minutes, direct the disposal of any real property which may be lawfully disposed of and make and execute good and sufficient title thereof on behalf of the County."
- This resolution consists of various items which have either been replaced or are no longer in use.
- The two dozers and two excavators will be traded in towards the purchase of a new dozer and excavator.

### **Alternatives for Commission to Consider:**

1. Board's approval of the Resolution of Surplus.
2. Do not approve the Resolution of Surplus

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Public Works, Purchasing

**Funding Source:** NA

**Attachments:** Resolution of Surplus

## NOTICE OF SALE

Item XI. 6.

Notice is hereby given that the Board of Commissioners of Effingham County Georgia, in regular session assembled on **September 21, 2021** by this resolution declare the following described property surplus and authorize the public sale, or disposal thereof:

Description	Department	Year	Make	Model	Serial Number / Identifying Number	Amount	UOM
Dozer	Public Works	1985	Cat	D7C Dozer	92V12563	1	1
Dozer	Public Works	1995	Cat	D5C Dozer	9DL00989	1	1
Excavator	Public Works	2000	Cat	330 Excavator	06DR03546	1	1
Excavator	Public Works	2006	Cat	320 CL Hydraulic Ex MA3	CAT0320CCPAB05077	1	1

Pursuant to said resolution the above described surplus property will be demolished, offered for sale by auction or by sealed bid; will be traded for newer or alternate equipment or will be donated to non-profit.

This \_\_\_\_\_ day of September 2021

\_\_\_\_\_  
Effingham County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Stephanie Johnson, County Clerk



## Staff Report

**Subject:** 2020 Transportation Masterplan Change Order #1  
**Author:** Eric Larson, Asst. County Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Change order to provide concept design on a subset of recommended project options.

### Summary Recommendation:

A change order is needed to prepare a concept design on two intersections identified in the draft transportation plan to analyze impacts to adjacent properties should either of the alternates proposed at these locations be selected.

### Executive Summary/Background:

- In November 2020, the County contracted with Pond and Company to prepare a countywide transportation masterplan. Original contract amount is \$99,850.
- Over the past 9 months, Pond has collected data, facilitated numerous stakeholder and public input meetings, modeled the transportation network, and developed a comprehensive list of capital improvements to improve transportation in the county for the growth period 2020-2045.
- Projects were ranked and a budgeting cost estimate was prepared for each.
- Two intersection improvement projects identified in the study received comments with concern of potential negative impact on the adjacent properties.
- Concept design is needed, but was not part of the original scope of the masterplan.
- These intersections are included in the 2020 TSPLOST project list, therefore the funding source will be TSPLSOT.

### Alternatives for Commission to Consider

- 1 - Approve the change order to prepare concept design for two intersections along Hodgeville Road in the amount of \$38,500.
- 2 – Take no action. Without the change order, the masterplan will be completed and submitted to the Commission per the original scope.

**Recommended Alternative:** Alternative 1

**Other Alternatives:** Alternative 2

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

**Funding Source:** SPLOST GL 272-7401-024-52-1101.

**Attachments:** 1. POND change order #1 proposal.

49 Park of Commerce Way, Suite 203  
Savannah, Georgia 31405

T: 912.228.3611  
www.pondco.com

August 31, 2021

Eric W. Larson, PE, AICP, CFM, CPSWQ  
Assistant County Manager  
Effingham County Board of Commissioners  
601 N. Laurel Street  
Springfield, GA 31329

**Re: Effingham County – Professional Transportation Design Services Fee Proposal –  
Concept Design**

Pond & Company (Pond) is pleased to submit this proposal for transportation engineering design services for the above project. The paragraphs below describe the professional services and fees to accomplish this work.

**PROJECT UNDERSTANDING:**

Effingham County is looking to obtain concept layouts of (2) intersections included within the recent Transportation Master Plan: Goshen Road and Hodgeville Road, as well as Kolic Helmey Road and Hodgeville Road. Each intersection will include (2) alternatives to identify impacts including adjacent properties, utilities, etc.

**PROFESSIONAL SERVICES:**

Pond will provide all labor, materials, and equipment necessary to assist Effingham County in completing the tasks as described herein.

***Scope of Work***

**Task 1: Base Data Coordination**

*Task 1A: Base Mapping Setup:* Pond will utilize GIS information gathered within the Transportation Master Plan to prepare the base mapping. This includes parcel data, roadway data, utility data, and contour information. This information will be overlaid on high-resolution aerial imagery.

**Task 2: Concept Layouts**

*Task 2A: Concept Layout –* Pond will utilize the basemapping from Task 1 to prepare concept layouts for the intersections of Goshen Road and Hodgeville Road, as well as Kolic Helmey Road and Hodgeville Road. Each intersection will consist of (2) alternatives:

- **Alternative 1 – Roundabout**
  - This alternative will identify the horizontal geometric improvements needed for a single lane roundabout.



- Evaluation will include swept path analysis of the design vehicle determined for this intersection, along with performance checks (i.e. fastest path analysis).
- Alternative 2 – Intersection Improvements Consisting of Turn Lane Additions
  - This alternative will identify the horizontal geometric improvements needed for turn lane additions
    - Goshen Road and Hodgeville Road: provide the following along Hodgeville Road: southbound left turn lane and northbound right turn lane
    - Kolic Helmey Road and Hodgeville Road: provide the following along Hodgeville Road: southbound right turn lane and northbound left turn lane; provide the following along Kolic Helmey Road: eastbound right turn lane.
  - Evaluation will include swept path analysis of the design vehicle determined for this intersection

The concept layouts will indicate the proposed improvements and potential impacts for each alternative.

- Each alternative will identify potential impacts, including property/right-of-way, utility, etc.
- Includes (2) meetings with Effingham County staff and addressing (1) round of comments, for each alternative.

*Task 2B:* Cost Estimate – Pond will prepare a concept-level cost estimate for each of the two alternatives, including right-of-way/property costs.

#### **Deliverables (Task 2)**

- Concept Layout for Roundabout Alternative [at each of the (2) intersections]
- Concept Layout for Turn Lane Additions [at each of the (2) intersections]
- Cost Estimate for Roundabout Alternative [at each of the (2) intersections]
- Cost Estimate for Turn Lane Additions [at each of the (2) intersections]

#### ***Schedule***

Pond understands the importance of expediting the delivery of this project, and we are confident that the draft of the concept drawings can be completed within (4) weeks. Please see the attached project schedule for additional details.

#### **ASSUMPTIONS:**

The concept plans will be prepared as a Effingham County let and funded project.

Services or tasks not specifically outlined above are excluded and would be considered additional services.

Services not included in the scope:

- Traffic Analysis
- Traffic Counts
- Environmental Screening
- Cross-Sections
- Staging Plans

- Utility Coordination
- Geotechnical Exploration
- Topographic Survey
- Subsurface Utility Engineering (SUE) Services
- Landscape/Hardscape Plans
- ITS/Signal Communications Plans
- Additional Meetings
- Full Design Plans
- Erosion Control Plans

**PROFESSIONAL FEES:**

Pond proposes to accomplish *Task 1* through *Task 2* for a total Lump-Sum fee of \$38,500.

Total Fee: \$38,500 (Lump-Sum fee is inclusive of labor, expenses, and direct costs)

If this fee and scope is acceptable, Pond & Company is available to begin work immediately. If you would like us to discuss or modify the scope please contact myself or Zach Puckett, who will serve as the Project Manager. If you need any additional information, please feel free to contact me at (678) 336-7740.

Sincerely,

**POND & COMPANY**



Richard Fangmann, PE, PTOE  
Vice-President

Cc:

Melissa Phillips, Client Liaison  
Zach Puckett, PE, IMSA II



# Staff Report

**Subject:** TSPLOST IGA Amendment 1  
**Author:** Tim Callanan, County Manager  
**Department:** Administration  
**Meeting Date:** September 21, 2021  
**Item Description:** Consideration to approve an amendment to the TSPLOST IGA between the county and the cities of Springfield and Guyton

## Summary Recommendation:

Staff is requesting approval of the amendment to the TSPLOST IGA between Effingham County and the cities of Guyton and Springfield.

## Executive Summary:

Prior to the vote for the TSPLOST referendum last November, Effingham County entered into an intergovernmental agreement with all three cities on the distribution of the TSPLOST Revenue. After the voters approved the referendum, the cities of Springfield and Guyton requested that the County bond their portion of the TSPLOST proceeds so they can access their funds immediately. This amendment will allow the county to receive Springfield's and Guyton's TSPLOST revenue directly from DOR so that we can use them to retire their pro rata share of the bonds.

## Background:

Once approved by Board of Commissioners, this will be sent to Springfield and Guyton for approval.

## Alternatives for Commission to Consider:

1. Approve the amendment to the TSPLOST IGA between the county and the cities of Springfield and Guyton
2. Do not approve the amendment to the TSPLOST IGA between the county and the cities of Springfield and Guyton
3. Provide Staff with Direction

**Recommended Alternative:** Staff recommends Alternative# 1

**Other Alternatives:** N/A

**Department Review:** Administration/County Attorney

**Funding Source:** None.

## Attachments:

1. IGA

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

**INTERGOVERNMENTAL AGREEMENT FOR  
THE USE AND DISTRIBUTION OF PROCEEDS  
FROM THE 2020 TRANSPORTATION SPECIAL  
PURPOSE LOCAL OPTION SALES AND USE  
TAX**

This Intergovernmental Agreement ("Agreement"), made and entered into effective \_\_\_\_\_, 2021, by and between the Board of Commissioners of Effingham County, Georgia (the "County") and the City of Guyton, Georgia ("Guyton"), and the City of Springfield, Georgia ("Springfield") (individually and collectively the "Municipalities"):

**WITNESSETH**

WHEREAS, O.C.G.A. § 48-8-260 *et seq.* (the "Act"), authorizes the imposition of a county one percent transportation special purpose local option sales and use tax ("TSPLOST") for transportation purposes; and

WHEREAS, the Municipalities and the County entered into an intergovernmental agreement, dated April 21, 2020, relating to the division of funds from the revenues produced by the one percent TSPLOST; and

WHEREAS, on November 3, 2020, the voters of Effingham County approved the one percent TSPLOST and the issuance of general obligation debt; and

WHEREAS, the County has issued a general obligation bond ("County Bond") that was approved in conjunction with the approval of the one percent TSPLOST, and will provide a portion of the proceeds from the County Bond to both Guyton and Springfield to finance their TSPLOST projects; and

WHEREAS, Guyton and Springfield want the County to receive the distributions from the Georgia Department of Revenue to service a portion of the payments due on the County Bond, and the parties hereto are entering into this Agreement to clarify the distribution of the one percent



TSPLOST; and

NOW, THEREFORE, in consideration of the mutual promises and understanding made in this Agreement, and for other good and valuable consideration, the County and the Municipalities consent and agree as follows:

### **Section 1. County General Obligation Bonds**

A. Net proceeds of the County Bond shall be deposited into a special trust account of the County and shall be used for the acquisition, construction and installation of all or a portion of the projects for the County and the Municipalities. The County Bond shall be a general obligation debt of the County.

B. The County shall pay the costs of issuance of the County Bond and any interest income earned by County on the investment of the bond proceeds shall be the property of the County.

### **Section 2. Procedure for Disbursement of SPLOST Proceeds**

A. The County shall receive all TSPLOST funds directly from the Georgia Department of Revenue on behalf of Guyton and Springfield.

B. The TSPLOST proceeds received in any year pursuant to the tax shall be deposited in a separate fund and first used for paying debt service requirements on the County Bond for any such year before such proceeds are applied to any of the other purposes.

### **Section 3. Expenses**

The County shall administer the TSPLOST Fund to effectuate the terms of this Agreement and shall be reimbursed for the actual costs of administration of the TSPLOST Fund.

### **Section 4. Notices**

All notices, consents, waivers, directions, requests, or other instruments or communications provided for under this Agreement shall be deemed properly given when delivered personally or sent by registered or certified United States mail, postage prepaid, as follows:

Guyton: City of Guyton  
Attn: Mayor  
310 Central Blvd.  
Guyton, Georgia 31312

Springfield: City of Springfield  
Attn: Mayor  
130 S. Laurel Street/Post Office Box 1  
Springfield, Georgia 31329

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

### **Section 5. Entire Agreement**

This Agreement, including any attachments or exhibits, constitutes all of the understandings and agreements existing between the County and the Municipalities with respect to distribution and use of the proceeds from the TSPLOST. Furthermore, this Agreement supersedes all prior agreements, negotiations, and communications of whatever type, whether written or oral, between the parties hereto with respect to distribution and use of said TSPLOST.

### **Section 6. Amendments**

This Agreement shall not be amended or modified except by agreement in writing executed by the governing authorities of the County and the Municipalities.

### **Section 7. Governing Law**

This Agreement shall be deemed to have been made and shall be construed and enforced in accordance with the laws of the State of Georgia.

### **Section 8. Severability**

Should any phrase, clause, sentence, or paragraph of this Agreement be held invalid or unconstitutional, the remainder of the Agreement shall remain in full force and effect as if such invalid or unconstitutional provision were not contained in the Agreement unless the elimination of such provision detrimentally reduces the consideration that any party is to receive under this



Agreement or materially affects the operation of this Agreement.

#### **Section 9. Compliance with Law**

The County and the Municipalities shall comply with all applicable local, state, and federal statutes, ordinances, rules, and regulations.

#### **Section 10. No Consent to Breach**

No consent or waiver, express or implied, by any party to this Agreement, to any breach of any covenant, condition, or duty of another party shall be construed as a consent to or waiver of any future breach of the same.

#### **Section 11. Counterparts**

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**IN WITNESS WHEREOF**, the County and the Municipalities acting through their duly authorized agents have caused this Agreement to be signed, sealed, and delivered effective the date indicated herein.

(signatures continued on next page)

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

By: \_\_\_\_\_  
Wesley Corbitt

Its: Chairman

Attest: \_\_\_\_\_  
Stephanie Johnson

Its: Clerk

{SEAL}

(County's Signature Page to Intergovernmental Agreement)



**CITY OF GUYTON**

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

Attest: \_\_\_\_\_  
Clerk

{SEAL}

Approved as to form:

\_\_\_\_\_  
City Attorney

(City of Guyton's Signature Page to Intergovernmental Agreement)

**CITY OF SPRINGFIELD**

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

Attest: \_\_\_\_\_  
Clerk

{SEAL}

Approved as to form:

\_\_\_\_\_  
City Attorney

(City of Springfield’s Signature Page to Intergovernmental Agreement)



**Staff Report**

**Subject:** Resolution to impose a moratorium on rezoning for multifamily housing and R-6 single family residential development.

**Author:** Teresa Concannon, AICP, Planning & Zoning Manager

**Department:** Development Services

**Meeting Date:** September 21, 2021

**Item Description:** Consideration of a resolution to impose a moratorium on rezoning for multifamily housing and R-6 single family residential development, for a period of one hundred and twenty (120) days, while the county considers changes to its zoning ordinance.

**Summary Recommendation:** The interests of the public necessitate the enactment of a moratorium for health, safety, morals, aesthetics, and general welfare purposes.

**Executive Summary/Background:**

- As a part of planning, zoning, and growth management, the Board of Commissioners of Effingham County has been reviewing the County's Comprehensive Plan and the Zoning Ordinance, and has studied the County's best estimates of the type of development that can be anticipated within the unincorporated areas.
- The Board of Commissioners is committed to growth management that promotes health, safety, morals, aesthetics and the general welfare of the citizens of Effingham County. This includes management of congestion on County roads, security of the public from crime and other dangers, promotion of health and general welfare of residents, and protection of the aesthetic qualities of the County including access to air and light.
- The County is experiencing development pressures that include an increasing number of applications to rezone land for multi-family housing – in the R-3, B-2, and B-3 zoning districts – and R-6 single family development, and has determined that a moratorium on new applications is necessary.
- The County Attorney has reviewed and approved the resolution as to form.

**Alternatives for Commission to Consider**

1 – Approve the resolution to impose a moratorium on rezoning land for multifamily and R-6 single family development.

2 – Take no action.

**Recommended Alternative:** 1

**Other Alternatives:** N/A

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

**Funding Source:** N/A

**Attachments:**

1. Moratorium on rezoning land for multifamily housing and R-6 single family development.

STATE OF GEORGIA       )  
EFFINGHAM COUNTY       )

**RESOLUTION NO. 021-048**

**RESOLUTION ENACTING A MORATORIUM FOR A PERIOD OF FOUR MONTHS  
ON COMMERCIAL AND RESIDENTIAL RE-ZONINGS FOR PROPERTY TO BE  
USED FOR MULTI-FAMILY RESIDENTIAL AND R-6 SINGLE FAMILY  
RESIDENTIAL DISTRICT PURPOSES WHILE THE COUNTY CONSIDERS  
CHANGES TO ITS ZONING ORDINANCE**

**WHEREAS**, recent development trends in the County suggest that current trends for multi-family residential use and R-6 single family residential district use may not be adequately addressed by the current County Zoning Ordinance; and

**WHEREAS**, the Board of Commissioners of Effingham County, Georgia (hereinafter referred to as "Board") is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the unincorporated areas of the County; and

**WHEREAS**, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to the case law found at Taylor v. Shetzen, 212 Ga. 101, 90 S.E.2d 572 (1955); Lawson v. Macon, 214 Ga. 278, 104 S.E.2d 425 (1958); and most recently City of Roswell et al v. Outdoor Systems, Inc., 274 Ga. 130, 549 S.E.2d 90 (2001); and

**WHEREAS**, the Courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis; and

**WHEREAS**, the Georgia Supreme Court, in the case of DeKalb County v. Townsend, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The Board has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

**WHEREAS**, the Board therefore considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the County. The Board has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the



lessening of congestion on County roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the County including access to air and light, and facilitation of the adequate provision of transportation and other public requirements; and

**WHEREAS**, it is the belief of the Board that the concept of “public welfare” is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Board “to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled,” Berman v. Parker, 348 U.S. 26, 75 S.Ct. 98 (1954), it is also the opinion of the Board that “general welfare” includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the County, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the County; and

**WHEREAS**, the Board is, and has been interested in developing a cohesive and coherent policy regarding residential and commercial growth and zoning in the County, and have intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the County as a whole; and

**WHEREAS**, the Board has directed the Development Services to evaluate possible revisions to the Effingham County Zoning Ordinance and development regulations with respect to the regulation of multi-family residential and R-6 single family development so as to address current development trends; and

**WHEREAS**, it is in the best interest of the citizens of the County to place a moratorium on the application and issuance of residential and commercial re-zonings until the review is completed.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. In order to adequately study said issues and any zoning ordinance amendments determined to be required, the Board finds as follows: the zoning ordinance and comprehensive land use plan require review as they relate to multi-family housing and R-6 single family housing; substantial detriment and irreparable harm may result if further regulation of multi-family housing and R-6 single family is needed and not implemented; said review of the ordinance and plan requires that a cessation of limited duration of rezoning be implemented with regard to multi-family housing and R-6 single family developments; and it is necessary and in the public’s interest to delay, for a reasonable and finite period of time, the acceptance or processing of any applications for such

developments to ensure that the design, development, and location are consistent with the long-term planning objectives of the County.

2. There is hereby imposed a moratorium on the acceptance by County staff of rezoning or the acceptance of applications for rezoning for the development of multi-family housing and R-6 single family developments as such as provided for under the zoning ordinance of the County. For purposes of this moratorium, the “multi-family developments” and “single family developments” are those that are currently allowed under the County zoning ordinance in the following zones:

Section 5.6 R-3 Multifamily Residential Districts.

Section 5.8 R-6 Single-family residential district (six dwellings per acre).

Section 5.10 B-2 General Commercial Districts.

Section 5.11 B-3 Highway Commercial Districts.

3. The duration of this moratorium shall be until the County adopts amendments to its zoning ordinance, abandons this effort by vote of the Board, or until January 21, 2022.

4. This moratorium shall have no effect upon rezoning occurring before the effective date of this Resolution.

5. It is hereby declared to be the intention of the Board that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Board to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Board that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Board, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Board that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

6. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

7. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.



8. The proper officers and agents of the County are hereby authorized to take any and all further actions as may be required in connection with this Resolution.

9. The Resolution shall take effect immediately upon its adoption.

So adopted this \_\_\_\_ day of September, 2021.

BOARD OF COMMISSIONERS OF EFFINGHAM , COUNTY, GEORGIA

\_\_\_\_\_  
Roger Burdette, Vice Chairperson

ATTEST:

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

[COUNTY SEAL]

## Staff Report

**Subject:** Rezoning (First District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Scott Funderburk** requests to **rezone** 2 of 94.14 acres from **AR-1 and B-2** to **B-3** to expand an existing mini storage facility. Located at 4560 Bluejay Road.

### Map# 326 Parcels #33 & 36

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 2 acres from **AR-1** and **B-2** to **B-3** to expand an existing mini storage facility.

#### 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. Appendix C, Article V-Uses Permitted in Districts.
- Mini storage is a permitted use in B-3. The B-2 property is a 6.98-acre cell tower lease area. Applicant has obtained permission to rezone a portion of the lease area for the expanded mini storage facility.
- The concept plan indicates that the new storage area will accommodate RV parking and a stormwater pond. The parking area will be paved with asphalt millings.
- A Sketch Plan pre-application meeting will be required before site development plans can be submitted.
- At the August 23 Planning Board meeting, Michael Larson made a motion to **approve** the request to **rezone** 2 acres from **AR-1** and **B-2** to **B-3**, with the following conditions:
  1. The lot must meet the requirements of the B-3 zoning district.
  2. A Sketch Plan must be submitted.
  3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
- Brad Smith seconded the motion. The motion carried unanimously.

#### Alternatives

1. **Approve** the request to rezone 2 acres from AR-1 & B-2 to B-3, with the following conditions:

1. The lot must meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be submitted.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

2. **Deny** the request to rezone 2 acres from AR-1 & B-2 to B-3.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Rezoning Application and Checklist	4. Plat
2. Ownership Certificate/Authorization	5. Aerial Photograph
3. Deed	

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**Application Date: 7/21/29Applicant/Agent: Scott Funderburk / Safe N Sound StorageApplicant Email Address: Scott\_Funderburk@yahoo.comPhone # 912-658-8521Applicant Mailing Address: 4400 Blue Jay Rd GuytonProperty Owner, if different from above: Amy Funderburk  
Include Signed & Notarized Authorization of Property Owner

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

Phone # SameOwner's Mailing Address: SameProperty Location: 4560 Blue Jay Rd GuytonProposed Road Access: Blue Jay Rd (Existing Drive)Present Zoning of Property: @ Proposed Zoning: B-3Tax Map-Parcel # 326-36/33 Total Acres: 87 Acres to be Rezoned: 2

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

**WATER**

\_\_\_\_ Private Well

\_\_\_\_ Public Water System

**SEWER**

\_\_\_\_ Private Septic System

\_\_\_\_ Public Sewer System

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

Justification for Rezoning Amendment: \_\_\_\_\_

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

North AR South B East AR West BI would also like to apply to  
remove buffers on new property



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

vacant hay pasture / pecan orchard

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.

Addition of storage facility

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

commercial (Dollar General)  
hay pasture

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?

Addition to current storage facility

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:

Justin Zuck

Date

7/21/21

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

9/17/2014

, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2260 page 232.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature \_\_\_\_\_

Print Name Amy Funderburk

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 21<sup>st</sup> day of July, 20 21.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia





ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR  
COURT  
EFFINGHAM COUNTY

PTel: 051-2014-00214

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

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0.00  
Date 9/18/14  
Elizabeth Z. Hursey  
Clerk of Superior Court

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 15<sup>th</sup> day of SEPTEMBER, 2014, between  
LYNETTE D. WALDHOUR, AMY W. FUNDERBURK, each individually and AMY W.  
FUNDERBURK as Custodian for CHASE LYN UNDERWOOD under the Georgia Transfers to  
Minors Act of the FIRST PART, and ROBERT FLETCHER WALDHOUR of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and  
no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby  
acknowledged, do hereby grant and convey unto SECOND PARTY a LIFE ESTATE in and to the  
following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 1559th G.M.  
District of Effingham County, Georgia, containing One Hundred Twenty-Five and Sixty-  
Two Hundredths (125.62) acres, more or less, and being known and designated as  
Parcel "C" as shown on the plat thereof hereinafter referred to. Said parcel of land  
being bounded on the Northeast by Parcel "D"; on the Southeast by Blue Jay Road,  
known as County Road No. 156; on the West-Southwest by Georgia Highway 17, and on  
the Northwest by lands of William Sikes.

Express reference is hereby made to the plat of said lands made by Neel B. Ackerman,  
R.L.S. #1128, dated February 15, 2001 and recorded in the Office of the Clerk of the  
Superior Court of Effingham County, Georgia, in Plat Cabinet "B", Slide 122-B, for  
better determining the metes and bounds of said lands herein conveyed.

LESS AND EXCEPT, 10.02 acres of land heretofore conveyed to Alan F. Waldhour and  
Three (3) acres of said land heretofore conveyed to Kelvin N. Waldhour, et al, which  
leaves approximately 111.60 acres of land in this conveyance.

ALSO, LESS AND EXCEPT, 19.5 acres of said land heretofore conveyed to Amy W.  
Funderburk and Scott F. Funderburk.

THIS LIFE ESTATE DEED IS GIVEN SUBJECT TO A LIFE ESTATE PREVIOUSLY  
RESERVED UNTO LYNETTE D. WALDHOUR AS SET OUT IN DEED BOOK 2073,  
PAGE 322.

Subject, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights,  
members, hereditaments, improvements, easements, and appurtenances thereunto belonging  
or in any wise appertaining unto SECOND PARTY for and during his natural life only.

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and  
affixed their seals and delivered these presents, the day and year first above written.

*Lynette D. Waldhour* (SEAL)  
LYNETTE D. WALDHOUR

Signed, sealed and delivered  
in the presence of:

*Belinda W. Lobelt*  
Unofficial Witness

*Amy W. Funderburk* (SEAL)  
AMY W. FUNDERBURK

*REDDICK & EXLEY*  
Official Witness - Notary Public

*Amy W. Funderburk* (SEAL)  
AMY W. FUNDERBURK as Custodian for CHASE  
LYN UNDERWOOD under the Georgia Transfers to  
Minors Act

bp





existing cell tower

Item XV. 1.

proposed new property

RV Parking

future retention pond

proposed additional storage buildings

Dollar General

Blue Jay Rd

NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF A PORTION OF MAP & PARCEL 326-36 OF THE EFFINGHAM COUNTY TAX ASSESSORS' FILE.

REFERENCES:  
PB-28: PAGE 105-105  
PB-28: PG 392  
PCAB 18122 B

LEGEND:

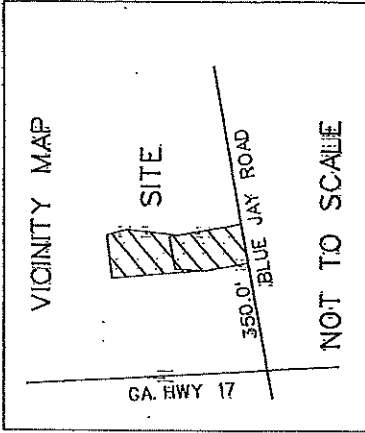
IRF 3/4" REBAR FOUND  
IRF 3/4" REBAR SET  
PL PROPERTY LINE  
CWF CONC MON FOUND  
N/F NOW OR FORMERLY  
PP POWER POLE  
EQUP. USED TOTAL STATION  
TOPCON 303  
ERROR OF CLOSURE  
1/24,000 PLAT NOT ADJUSTED  
ADOLPH N. MICHELIS & ASSO.  
756 S. SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 823 3972

SURVEYORS' CERTIFICATION

As required by subsection 10 of O.C.G.A. Section 44-6-67, this plat has been prepared by a land surveyor and approved by appropriate authorities for recording as evidenced by the signatures of the surveyor and the appropriate authorities. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or lease of the property. The surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia, and that the survey was conducted in accordance with the regulations for Professional Land Surveyors and as set forth in O.C.G.A. Section 44-6-67.



*Adolph N. Michelis*  
DATE 7-21-21  
GAUG. L.S. NO. 1323



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

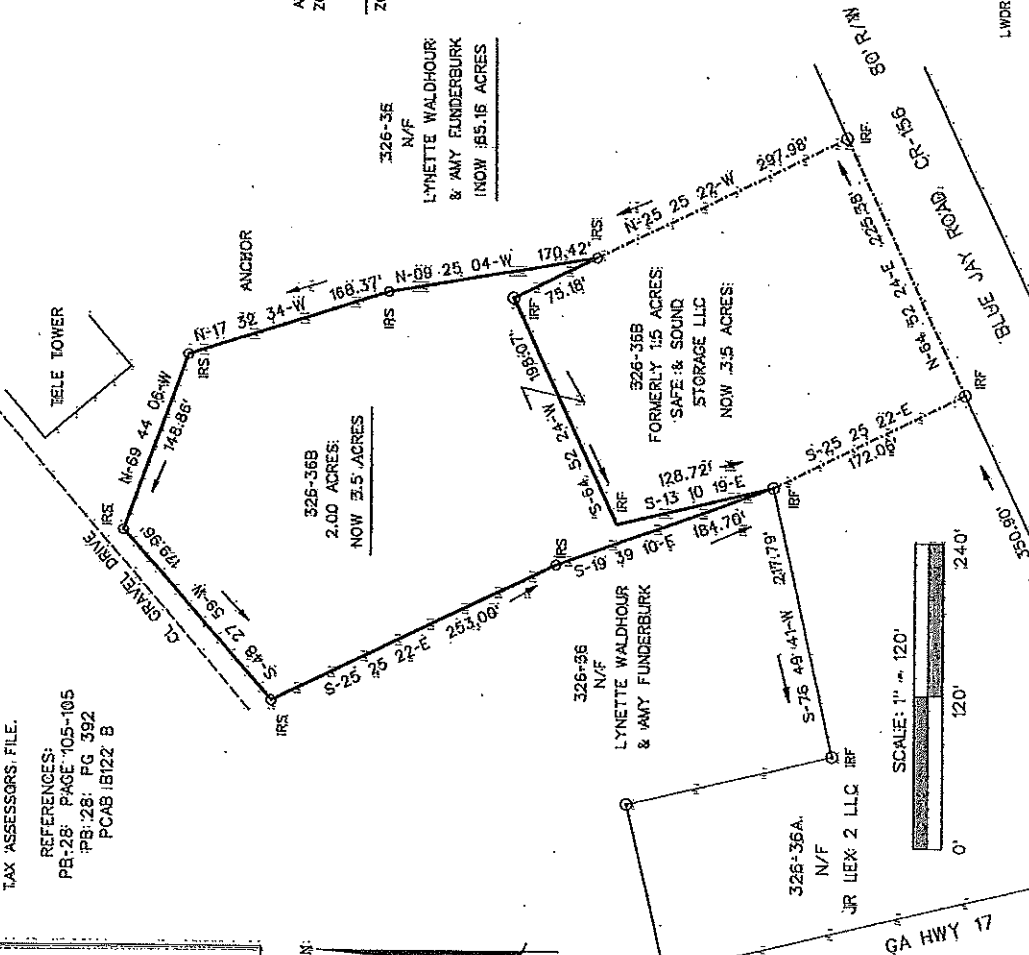
ZONING ADMINISTRATOR

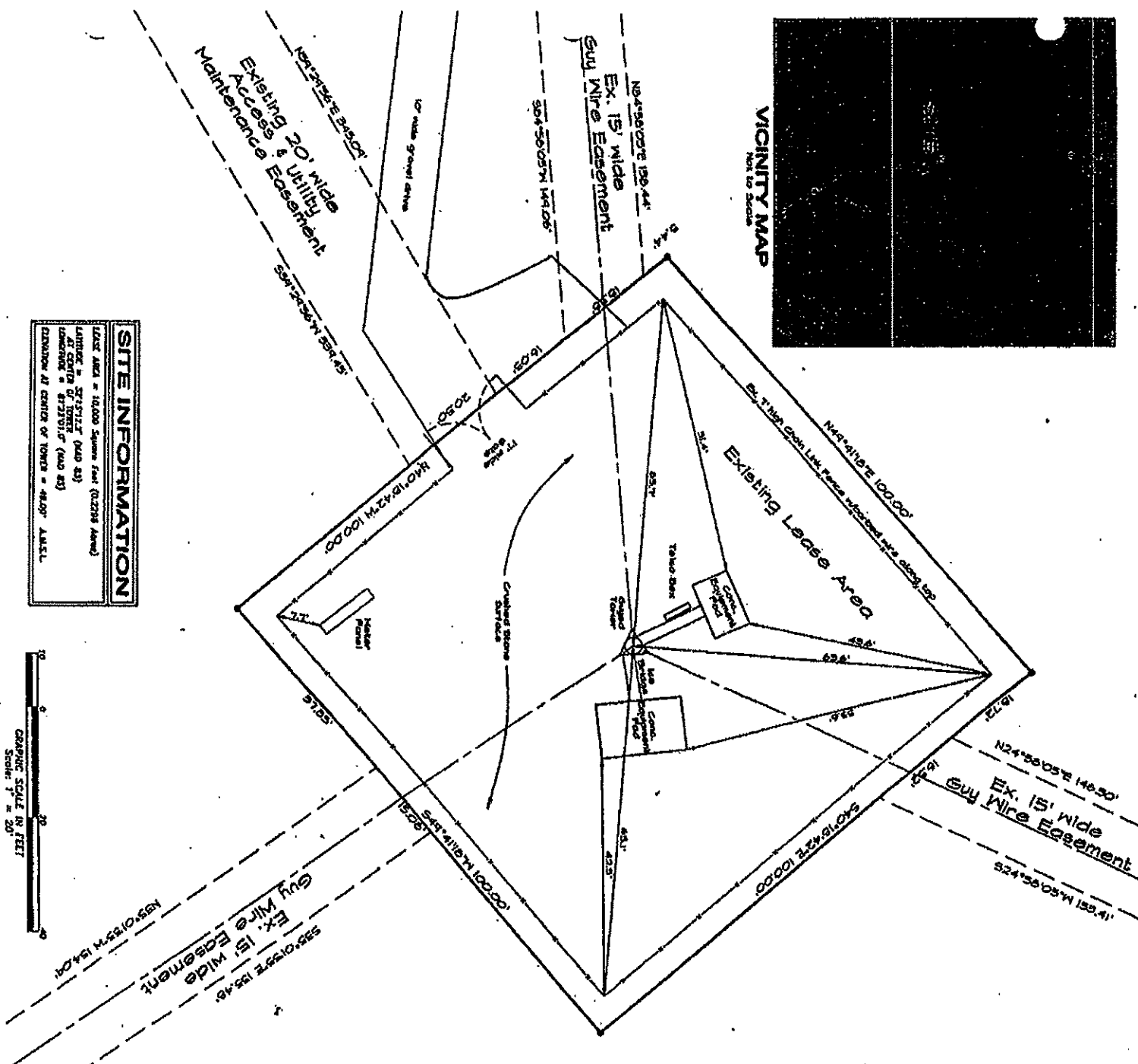
DATE

A RECOMBINATION SURVEY

SURVEY FOR  
AMY & SCOTT FUNDERBURK  
SURVEY OF 2.00 ACRES  
FROM M & P 326-36  
RECOMBINED WITH IM & P 326-36B  
NOW 3.50 ACRES  
LOCATED IN THE 1559TH, G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 12 JULY 2021  
PLAT DRAWN 13 JULY 2021

LWDR2.DGN JULY 2021







<b>CROWN CASTLE</b> 1410 McInnis Ferry Road Alpharetta, Georgia 30005 Office: (404) 545-4098 Fax: (770) 261-3145		<b>Sits Design Services, Inc.</b> 14 Sunnybrook Drive McDonough, Georgia 30253 Office: (770) 838-0095 Fax: (770) 838-0096 Sits Project Number: 20011-004	
Drawn By: RM Approved By: CI		Date: 08 November, 2001 Land Lot: N/A 1550th, C.M.D. Section: N/A City: Gwyn County: Ellingsworth State: Georgia Site: 410-138 B Site Name: Meadow/Hwy 17 Hwy 17/Blueley Road Gwyn, Co. 31312	
AS-BUILT SURVEY		<b>SR-1</b>	

Item XV. 1.

**GENERAL NOTES**

This plan was prepared for the tentative use of Crown Castle. The plan is not a final plan and is not to be used for any other purpose. The plan is not a final plan and is not to be used for any other purpose. The plan is not a final plan and is not to be used for any other purpose.

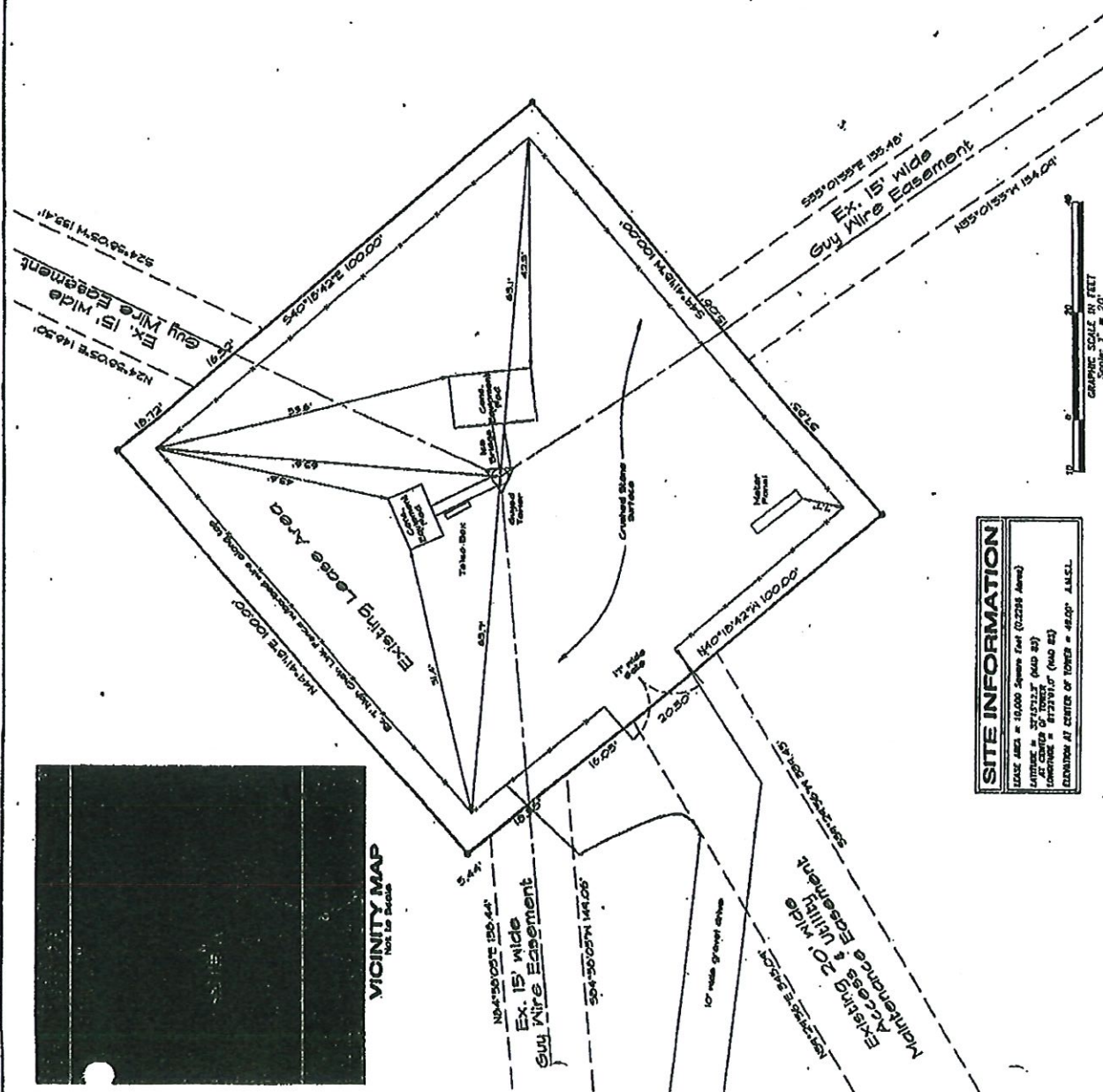
Engineering: Sits Design Services, Inc.  
 Project: 20011-004  
 Date: 08 November, 2001

The plan was prepared for the tentative use of Crown Castle. The plan is not a final plan and is not to be used for any other purpose. The plan is not a final plan and is not to be used for any other purpose. The plan is not a final plan and is not to be used for any other purpose.

Engineering: Sits Design Services, Inc.  
 Project: 20011-004  
 Date: 08 November, 2001

**FINAL**

**Tower Elevation**



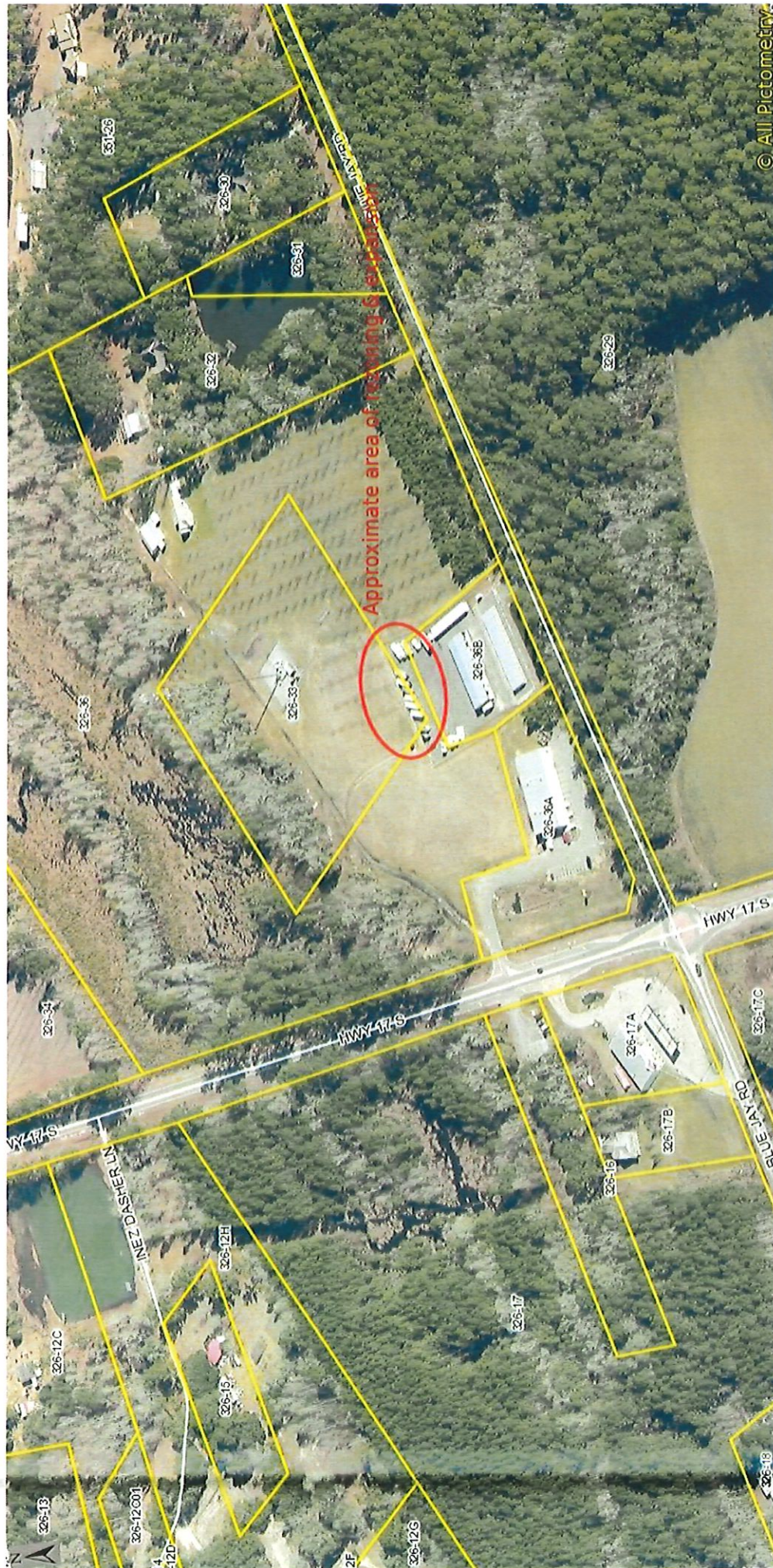
**SITE INFORMATION**

DATE: 08 November, 2001  
 PROJECT: 20011-004  
 DATE: 08 November, 2001  
 PROJECT: 20011-004





# 4560 Blue Jay Road



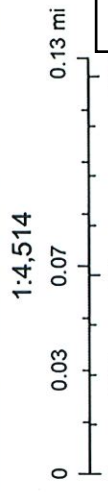


4560 BLUE JAY RD



7/28/2021, 8:43:55 AM

- Address\_Points
- Tax Parcel Labels
- Parcels2020
- EffinghamCountyZoneClass
- AR-2
- AR-1
- B-3
- B-1
- B-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 **Scott Funderburk – (Map # 326 Parcels # 36&33)** from AR-1 & B-2 to B-3 zoning.

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

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

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

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

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

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

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

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

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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ML



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

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APPROVAL 

DISAPPROVAL \_\_\_\_\_

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

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

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

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

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

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

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



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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

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

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Scott Funderburk – (Map # 326 Parcels # 36&33)** from **AR-1 & B-2** to **B-3** zoning.

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

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

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

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

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

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

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

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

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Scott Funderburk** requests to **rezone** 2 of 94.14 acres from **AR-1 and B-2 to B-3** to expand an existing mini storage facility. Located at 4560 Bluejay Road.

### Map# 326 Parcels #33 & 36

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 2 acres from **AR-1 and B-2 to B-3** to expand an existing mini storage facility.

#### 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. Appendix C, Article V-Uses Permitted in Districts.
- Mini storage is a permitted use in B-3. The B-2 property is a 6.98-acre cell tower lease area. Applicant has obtained permission to rezone a portion of the lease area for the expanded mini storage facility.
- The concept plan indicates that the new storage area will accommodate RV parking and a stormwater pond. The parking area will be paved with asphalt millings.
- A Sketch Plan pre-application meeting will be required before site development plans can be submitted.
- At the August 23 Planning Board meeting, Michael Larson made a motion to **approve** the request to **rezone** 2 acres from **AR-1 and B-2 to B-3**, with the following conditions:
  1. The lot must meet the requirements of the B-3 zoning district.
  2. A Sketch Plan must be submitted.
  3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
- Brad Smith seconded the motion. The motion carried unanimously.

#### Alternatives

**1. Approve** the request to rezone 2 acres from AR-1 & B-2 to B-3, with the following conditions:

1. The lot must meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be submitted.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

**2. Deny** the request to rezone 2 acres from AR-1 & B-2 to B-3.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

#### Attachments:

- |  |                      |
|--|----------------------|
| 1. Rezoning Application and Checklist  | 4. Plat              |
| 2. Ownership Certificate/Authorization | 5. Aerial Photograph |
| 3. Deed                                |                      |



AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
326-33&36

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
326-33&36

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, SCOTT FUNDERBURK has filed an application to rezone two (2.0) +/- acres; from AR-1 to B-3, for expansion of a mini storage facility; map and parcel number 326-33&36, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT two (2.0) +/- acres; map and parcel number 326-33&36, located in the 1<sup>st</sup> commissioner district is rezoned from AR-1 to B-3, with the following conditions:

1. The lot must meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be submitted.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

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 (First District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Scott Funderburk** requests a **variance** to waive the required buffers between commercial and AR uses. Located at 4560 Bluejay Road. Proposed zoning B-3. **Map# 326 Parcels #36 & 33**

### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request for a **variance** to waive the required buffers between commercial and AR uses.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to expand existing mini storage facility into adjacent acreage zoned AR-1 & B-2 (cell tower).
- There is no physical impediment to rezoning additional acreage to accommodate a vegetative buffer.
- Pursuant to *Section 3.4 – Buffers, Purpose and function:*  
*To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the tree canopy in the county.*
- The mini storage facility is located in north east quadrant of the intersection of Bluejay Rd and Hwy 17, near a retail store, and existing and proposed convenience store/gas stations.
- The adjacent retail store has planted trees in their buffer area.
- The proposed mini storage expansion will include RV storage. Pursuant to sec. 3.4, a vegetative buffer is necessary to provide separation between the mini storage and adjacent open land and residential use, and improve the appearance of the commercial use.
- At the August 23 Planning Board meeting, the applicant amended his application to include a 15' vegetative buffer. Michael Larson made a motion to **approve** the request for a **variance** to reduce the required buffers between commercial and AR uses to 15', with the following condition:

- The project expansion must maintain a 15' buffer between B-3 and AR-1 zoning districts.

- Brad Smith seconded the motion. The motion carried unanimously.

### Alternatives

**1. Approve** the request for a **variance** to waive the required buffers between commercial and AR uses, with the following condition:

- The project expansion must maintain a 15' buffer between B-3 and AR-1 zoning districts.

**2. Deny** the request for a **variance** to waive the required buffers between commercial and AR uses.

**Recommended Alternative:** 2

**Other Alternative:** 1

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

- Variance Application
- Ownership Certificate

3. Aerial Photograph

**ATTACHMENT A - VARIANCE APPLICATION**Application Date: 7/21/21Applicant/Agent: Scott FunderburkApplicant Email Address: Scott\_Funderburk@yahoo.comPhone # 912-658-8521Applicant Mailing Address: 4400 Blue Jay RdCity: Guyton State: GA Zip Code: 31312Property 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: 4560 Blue Jay Rd

Name of Development/Subdivision: \_\_\_\_\_

Present Zoning of Property AR-1/B-2 Tax Map-Parcel # 326-36/326-33 Total Acres 2**VARIANCE REQUESTED** (provide relevant section of code): \_\_\_\_\_Describe why variance is needed: To remove 30' buffers to  
allow building ~~to~~ close to property line

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

Applicant Signature: Scott F Date 7/21/21



**AUTHORIZATION OF PROPERTY OWNER**

I, Amy Funderburk, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Scott Funderburk

Applicant/Agent Address: 4400 Blue Jay Rd.

City: Guyton State: Ga. Zip Code: 31312

Phone: 912 658-8521 Email: \_\_\_\_\_

Owner's signature: Amy Funderburk

Print Name: Amy Funderburk

Personally appeared before me Amy Funderburk (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 21<sup>st</sup> day of July, 20 21.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR  
COURT  
EFFINGHAM COUNTY

PTel: 051-2014-00214

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

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0.00  
Date 9/18/14  
*Elizabeth Z. Hursey*  
Clerk of Superior Court *VB*

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 15<sup>th</sup> day of SEPTEMBER, 2014, between  
LYNETTE D. WALDHOUR, AMY W. FUNDERBURK, each individually and AMY W.  
FUNDERBURK as Custodian for CHASE LYN UNDERWOOD under the Georgia Transfers to  
Minors Act of the FIRST PART, and **ROBERT FLETCHER WALDHOUR** of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and  
no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby  
acknowledged, do hereby grant and convey unto SECOND PARTY a **LIFE ESTATE** in and to the  
following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 1559th G.M.  
District of Effingham County, Georgia, containing One Hundred Twenty-Five and Sixty-  
Two Hundredths (125.62) acres, more or less, and being known and designated as  
Parcel "C" as shown on the plat thereof hereinafter referred to. Said parcel of land  
being bounded on the Northeast by Parcel "D"; on the Southeast by Blue Jay Road,  
known as County Road No. 156; on the West-Southwest by Georgia Highway 17, and on  
the Northwest by lands of William Sikes.

Express reference is hereby made to the plat of said lands made by Neel B. Ackerman,  
R.L.S. #1128, dated February 15, 2001 and recorded in the Office of the Clerk of the  
Superior Court of Effingham County, Georgia, in Plat Cabinet "B", Slide 122-B, for  
better determining the metes and bounds of said lands herein conveyed.

LESS AND EXCEPT, 10.02 acres of land heretofore conveyed to Alan F. Waldhour and  
Three (3) acres of said land heretofore conveyed to Kelvin N. Waldhour, et al, which  
leaves approximately 111.60 acres of land in this conveyance.

ALSO, LESS AND EXCEPT, 19.5 acres of said land heretofore conveyed to Amy W.  
Funderburk and Scott F. Funderburk.

**THIS LIFE ESTATE DEED IS GIVEN SUBJECT TO A LIFE ESTATE PREVIOUSLY  
RESERVED UNTO LYNETTE D. WALDHOUR AS SET OUT IN DEED BOOK 2073,  
PAGE 322.**

Subject, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights,  
members, hereditaments, improvements, easements, and appurtenances thereunto belonging  
or in any wise appertaining unto SECOND PARTY **for and during his natural life only.**

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and  
affixed their seals and delivered these presents, the day and year first above written.

*Lynette D. Waldhour* (SEAL)  
LYNETTE D. WALDHOUR

Signed, sealed and delivered  
in the presence of:

*Belinda M. Bell*  
Unofficial Witness

*Amy W. Funderburk* (SEAL)  
AMY W. FUNDERBURK

*REDDICK & EXLEY*  
Official Witness - Notary Public  
EXPIRES  
GEORGIA  
August 23, 2018  
PUBLIC  
EFFINGHAM COUNTY

*Amy W. Funderburk* (SEAL)  
AMY W. FUNDERBURK as Custodian for CHASE  
LYN UNDERWOOD under the Georgia Transfers to  
Minors Act

bp



existing cell tower

Item XV. 3.

proposed new property

RV Parking

future retention pond

proposed additional storage buildings

Dollar General

Blue Jay Rd



[illegible]

*Item XV. 3.*

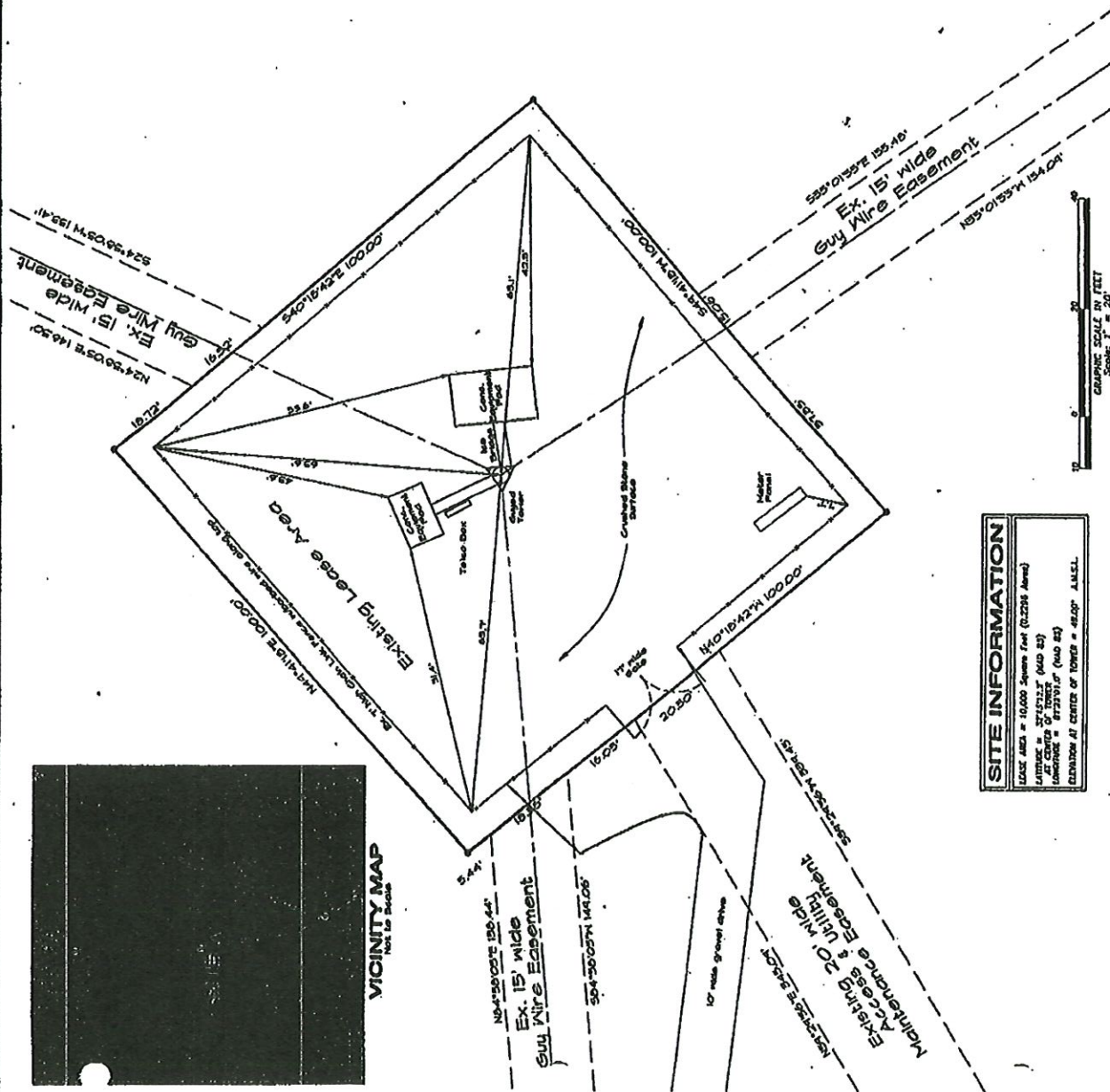
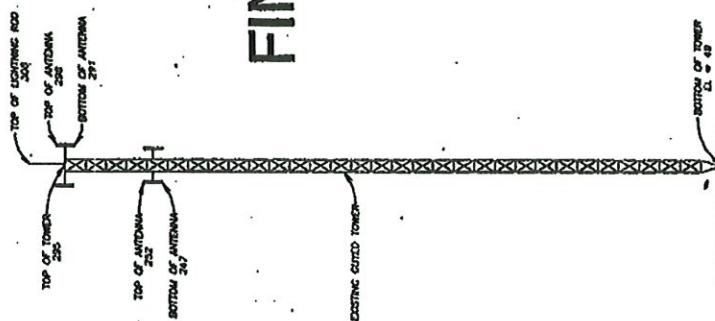
SR-1

**Tower Elevation**

## GENERAL NOTES

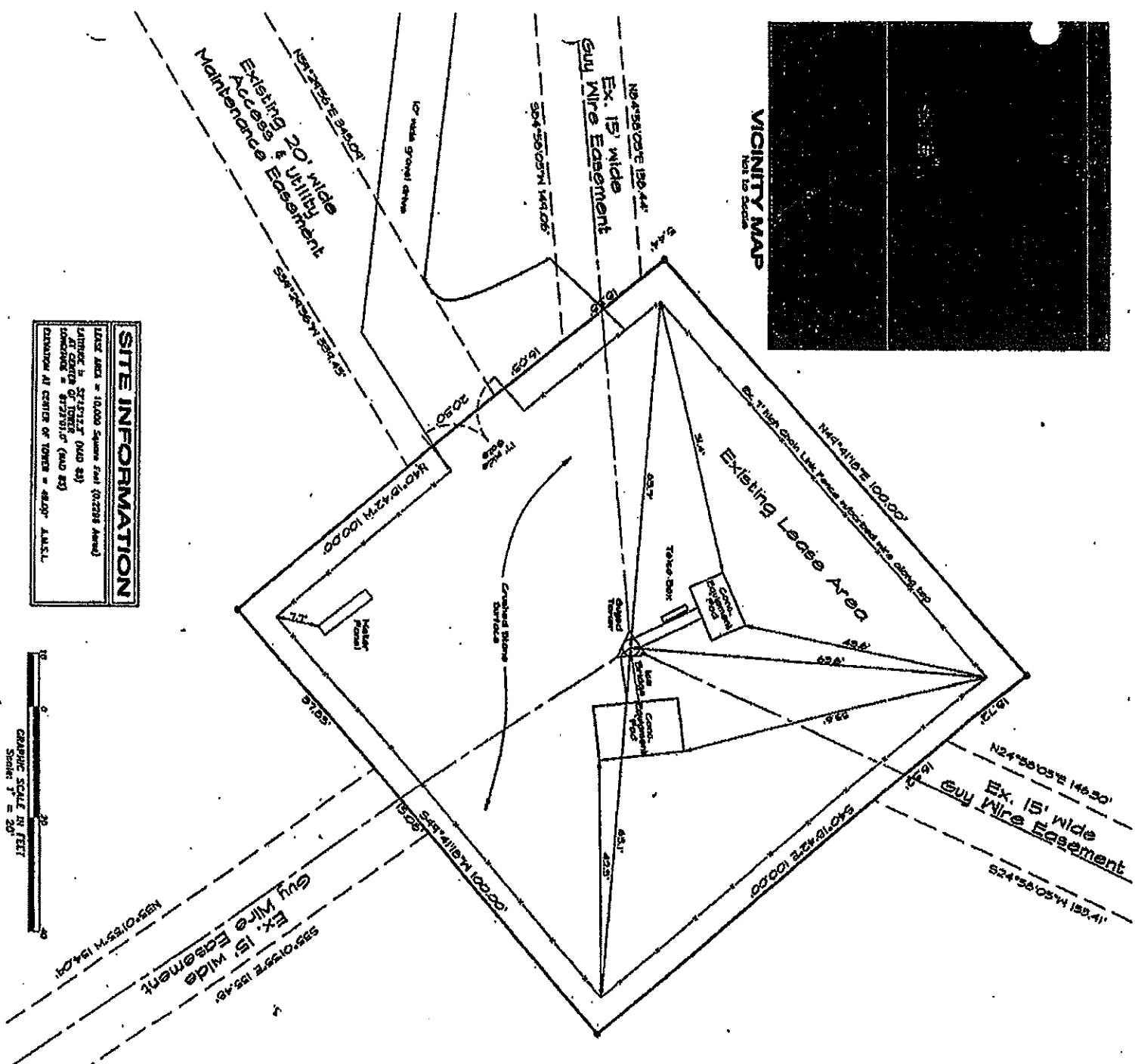
<p>11 The plot was organized by the Japanese Embassy in Washington and the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City.</p>	<p>12 The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City.</p>
<p>13 The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City.</p>	<p>14 The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City. The plot was organized by the Japanese Consulate in New York City.</p>

# FINAL



## SITE INFORMATION

CASE AREA = 10,000 Square Feet (0.2296 Acres)  
 LATITUDE = 37°15'12.3" (NAD 83)  
 AT CENTER OF TOWER  
 LONGITUDE = 87°22'01.0" (NAD 83)  
 ELEVATION AT CENTER OF TOWER = 48.00' A.M.S.L.



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHMA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

TELE TOWER

NOT TO SCALE

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY

ZUNING ADMINISTRATION.

ZONING ADMINISTRATOR

DAIE

(3) As required by subsection (d) of O.C.G.A. Section 5-6-67, this Act has been prepared by a land surveyor and approved by a professional certification board, and the provisions of this Act, as approved or affirmed by the Georgia Board of Professional Engineers and Land Surveyors and as set forth in the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 5-6-67.

CA REG. IS LIC. NO. 1323

DATE:

*Joseph M. Michael*

DATE: \_\_\_\_\_

7.28.2)

SCALE: 1" = 120'

0' 120'

# A RECOMBINATION SURVEY

SURVEY FOR  
AMY & SCOTT FUNDERBURK

RECOMBINED WITH M & P 326-36B  
NOW 3.50 ACRES

LOCATED IN THE 1559TH. G.M.D.

EFFINGHAM COUNTY, GEORGIA

SURVEYED 12 JULY 2021

PLAT DRAWN 13 JULY 2021

LWDR2.DGN JULY 2021







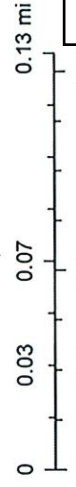
# 4560 BLUE JAY RD



7/28/2021, 8:43:55 AM

- Address\_Points
  - Parcels2020
  - EffinghamCountyZoneClass
  - Tax Parcel Labels
- | Zone Class | Color        |
|------------|--------------|
| AR-1       | Light Green  |
| AR-2       | Medium Green |
| AR-3       | Dark Green   |
| B-1        | Light Blue   |
| B-2        | Medium Blue  |
| B-3        | Dark Blue    |

1:4,514



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Scott Funderburk** requests a **variance** to waive the required buffers between commercial and AR uses. Located at 4560 Bluejay Road. Proposed zoning B-3.

### Map# 326 Parcels #36 & 33

#### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request for a **variance** to waive the required buffers between commercial and AR uses.

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to expand existing mini storage facility into adjacent acreage zoned AR-1 & B-2 (cell tower).
- There is no physical impediment to rezoning additional acreage to accommodate a vegetative buffer.
- Pursuant to *Section 3.4 – Buffers, Purpose and function:*  
*To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the tree canopy in the county.*
- The mini storage facility is located in north east quadrant of the intersection of Bluejay Rd and Hwy 17, near a retail store, and existing and proposed convenience store/gas stations.
- The adjacent retail store has planted trees in their buffer area.
- The proposed mini storage expansion will include RV storage. Pursuant to sec. 3.4, a vegetative buffer is necessary to provide separation between the mini storage and adjacent open land and residential use, and improve the appearance of the commercial use.
- At the August 23 Planning Board meeting, the applicant amended his application to include a 15' vegetative buffer. Michael Larson made a motion to **approve** the request for a **variance** to reduce the required buffers between commercial and AR uses to 15', with the following condition:
  - The project expansion must maintain a 15' buffer between B-3 and AR-1 zoning districts.
- Brad Smith seconded the motion. The motion carried unanimously.

#### Alternatives

**1. Approve** the request for a **variance** to waive the required buffers between commercial and AR uses, with the following condition:

- The project expansion must maintain a 15' buffer between B-3 and AR-1 zoning districts.



**2. Deny** the request for a **variance** to waive the required buffers between commercial and AR use

Item XV. 4.

**Recommended Alternative:** 2

**Other Alternative:** 1

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Variance Application
2. Ownership Certificate

3. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
326-33&36

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
326-33&36

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, SCOTT FUNDERBURK has filed an application for a variance to reduce the required 30' buffer between residential and commercial; map and parcel number 326-33&36, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to reduce the required 30' buffer between residential and commercial; map and parcel number 326-33&36, located in the 1<sup>st</sup> commissioner district, is approved with the following condition:

1. The project expansion must maintain a 15' buffer between B-3 and AR-1 zoning districts.

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 (Second District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **William Wilson** as agent for **Thomas Wilson** requests to **rezone** 1 of 25.24 acres from **AR-1** to **AR-2**, for the creation of a home site. Located at 342 Otis Seckinger Road.

### Map# 415 Parcel #32

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 1-acre from **AR-1** to **AR-2**, for the creation of a home site.

#### 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. Appendix C, Article V-Uses Permitted in Districts. AR-1 requires 5 acres.
- The applicant wishes to subdivide a 1-acre parcel for a home site. Therefore, it must be rezoned to AR-2.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 1 of 25.24 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lot must meet the requirements of the AR-2 zoning district.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  3. All wetland impacts must be approved and permitted by USACE.
  4. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.
- Michael Larson seconded the motion. The motion carried unanimously.

#### Alternatives

**1. Approve** the request to rezone 1-acre from AR-1 to AR-2, with the following conditions:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts must be approved and permitted by USACE.
4. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.

**2. Deny** the request to rezone 1-acre from AR-1 to AR-2.

**Recommended Alternative: 1**

**Other Alternative: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Rezoning Application and Checklist	4. Plat
2. Ownership Certificate/Authorization	5. Aerial Photograph
3. Deed	



ATTACHMENT AEFFINGHAM COUNTY REZONING AMENDMENT FORMSApplicant/Agent William Wilson Date 9-28-2020Applicant email address rayntina2015@gmail.com Phone # 912-604-7372Property owner(s) Thomas Wilson / William Wilson email rayntina2015@gmail.com

Telephone Number ( ) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Property location 342 Otis Seckinger Rd. Rincon GA. 31326Present zoning AR-1Proposed zoning AR-2Present land-use BareProposed land-use Place homeTax Map # 415 Parcel # 32 Lot # \_\_\_\_\_Total Acres 25.24 Acres to be rezoned 1Lot characteristics Bare dirt pad.Water \_\_\_\_\_ Public ☒ Private \_\_\_\_\_ Sewer \_\_\_\_\_ Public ☒ Private \_\_\_\_\_Proposed access 60' easement

Justification \_\_\_\_\_

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

North Trees in all directions AR-1 South AR-1/2East AR-1 West AR-1

1

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

Bare land.

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

For placement of my home.

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

To live on

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

Just homes in all directions

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?

Bring value to the area

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

Absolutely not.

3



## Effingham County Development Services

AUTHORIZATION OF PROPERTY OWNER

I, Thomas R. Wilson, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions of the rezoning, if the application is approved.

Name of Applicant: William Wilson Date: 9-28-2020

Address: 342 Otis Seckinger Rd.

City: Rincon State: GA Zip Code: 31326

Telephone Number: 912-604-7372 Email: rayntina.2015@gmail.com

Thomas R. Wilson Thomas R. Wilson  
Signature of Owner Owners Name (Print)

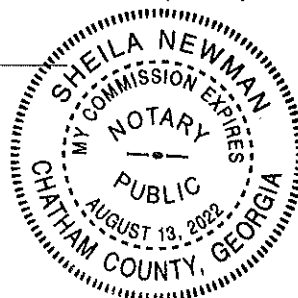
Personally appeared before me Thomas R. Wilson (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 20<sup>th</sup> of July 2021

(Notary Seal)

Sheila Newman  
Notary Public





ATTACHMENT BEFFINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

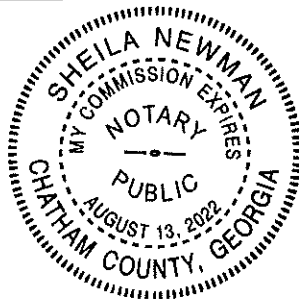
Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

April 27, 1990, on file in the office of the Clerk of the Superior Court of  
Effingham County, in Deed Book 280 page 389.

I hereby certify that I am the owner of the property being proposed for rezoning, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Thomas R. Wilson Print Thomas R. Wilson  
Owner's signature — Print —  
Owner's signature — Print —

Sworn and subscribed before me this 20 day of July, 2021.  
Sheila Newman  
Notary Public, State of Georgia



STATE OF GEORGIA )  
COUNTY OF EFFINGHAM )

WARRANTY DEED

THIS INDENTURE, made this 27th day of April 19 90 between

VALDEE T. NEASE

of the County of Effingham, and State of Georgia, as Party  
or Parties of the First Part, hereinafter called Grantor, and

THOMAS R. WILSON

as Party or Parties of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to  
include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** Grantor, for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars, and  
other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the  
receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, convey and confirm unto  
the said Grantee:

All that certain lot, tract or parcel of land situate, lying and being  
in the 9th G.M. District, Effingham County, Georgia, containing 25.23  
acres, more or less, known as Parcel 2, that is shown and more  
particularly described by that plat of survey made by Wilder Surveying  
& Mapping, dated October 14, 1986, recorded in the office of the Clerk  
of the Superior Court of Effingham County, Georgia, in Plat Record  
Book 25, page 5, which is incorporated into this description  
by specific reference thereto.

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 30.00  
Date 4-30-90  
*Elizabeth J. Hursey*  
Clerk of Superior Court

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members  
and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper  
use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described  
property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed, the day and year above  
written.

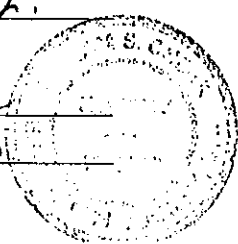
*Valdee T. Nease* (SEAL)  
VALDEE T. NEASE

\_\_\_\_\_(SEAL)

Signed, sealed and delivered  
in the presence of:  
*Torau C. Lee Jr.*  
WITNESS

*Miriam J. Cheek*  
NOTARY PUBLIC  
DATE NOTARIZED: 4-27-90

NOTARY PUBLIC  
Effingham County, Ga.  
My Commission Expires Jan. 22, 1991



GEORGIA, COUNTY OF EFFINGHAM  
Clerk's Office, Superior Court  
Filed for Record at 3:30 o'clock P. M.  
April 30 19 90  
Recorded in Deed Book 280 Page 389  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, Clerk

LINE	BEARING	HORIZ DIST
L1	S50°27'03"W	210.25'
L2	N47°47'45"W	208.71'
L3	N50°27'03"E	210.25'
L4	S47°47'45"E	208.71'
L5	N47°47'45"W	179.11'
L6	N47°49'29"W	306.95'
L7	S58°33'15"W	424.29'
L8	S35°50'33"E	29.73'
L9	S58°36'40"W	265.03'

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M., OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN. HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.

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 WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERE TO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

#### SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316

DATE 8/11/2020



GRAPHIC SCALE 1" = 200'



STATE OF GEORGIA

## SURVEY OF 1.00 ACRES BEING SUBDIVIDED FROM 25.24 ACRES LOCATED THE 9TH G.M. DISTRICT OF EFFINGHAM COUNTY GEORGIA

N/F  
MARY JANE BRINSON  
PARCEL: 04150033

N/F  
ROBERT & KELLIE ANNAS  
PARCEL: 0410031

N/F  
THOMAS R. WILSON  
PARCEL: 04150032

N/F  
THOMAS R. WILSON  
PARCEL: 04150032

HIS/HER LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ADJACENT LANDOWNERS. SUCH ROAD OR ROADWAY, IF ANY, IS BROUGHT IN BY THE SUBDIVISION LIMITED TO, COMPLIANCE WITH THE O.C.G.A. SECTION 15-6-67, AND IS NOT TO BE MAINTAINED BY THE SUBDIVISION LIMITED TO, PAVING. THIS/THOSE LOTS OR LOTS MAY NOT BE RESUBDIVIDED UNTIL SAID ROAD, AT SUB DIVIDERS EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS. IF THE ROAD REMAINS PRIVATE, ALL MAINTENANCE OF THE RIGHT-OF-WAY OR EASEMENT, INCLUDING DRAINAGE AND ROAD SURFACE, SHALL BE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS. THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY OR SEPARATE EASEMENT AGREEMENT TO ANY TRANSFER OF THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS. IF LOCATION OF EASEMENT ON PLAT CHANGES, I/WE SHALL REVISE THE PLAT AND RESUBMIT IT TO EFFINGHAM COUNTY FOR APPROVAL. I/WE UNDERSTAND THAT THIS IS A SUBDIVISION AND ANY EASEMENTS ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE O.C.G.A. SECTION 15-6-67 FOR A TYPICAL SIZE RESIDENCE OR 3 OR 4 BEDROOMS WITH BASIC APPOINTMENTS. EACH LOT MUST BE PLACED PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

N/F  
THOMAS R. WILSON  
PARCEL: 04150032

SIGNING AUTHORITY TITLE DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

REFERENCES:  
1. PB 28 PG 77

SURVEY FOR:		RAY WILSON
COUNTY:	EFFINGHAM	STATE: GEORGIA
GMD:	9TH	SUBD:
DATE:	08/11/2020	SCALE: 1" = 200'
FILE NUMBER:	20321	
TOTAL AREA:	= 1.00 AC.	LOT:
FIELD SURVEY DATE:	08/06/2020	

PREPARED BY:  
**GLISSON LAND SURVEYING**

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052  
WMGLISSON@BELL-SOUTH.NET



This aerial map displays a residential area with numerous property boundaries outlined in yellow. A specific area is highlighted with a blue outline and labeled "Proposed Home Site". The map includes several roads: "HODGEVILLE RD" running diagonally from the bottom left to the top right, "BLUE JANK RD" running horizontally across the middle, and "OTIS SPENCER RD" running diagonally from the bottom left to the top right. Various lot numbers are visible, including 415-30, 415-31, 415-32, 415-33, 415-34, 415-35, 415-36, 415-37, 415-38, 415-39, 415-40, 415-41, 415-42, 415-43, 415-44, 415-45, 415-46, 415-47, 415-48, 415-49, 415-50, 415-51, 415-52, 415-53, 415-54, 415-55, 415-56, 415-57, 415-58, 415-59, 415-60, 415-61, 415-62, 415-63, 415-64, 415-65, 415-66, 415-67, 415-68, 415-69, 415-70, 415-71, 415-72, 415-73, 415-74, 415-75, 415-76, 415-77, 415-78, 415-79, 415-80, 415-81, 415-82, 415-83, 415-84, 415-85, 415-86, 415-87, 415-88, 415-89, 415-90, 415-91, 415-92, 415-93, 415-94, 415-95, 415-96, 415-97, 415-98, 415-99, 416-00, 416-01, 416-02, 416-03, 416-04, 416-05, 416-06, 416-07, 416-08, 416-09, 416-10, 416-11, 416-12, 416-13, 416-14, 416-15, 416-16, 416-17, 416-18, 416-19, 416-20, 416-21, 416-22, 416-23, 416-24, 416-25, 416-26, 416-27, 416-28, 416-29, 416-30, 416-31, 416-32, 416-33, 416-34, 416-35, 416-36, 416-37, 416-38, 416-39, 416-40, 416-41, 416-42, 416-43, 416-44, 416-45, 416-46, 416-47, 416-48, 416-49, 416-50, 416-51, 416-52, 416-53, 416-54, 416-55, 416-56, 416-57, 416-58, 416-59, 416-60, 416-61, 416-62, 416-63, 416-64, 416-65, 416-66, 416-67, 416-68, 416-69, 416-70, 416-71, 416-72, 416-73, 416-74, 416-75, 416-76, 416-77, 416-78, 416-79, 416-80, 416-81, 416-82, 416-83, 416-84, 416-85, 416-86, 416-87, 416-88, 416-89, 416-90, 416-91, 416-92, 416-93, 416-94, 416-95, 416-96, 416-97, 416-98, 416-99, 417-00, 417-01, 417-02, 417-03, 417-04, 417-05, 417-06, 417-07, 417-08, 417-09, 417-10, 417-11, 417-12, 417-13, 417-14, 417-15, 417-16, 417-17, 417-18, 417-19, 417-20, 417-21, 417-22, 417-23, 417-24, 417-25, 417-26, 417-27, 417-28, 417-29, 417-30, 417-31, 417-32, 417-33, 417-34, 417-35, 417-36, 417-37, 417-38, 417-39, 417-40, 417-41, 417-42, 417-43, 417-44, 417-45, 417-46, 417-47, 417-48, 417-49, 417-50, 417-51, 417-52, 417-53, 417-54, 417-55, 417-56, 417-57, 417-58, 417-59, 417-60, 417-61, 417-62, 417-63, 417-64, 417-65, 417-66, 417-67, 417-68, 417-69, 417-70, 417-71, 417-72, 417-73, 417-74, 417-75, 417-76, 417-77, 417-78, 417-79, 417-80, 417-81, 417-82, 417-83, 417-84, 417-85, 417-86, 417-87, 417-88, 417-89, 417-90, 417-91, 417-92, 417-93, 417-94, 417-95, 417-96, 417-97, 417-98, 417-99, 418-00, 418-01, 418-02, 418-03, 418-04, 418-05, 418-06, 418-07, 418-08, 418-09, 418-10, 418-11, 418-12, 418-13, 418-14, 418-15, 418-16, 418-17, 418-18, 418-19, 418-20, 418-21, 418-22, 418-23, 418-24, 418-25, 418-26, 418-27, 418-28, 418-29, 418-30, 418-31, 418-32, 418-33, 418-34, 418-35, 418-36, 418-37, 418-38, 418-39, 418-40, 418-41, 418-42, 418-43, 418-44, 418-45, 418-46, 418-47, 418-48, 418-49, 418-50, 418-51, 418-52, 418-53, 418-54, 418-55, 418-56, 418-57, 418-58, 418-59, 418-60, 418-61, 418-62, 418-63, 418-64, 418-65, 418-66, 418-67, 418-68, 418-69, 418-70, 418-71, 418-72, 418-73, 418-74, 418-75, 418-76, 418-77, 418-78, 418-79, 418-80, 418-81, 418-82, 418-83, 418-84, 418-85, 418-86, 418-87, 418-88, 418-89, 418-90, 418-91, 418-92, 418-93, 418-94, 418-95, 418-96, 418-97, 418-98, 418-99, 419-00, 419-01, 419-02, 419-03, 419-04, 419-05, 419-06, 419-07, 419-08, 419-09, 419-10, 419-11, 419-12, 419-13, 419-14, 419-15, 419-16, 419-17, 419-18, 419-19, 419-20, 419-21, 419-22, 419-23, 419-24, 419-25, 419-26, 419-27, 419-28, 419-29, 419-30, 419-31, 419-32, 419-33, 419-34, 419-35, 419-36, 419-37, 419-38, 419-39, 419-40, 419-41, 419-42, 419-43, 419-44, 419-45, 419-46, 419-47, 419-48, 419-49, 419-50, 419-51, 419-52, 419-53, 419-54, 419-55, 419-56, 419-57, 419-58, 419-59, 419-60, 419-61, 419-62, 419-63, 419-64, 419-65, 419-66, 419-67, 419-68, 419-69, 419-70, 419-71, 419-72, 419-73, 419-74, 419-75, 419-76, 419-77, 419-78, 419-79, 419-80, 419-81, 419-82, 419-83, 419-84, 419-85, 419-86, 419-87, 419-88, 419-89, 419-90, 419-91, 419-92, 419-93, 419-94, 419-95, 419-96, 419-97, 419-98, 419-99, 420-00, 420-01, 420-02, 420-03, 420-04, 420-05, 420-06, 420-07, 420-08, 420-09, 420-10, 420-11, 420-12, 420-13, 420-14, 420-15, 420-16, 420-17, 420-18, 420-19, 420-20, 420-21, 420-22, 420-23, 420-24, 420-25, 420-26,



# 342 OTIS SECKINGER



7/23/2021, 3:00:28 PM

EffinghamCountyZoneClass

AR-2 I-1

R-1 PD

AR-1

Esri, Inc., City of Naperville, Illinois, Maxar

1:18,056

0 0.13 0.25 0.5

0 0.2 0.4 0.8

Item XV. 5.

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 **William Wilson as Agent for Thomas Wilson – (Map # 415 Parcel # 32)** 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?



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL 

DISAPPROVAL \_\_\_\_\_

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

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BKS. *Approved*  
8/23/21.



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** William Wilson as agent for Thomas Wilson requests to **rezone** 1 of 25.24 acres from **AR-1** to **AR-2**, for the creation of a home site. Located at 342 Otis Seckinger Road.

### Map# 415 Parcel #32

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 1-acre from **AR-1** to **AR-2**, for the creation of a home site.

#### 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. Appendix C, Article V-Uses Permitted in Districts. AR-1 requires 5 acres.
- The applicant wishes to subdivide a 1-acre parcel for a home site. Therefore, it must be rezoned to AR-2.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 1 of 25.24 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lot must meet the requirements of the AR-2 zoning district.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  3. All wetland impacts must be approved and permitted by USACE.
  4. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.
- Michael Larson seconded the motion. The motion carried unanimously.

#### Alternatives

1. **Approve** the request to rezone 1-acre from AR-1 to AR-2, with the following conditions:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts must be approved and permitted by USACE.
4. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.

2. **Deny** the request to rezone 1-acre from AR-1 to AR-2.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

- |  |                      |
|--|----------------------|
| 1. Rezoning Application and Checklist  | 4. Plat              |
| 2. Ownership Certificate/Authorization | 5. Aerial Photograph |
| 3. Deed                                |                      |

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
415-32

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
415-32

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, WILLIAM WILSON has filed an application to rezone one (1.0) +/- acre; from AR-1 to AR-2 for a home site; map and parcel number 415-32, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT one (1.0) +/- acre; map and parcel number 415-32, located in the 2<sup>nd</sup> commissioner district is rezoned from AR-1 to AR-2, with the following conditions:

1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts must be approved and permitted by USACE.
4. Subdivision plat must be approved by the Health Department and the Zoning Administrator, and be recorded before the rezoning can take effect.

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 (Fourth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **George D. Malone Jr.** requests a **variance** from the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, to allow for a carport. Located at 101 Teal Drive, zoned **R-1**.

### Map# 408A Parcel #1

#### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a **variance** from the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, to allow for a carport.

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, 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.*

- An accessory building must be 10' from side property boundary, and 10' from the primary structure. There is approximately 32' between the house and the side property boundary.
- The applicant wishes to install a carport. The proposed 20' wide carport will sit ~6' from the house and ~6' from the property boundary. The structure is limited to 15' height in the R-1 zoning district.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** the request for a **variance** from the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, with the following conditions:
  - A building permit for the accessory building must be obtained from Development Services.
  - The accessory building must meet the 35' front setback requirement of the R-1 zoning district.
- Peter Higgins seconded the motion. The motion carried unanimously.

#### Alternatives

**1. Approve** the request for a **variance** to reduce the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, with the following conditions:

- A building permit for the accessory building must be obtained from Development Services.
- The accessory building must meet the 35' front setback requirement of the R-1 zoning district.

**2. Deny** the request for a **variance** to reduce the required side setbacks for an accessory building from 10' to 8'.

**Recommended Alternative: 1**

**Other Alternative: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application 3. Aerial Photograph  
 2. Ownership Certificate



**ATTACHMENT A - VARIANCE APPLICATION**Application Date: 7/20/21Applicant/Agent: George D. Malone JrApplicant Email Address: 25r @ Comcast.NETPhone # 912 677 6802Applicant Mailing Address: 101 Teal DriveCity: Springfield State: Ga Zip Code: 31329Property 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: 101 Teal Drive Springfield Ga 31329Name of Development/Subdivision: Engle PointePresent Zoning of Property R-1 Tax Map-Parcel # 6408A001000 Total Acres .56**VARIANCE REQUESTED** (provide relevant section of code): \_\_\_\_\_Describe why variance is needed: Due to the Proximity of the House to the Driveway I need the Pole Barn to be Closer than 10 feet from the House

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

Applicant Signature: [Signature] Date: 7/22/21

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

2/4/2021, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 26600 page 249-250

I hereby certify that I am the owner of the property being proposed for Variance approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 20<sup>th</sup> day of July, 20 21.

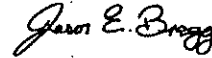
Kathleen E. Dunnigan  
Notary Public, State of Georgia



BK:2660 PG:249-250

D2021001343

FILED IN OFFICE  
CLERK OF COURT  
02/08/2021 03:24 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$262.70

PT-61 051-2021-000352

3639644106  
0848497841  
PARTICIPANT ID

Return Recorded Document to:  
**ZEIGLER & WALKER, P.C.**  
ATTORNEYS AT LAW  
636 STEPHENSON AVENUE  
SUITE A  
SAVANNAH, GA 31405

**LIMITED  
JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF EFFINGHAM

File #: 5481JW

**This Indenture** made this 27th day of January, 2021 between **LONNIE R. ROMINES**, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **GEORGE DELMAR MALONE, JR.** and **TONDA HARBAUGH MALONE**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following-described property:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN EFFINGHAM COUNTY, GEORGIA, KNOWN AS LOT ONE (1), EAGLE POINTE SUBDIVISION, PHASE 1, UPON A MAP THEREON DATED FEBRUARY 7, 2003, RECORDED IN PLAT CABINET "B", SLIDE 198-A, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA. THIS IS THE SAME PROPERTY CONVEYED TO LONNIE R. ROMINES BY QUITCLAIM DEED DATED APRIL 4, 2019, RECORDED IN DEED BOOK 2517, PAGE 630, IN THE AFORESAID CLERK'S OFFICE. SAID MAP AND DEED ARE INCORPORATED HEREIN BY REFERENCE.**

**101 TEAL DRIVE, SPRINGFIELD, GEORGIA 31329 P.I.N. 0408A-001-000**

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**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 by or through the first party.



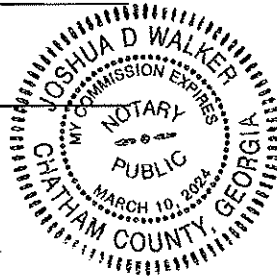
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

*L. R. Romines* (Seal)  
LONNIE R. ROMINES


Signed, sealed and delivered in the presence of:

*Carlie Little*  
Witness


*[Signature]*  
Notary Public

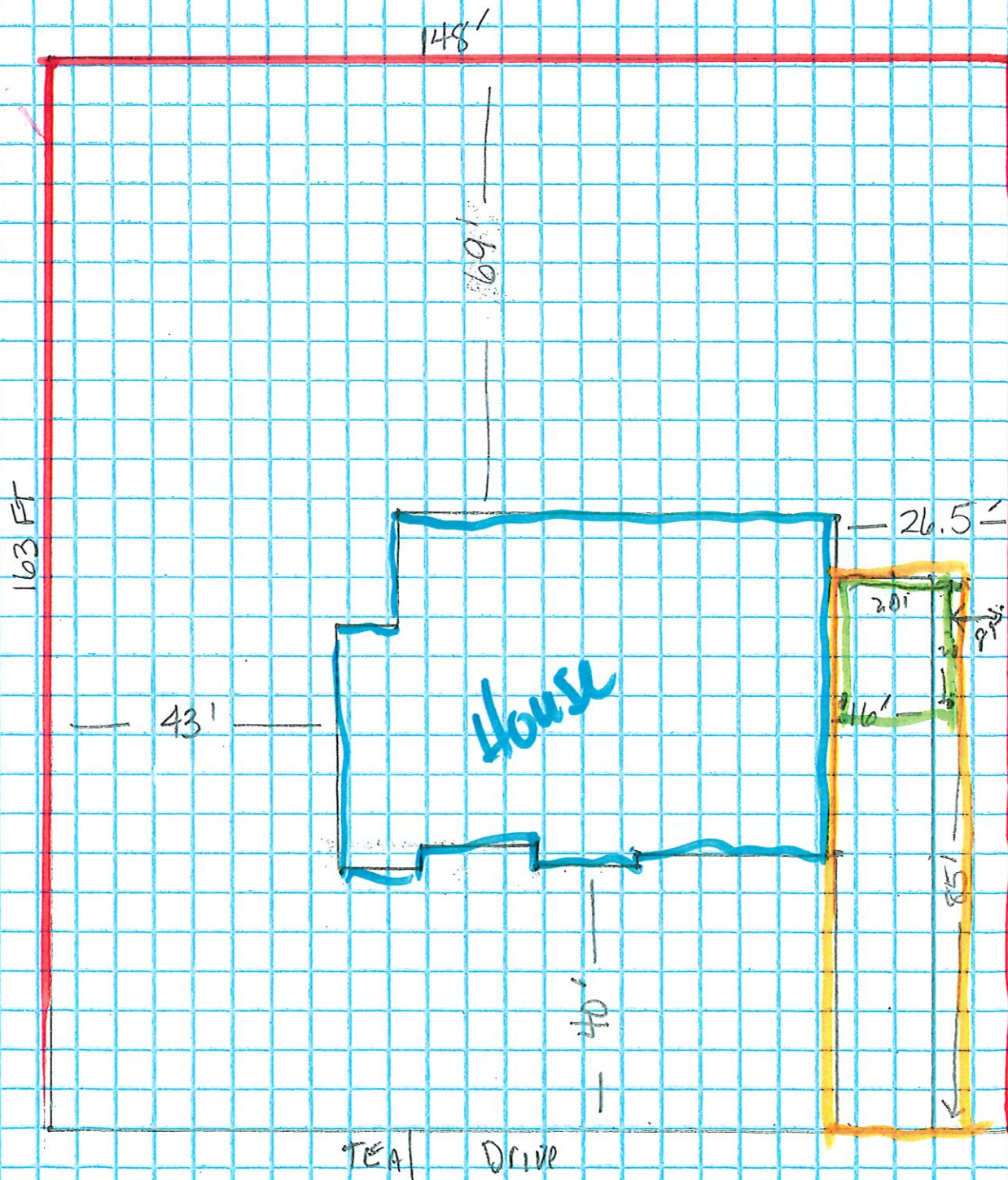


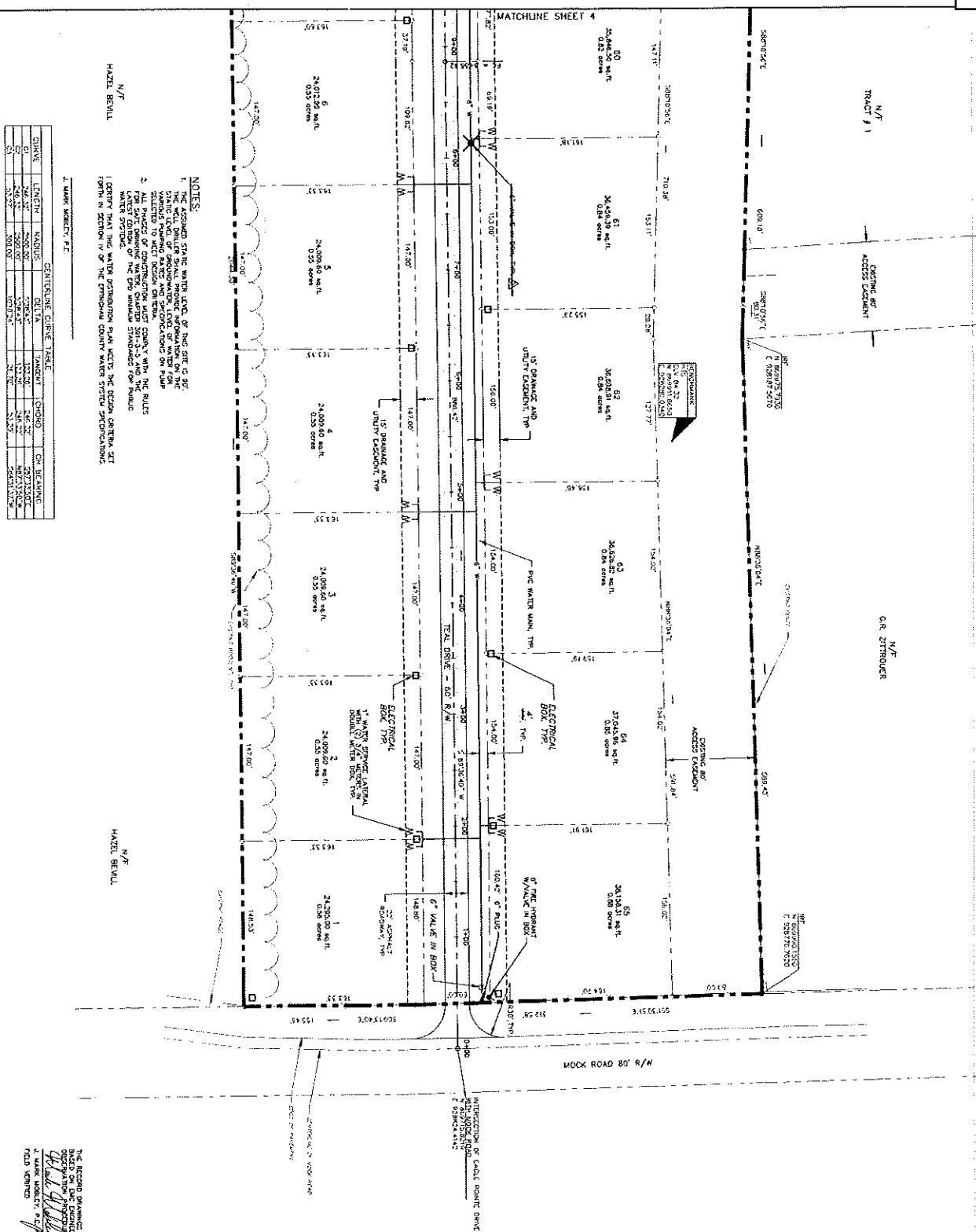
 Proposed Pole Barn

 Property Line

 House

 Drive Way





PRINTED APR 26 2004

RECORD DRAWING  
STAKING AND UTILITY PLAN

**EAGLE POINTE SUBDIVISION  
EFFINGHAM COUNTY, GEORGIA  
prepared for:  
SPRINGFIELD INVESTMENT COMPANY**

**EMC ENGINEERING  
SERVICES, INC.**

Post Office Box 3121  
23 East Charlton Street  
Savannah, Georgia 31412  
Phone (912) 232-5533  
Fax (912) 232-2925

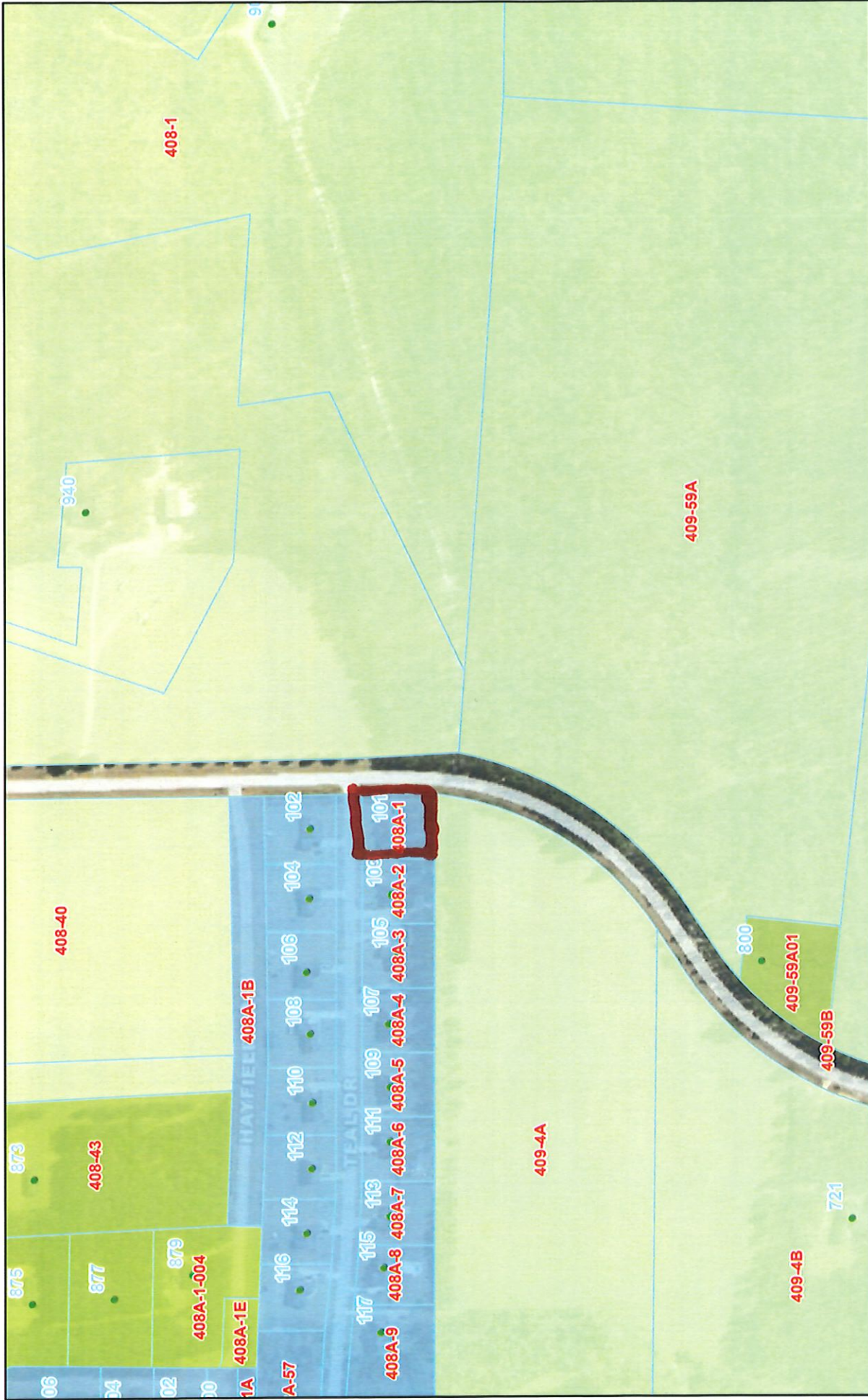








# 101 TEAL DRIVE

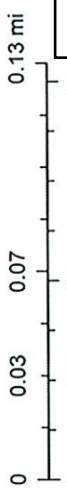


7/27/2021, 12:39:07 PM

- Address\_Points
- Parcels2020
- AR-2
- AR-1
- R-1

Tax Parcel Labels EffinghamCountyZoneClass

1:4,514



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **George D. Malone Jr.** requests a **variance** from the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, to allow for a carport. Located at 101 Teal Drive, zoned **R-1**.

### Map# 408A Parcel #1

#### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a **variance** from the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, to allow for a carport.

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, 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.*

- An accessory building must be 10' from side property boundary, and 10' from the primary structure. There is approximately 32' between the house and the side property boundary.
- The applicant wishes to install a carport. The proposed 20' wide carport will sit ~6' from the house and ~6' from the property boundary. The structure is limited to 15' height in the R-1 zoning district.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** the request for a **variance** from the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, with the following conditions:
  - A building permit for the accessory building must be obtained from Development Services.
  - The accessory building must meet the 35' front setback requirement of the R-1 zoning district.
- Peter Higgins seconded the motion. The motion carried unanimously.

#### Alternatives

**1. Approve** the request for a **variance** to reduce the required side setback for an accessory structure, from 10' to 6', from both the house and the side property boundary, with the following conditions:

- A building permit for the accessory building must be obtained from Development Services.
- The accessory building must meet the 35' front setback requirement of the R-1 zoning district.

**2. Deny** the request for a **variance** to reduce the required side setbacks for an accessory building from 10' to 8'.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application 3. Aerial Photograph  
2. Ownership Certificate



AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
408A-1

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
408A-1

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 D. MALONE has filed an application for a variance from section 3.3 to allow an accessory building to be placed less than 10' from the principal structure; map and parcel number 408A-1, located in the 4<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance from section 3.3 to allow an accessory building to be placed less than 10' from the principal structure; map and parcel number 408A-1, located in the 4<sup>th</sup> commissioner district, is approved, with the following conditions:

1. A building permit for the accessory building must be obtained from Development Services.
2. The accessory building must meet the 35' front setback requirement of the R-1 zoning district.

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:** Conditional Use (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Jerry Wallace Hagan Sr. & Laural T. Hagan** request a **conditional use** to allow for a cemetery, for family use. Located at 3131 Rincon Stillwell Road, zoned **AR-1**

### Map# 463 Parcel# 45

#### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a conditional use to create a cemetery site for family use on 17.84 acres zoned AR-1, with conditions.

#### Executive Summary/Background

- The request for conditional use is a requirement of Article V - Uses Permitted in Districts, Sec. 5.1.2 Conditional Uses. Section 5.1.2.2 allows cemeteries, when accessory to and on the same property as a permitted use in the agricultural residential district. A plat must be recorded showing the land used for burials. Burial sites must be located ten feet from the right of way and adjacent properties.
- Mr. & Mrs. Hagan are preparing for future family burials.
- The site plan shows that the cemetery will be ~400' from the road.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** the request for a conditional use to allow for a family cemetery, with the following conditions:
  1. The cemetery site is solely for the private use of the Hagan family and not for commercial burial.
  2. Fencing must be 4' in height.
  3. The cemetery boundary must be at least 10' from both the road right of way and neighboring parcels.
  4. A plat showing the cemetery boundary must be submitted to be signed by the Zoning Administrator, and recorded before the conditional use takes effect.
- Michael Larson seconded the motion. The motion carried unanimously.

#### Alternatives

1. **Approve** request for a conditional use to create a cemetery site for family use, with the following conditions:
  1. The cemetery site is solely for the private use of the Hagan family and not for commercial burial.
  2. Fencing must be 4' in height.
  3. The cemetery boundary must be at least 10' from both the road right of way and neighboring parcels.
  4. A plat showing the cemetery boundary must be submitted to be signed by the Zoning Administrator, and recorded before the conditional use takes effect.
2. **Deny** request for a conditional use to create a cemetery site for family use.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Conditional Use application
2. Ownership certificate
3. Site Plan
4. Aerial photograph

**ATTACHMENT A - CONDITIONAL USE APPLICATION**Application Date: 7/16/21Applicant/Agent: Jerry Wallace Hagan, Sr. & Laural T. HaganApplicant Email Address: jwhagan3131@gmail.comPhone # (912) 656-4737 (912) 656-7550Applicant Mailing Address: 3131 Rincon-Stillwell Road, Rincon, Georgia 31326

Property Owner, if different from above: \_\_\_\_\_

*Include Signed & Notarized Authorization of Property Owner*

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

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

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

Property Location 3131 Rincon-Stillwell Road, Rincon, GA 31326Present Zoning of Property AR1 Tax Map-Parcel # 04630045 Total Acres 17.84**CONDITIONAL USE REQUESTED:**☐ **Section 3.15A - RESIDENTIAL BUSINESS**

See Section 3.15A for requirements

☐ **Section 3.15B - RURAL BUSINESS**

See Section 3.15B for requirements

☒ **OTHER** (provide relevant section of code): \_\_\_\_\_100' x 100' Family Graveyard

Reason: \_\_\_\_\_

Applicant Signature: Jerry Hagan Sr. Date 07/16/2021



**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

December 31, 1992, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 325 page 103.

I hereby certify that I am the owner of the property being proposed for Conditional Use approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature \_\_\_\_\_

Jerry Wallace Hagan Sr.

Print Name Jerry Wallace Hagan, Sr.

Owner's signature \_\_\_\_\_

Laural T. Hagan

Print Name Laural T. Hagan

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 16<sup>th</sup> day of July, 20 21.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



**AUTHORIZATION OF PROPERTY OWNER**

I, Jerry Wallace Hagan, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Conditional Use application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Jerry Wallace Hagan Sr, and Laurel T. Hagan

Applicant/Agent Address: 3131 Rincon - Stillwell Road

City: Rincon State: Georgia Zip Code: 31326

Phone: 912-656-4797 Email: jwhagan3131@gmail.com

☒ Owner's signature

Print Name Jerry Wallace Hagan, Sr. and Laurel T. Hagan

☐ Personally appeared before me Jerry Wallace Hagan Sr. (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 16<sup>th</sup> day of July, 20 21.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 17th day of September, 2003, between LAURAL T. HAGAN of the FIRST PART, and JERRY WALLACE HAGAN, SR. and LAURAL T. HAGAN of the SECOND PART.

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said 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 9<sup>th</sup> G.M. District of Effingham County, Georgia, containing Seventeen and Eighty-four Hundredths (17.84) acres, more or less, and being bounded on the northeast by lands of James T. Sapp and by lands of E.Y. Roberson; on the southeast by lands of Wilma D. Cowart (Dasher Creek being the line); on the southwest by Charlene K. Morgan; and on the northwest by the Rincon-Stillwell Public Road, known as County Road Number 307 and by lands of James T. Sapp.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated December 30, 1992 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 200A for better determining the metes and bounds of said lands herein conveyed.

This being the same lands conveyed by deed from Willene P. Kessler to Jerry Wallace Hagan, Sr. dated December 31, 1992 and recorded in said Clerk's Office in Deed Book 325, page 103.

SUBJECT, to restrictive covenants and easements of record.

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.

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

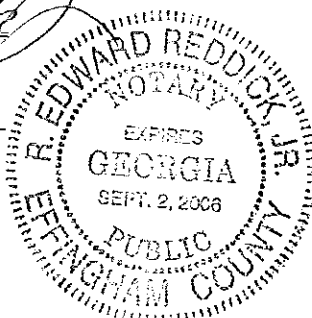
Signed, sealed and delivered  
in the presence of:

Delinda M. Pellett  
Unofficial Witness

Laural T. Hagan (SEAL)  
LAURAL T. HAGAN

R. Edward Reddick, Jr.  
Notary Public

My commission expires: My commission expires 9-2-06





WITNESSETH: FIRST PARTY, for and in consideration of the Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Seventeen and Eighty-four Hundredths (17.84) acres, more or less, and being bounded on the northeast by lands of James T. Sapp and by lands of E. Y. Roberson; on the southeast by lands of Wilma D. Cowart (Dasher Creek being the line); on the southwest by Charlene K. Morgan and on the northwest by the Rincon-Stillwell Public Road, known as County Road Number 307 and by lands of James T. Sapp.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated December 30, 1992 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 200A, for better determining the metes and bounds of said lands herein conveyed.

BOOK 325 PAGE 103  
RECORDED 12-31 19 92  
*Elizabeth J. Hursey*  
CLERK SUPERIOR COURT

RECORDED 12-31 PM 2 11

EFFINGHAM CO. CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her hand and affixed her seal and delivered these presents, the day and year first above written.

*Willene P. Kessler* (SEAL)  
WILLENE P. KESSLER

Signed, sealed and delivered  
in the presence of:

*Marian B. Reddick*  
Unofficial Witness

NOTARY PUBLIC

Date: 12-31-92

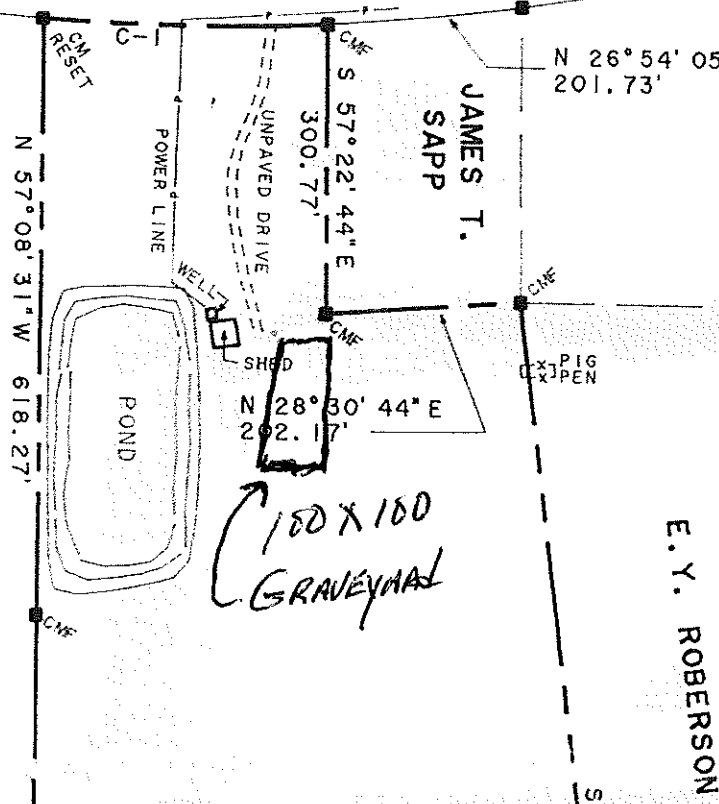
SOLAR 085-20  
EAST NORTH  
GRID NORTH

RINCON - STILLWELL ROAD C.R. #307 80' R/W  
E 327' +/-

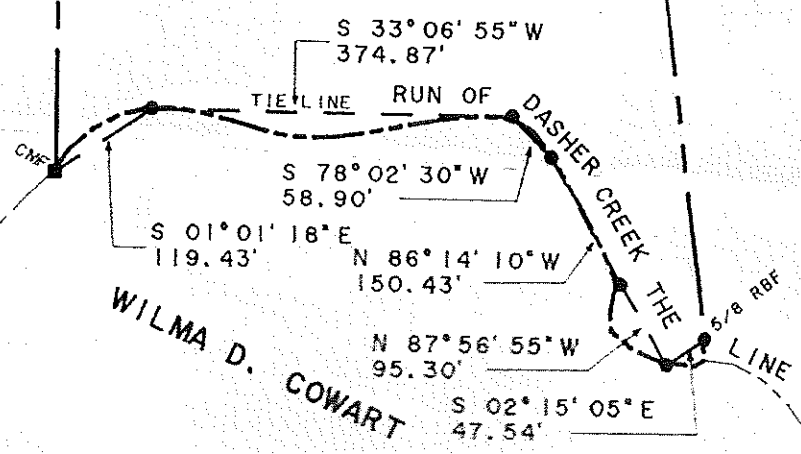
Item XV. 9.

CURVE C-1  
DELTA = 7°23'40"  
RADIUS = 2297.54  
ARC = 296.51  
CHORD  
N 33°06'11" E 296.31

CHARLENE K. MORGAN



17.84 ACRES

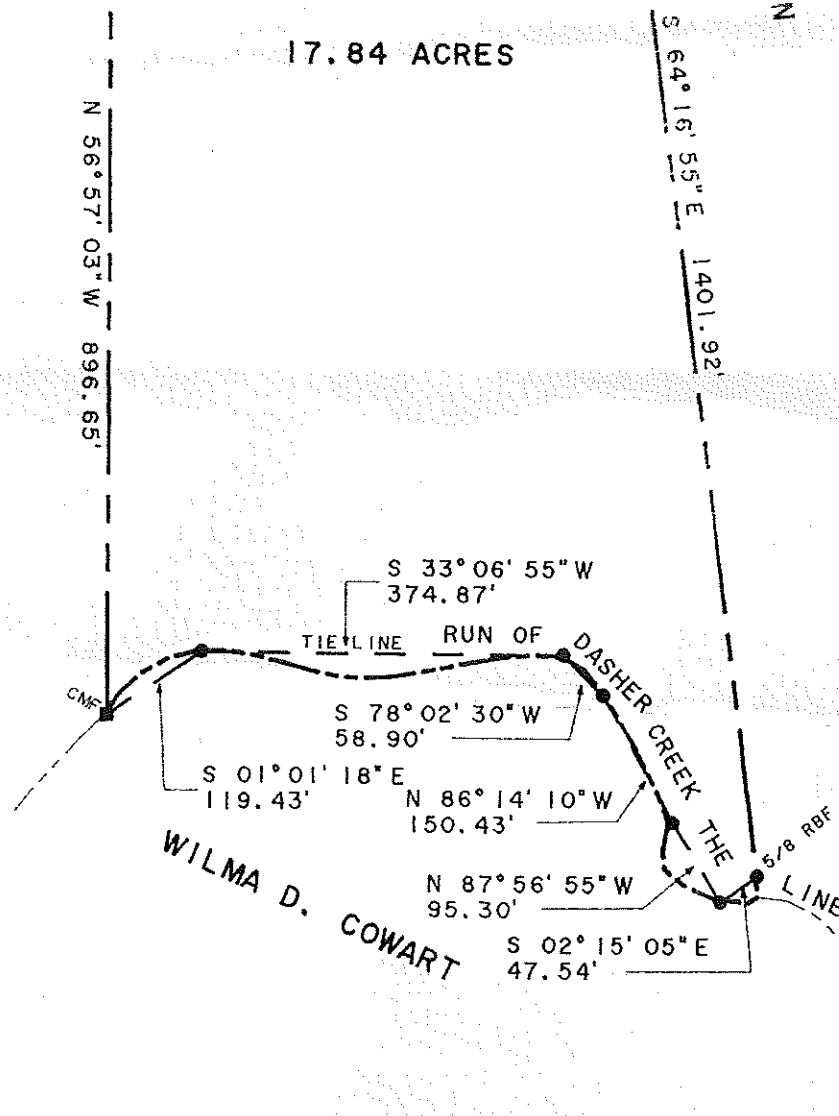


WILMA D. COWART

WARRANT TO O.C.G.A. SECTION 15-6-67,  
 CERTIFY THAT THIS PLAT DOES NOT REQUIRE  
 APPROVAL OF EFFINGHAM COUNTY PLANNING  
 COMMISSION.

K. MORGAN

17.84 ACRES



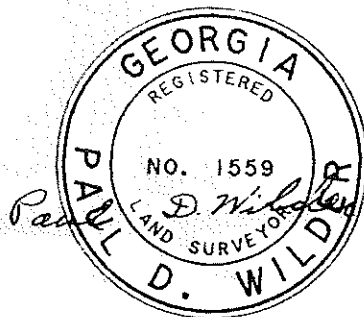
RSUANT TO O.C.G.A. SECTION 15-6-67,  
 CERTIFY THAT THIS PLAT DOES NOT REQUIRE  
 PROVAL OF EFFINGHAM COUNTY PLANNING  
 COMMISSION.

*Paul D. Wilder*  
 J. L. D. WILDER, R.L.S. #1559

REFERENCE:  
 SURVEYOR'S RECORD G, PAGE 187  
 LAT BOOK 9, PAGE 116  
 LAT BOOK 11, PAGE 167

MODE OF CLOSURE:  
 FIELD DATA 1/28, 289  
 ANGULAR ERROR 4" PER Δ POINT  
 ADJUSTED BY COMPASS RULE  
 LAT CLOSURE 1/830,072

EQUIPMENT USED:  
 3" THEODOLITE  
 ELECTRONIC DISTANCE METER



PLAT OF  
 17.84 ACRES  
 ARNOLD B. KESSLER  
 SURVEYED FOR  
 JERRY W. HAGAN

LOCATION: G.M.D. 9,  
 EFFINGHAM COUNTY,

SCALE: 1 INCH = 200 FEET

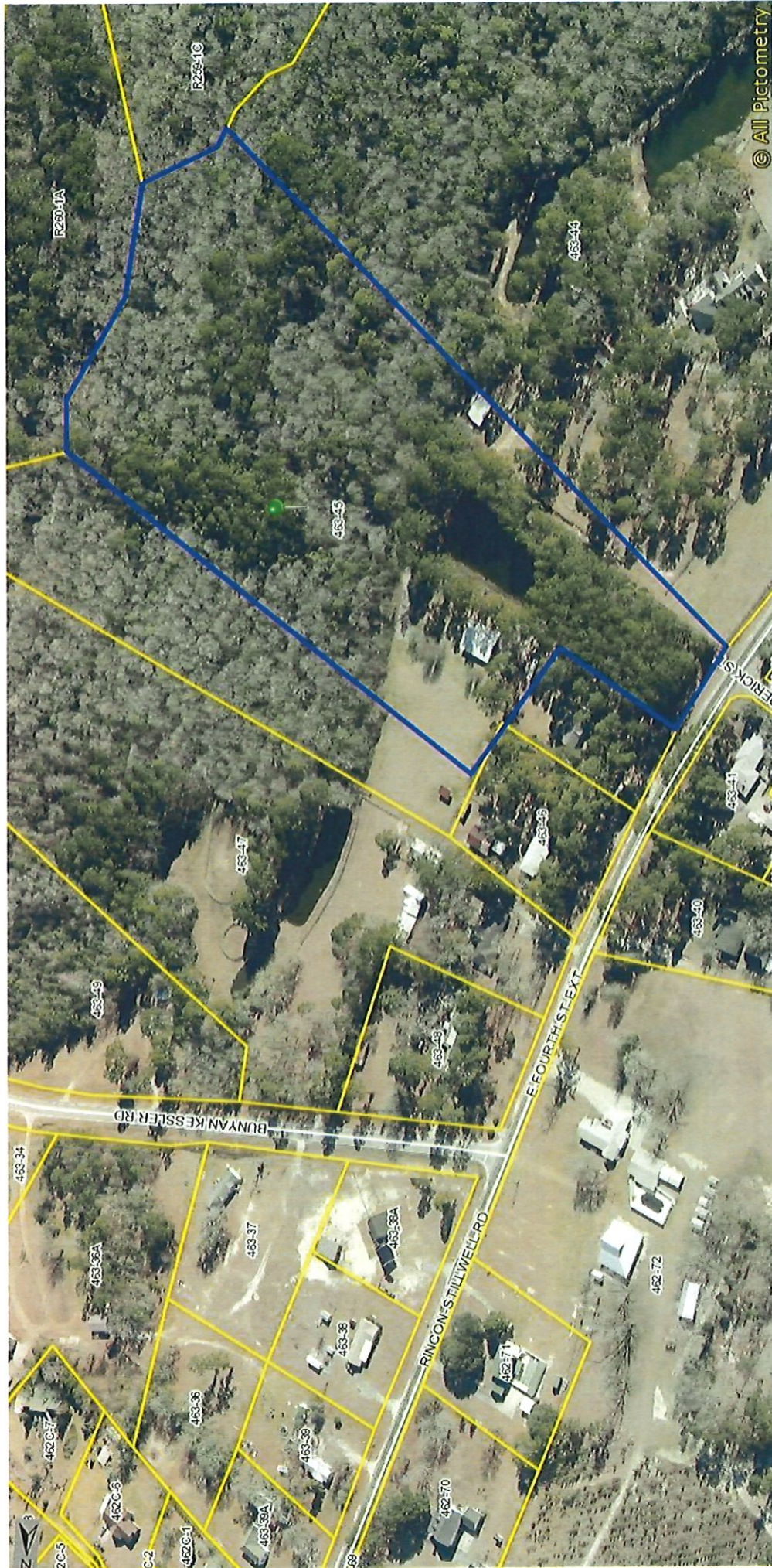
DATE: DEC. 30, 1992 FILE

WILDER SURVEY  
 PRINCON,

204



# 3131 RINCON STILLWELL

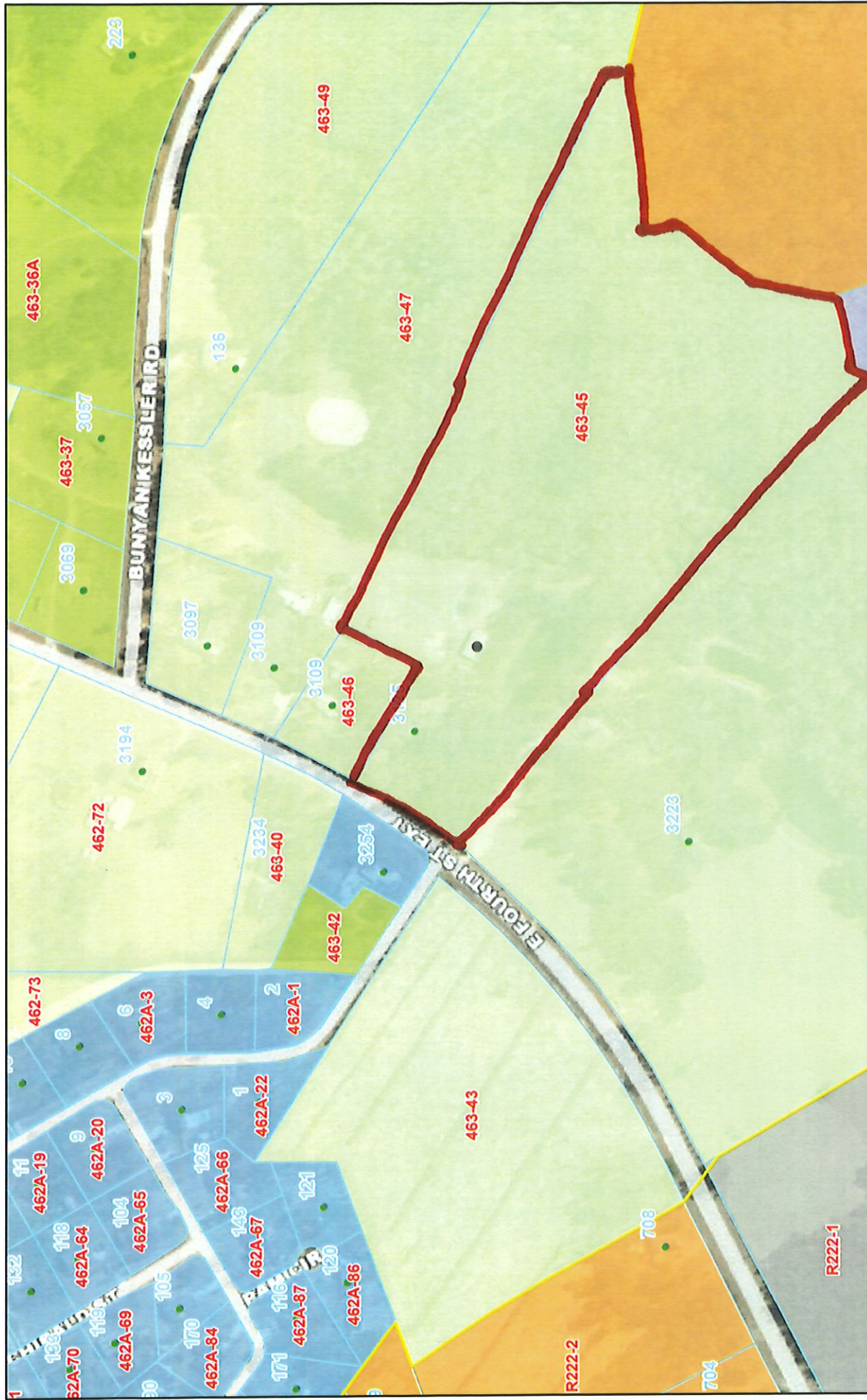


Item XV. 9.

01/29/2021



# 3131 RINCON STILLWELL



7/27/2021, 12:21:57 PM

County Municipal Boundaries

Address\_Points

Tax Parcel Labels

Parcels2020

EffinghamCountyZoneClass

R-5

AR-2

R-1

R-4

Other

AR-1

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 mi

Item XV. 9.

ArcGIS Web AppB

Maxar | Esri, Inc. City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download>

206

**Staff Report**

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Jerry Wallace Hagan Sr. & Laural T. Hagan** request a **conditional use** to allow for a cemetery, for family use. Located at 3131 Rincon Stillwell Road, zoned **AR-1**

**Map# 463 Parcel# 45****Summary Recommendation**

Staff has reviewed the application, and recommends approval of the request for a conditional use to create a cemetery site for family use on 17.84 acres zoned AR-1, with conditions.

**Executive Summary/Background**

- The request for conditional use is a requirement of Article V - Uses Permitted in Districts, Sec. 5.1.2 Conditional Uses. Section 5.1.2.2 allows cemeteries, when accessory to and on the same property as a permitted use in the agricultural residential district. A plat must be recorded showing the land used for burials. Burial sites must be located ten feet from the right of way and adjacent properties.
- Mr. & Mrs. Hagan are preparing for future family burials.
- The site plan shows that the cemetery will be ~400' from the road.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** the request for a conditional use to allow for a family cemetery, with the following conditions:
  1. The cemetery site is solely for the private use of the Hagan family and not for commercial burial.
  2. Fencing must be 4' in height.
  3. The cemetery boundary must be at least 10' from both the road right of way and neighboring parcels.
  4. A plat showing the cemetery boundary must be submitted to be signed by the Zoning Administrator, and recorded before the conditional use takes effect.
- Michael Larson seconded the motion. The motion carried unanimously.

**Alternatives**

1. **Approve** request for a conditional use to create a cemetery site for family use, with the following conditions:
  1. The cemetery site is solely for the private use of the Hagan family and not for commercial burial.
  2. Fencing must be 4' in height.
  3. The cemetery boundary must be at least 10' from both the road right of way and neighboring parcels.
  4. A plat showing the cemetery boundary must be submitted to be signed by the Zoning Administrator, and recorded before the conditional use takes effect.
2. **Deny** request for a conditional use to create a cemetery site for family use.

**Recommended Alternative:** 1**Other Alternative:** 2**Department Review:** Development Services**FUNDING:** N/A

**Attachments:**

1. Conditional Use application	3. Site Plan
2. Ownership certificate	4. Aerial photograph



AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

463-45

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

463-45

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

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

WHEREAS, JERRY WALLACE & LAURAL T. HAGAN have filed an application for a conditional use to create a family cemetery; map and parcel number 463-45, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a conditional use to create a family cemetery; map and parcel number 463-45, located in the 5<sup>th</sup> commissioner district is granted with the following conditions:

1. The cemetery site is solely for the private use of the Hagan family and not for commercial burial.
2. Fencing must be 4' in height.
3. The cemetery boundary must be at least 10' from both the road right of way and the neighboring parcel.
4. A plat showing the cemetery boundary must be submitted to be signed by the Zoning Administrator, and recorded before the conditional use takes effect.

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:** Conditional Use (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Bo Langham** as Agent for **Laurel Mill, Inc.**, requests a **conditional use** to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks. Located on Old Augusta Road, zoned **B-3**.

**Map# 475 Parcel# 58B**

### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks, with conditions.

### Executive Summary/Background

- The request for conditional use is a requirement of Article V - Uses Permitted in Districts, Sec. 5.1.2 Conditional Uses.
- The applicant wishes to install a mobile office and paving for commercial parking. His business currently includes 6 dump trucks and 3 semi-trucks. A building maintenance shop is planned for future development.
- B-3 does not include laydown yards as a permitted use. The proposed use is less intensive, to conditional uses such as freight terminals. The applicant estimates that 12-15 vehicles will enter and exit the site each day. A 50' buffer (30' required) is proposed between commercial and AR uses.
- The property is in the Rincon service delivery area.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** the request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks, with the following conditions:
  1. The applicant must submit a sketch plan for review.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  3. All wetland impacts must be approved and permitted by USACE.
- Brad Smith seconded the motion. The motion carried unanimously.

### Alternatives

1. **Approve** request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks, with the following conditions:
  1. The applicant must submit a sketch plan for review.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  3. All wetland impacts must be approved and permitted by USACE.
2. **Deny** request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Conditional Use application
2. Ownership certificate
3. Site Plan
4. Aerial photograph

**ATTACHMENT A - CONDITIONAL USE APPLICATION**Application Date: 7-20-21Applicant/Agent: Pro-Grade South / Bo LanghamApplicant Email Address: bo@progradesouth.comPhone # 912-601-1702Applicant Mailing Address: PO Box 1006City: Springfield State: GA Zip Code: 31329Property Owner, if different from above: Laurel Mill, Inc.  
*Include Signed & Notarized Authorization of Property Owner*Owner's Email Address (if known): howzefive@gmail.comPhone # 912-663-8588Owner's Mailing Address: 130 San Marco DriveCity: Tybee Island State: GA Zip Code: 31338Property Location: old Augusta Road near the Fort Howard roundaboutPresent Zoning of Property B-3 Tax Map-Parcel # 475-58B Total Acres 64.3**CONDITIONAL USE REQUESTED:**☐ **Section 3.15A – Residential Business**  
*See Section 3.15A for requirements*☐ **Section 3.15B – Rural Business**  
*See Section 3.15B for requirements*☒ **OTHER** (provide relevant section of code): Section 5.11Reason: We believe our proposed use falls within the permitted and conditional use guidelines that the property is currently zoned under, B-3. Please see Exhibit A.

How does request meet criteria of Section 7.1.6 (see Attachment C): \_\_\_\_\_

Please see Exhibit AApplicant Signature: Bo Langham Date 7-20-21



**AUTHORIZATION OF PROPERTY OWNER**

I, Greg Howze, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Conditional Use application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Pro-Grade South, LLC / Bo Langham

Applicant/Agent Address: PO Box 1006

City: Springfield State: GA Zip Code: 31329

Phone: 912-601-1702 Email: bo@progradesouth.com

Owner's signature [Signature]

Print Name W. Gregg Howze

Personally appeared before me W. Gregg Howze (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 19th day of July, 20 21.

[Signature]

Notary Public, State of Georgia



**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

8/14/2019

\_\_\_\_\_, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1894 page 436.

I hereby certify that I am the owner of the property being proposed for Conditional Use approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

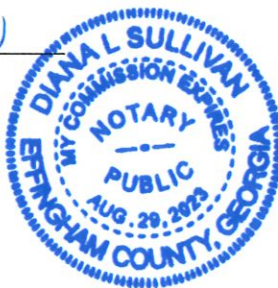
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 19<sup>th</sup> day of July, 20 21.

Diana L. Sullivan  
Notary Public, State of Georgia



BOOK 1894 PAGE 437

BOOK PAGE

BOOK PAGE  
01894 PAGE 437

2009 NOV -9 PM 2: 23

TO CLERK: 01894 PAGE 436  
e Cross Reference to:  
Book 1507, Page 2009 NOV -9 PM 2: 21  
Effingham County, Georgia Records.  
BLAZENH Z. HARVEY  
CLERK ECCSC.

After Recording Return to:  
R. L. Lacey, P.C.  
P. O. Box 141  
Savannah, GA 30409

BLAZENH Z. HARVEY  
CLERK ECCSC

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

Cross-Reference:  
Deed Book 1306, Page 453,  
Effingham County Records

TY DEEDDEED UNDER POWER

THIS INDENTURE, made this 3<sup>rd</sup> day of November, 2009, between DARRELL T. MORGAN of Effingham County, Georgia, hereinafter called the "Borrower", acting through his Attorney-in-Fact, BANK OF NEWINGTON, hereinafter called the "Lender"; and BANK OF NEWINGTON, a Georgia corporation having its principal office at P. O. Box 68, Newington, Georgia 30446, hereinafter called the "Grantee".

## WITNESSETH:

WHEREAS, on the 24<sup>th</sup> day of July, 2008, the Borrower executed and delivered a promissory note to Lender for the principal sum of One Million Nine Hundred Thousand and No/100 Dollars (\$1,900,000.00), and secured said note by a Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases dated July 18, 2005, on the land herein described, which is recorded in Deed Book 1306, Pages 453-478, Effingham County Records, reference being made to the provisions of such Deed to Secure Debt and the power of sale therein contained, all of which are made a part hereof by reference to the record thereof; and

WHEREAS, Borrower defaulted in the payment of said note, and because of such default, the Lender declared the whole amount of said loan due and payable immediately in accordance with said note and Deed to Secure Debt; and

WHEREAS, the Lender by virtue of the power of sale contained in said Deed to Secure Debt, did advertise for sale the lands herein described and embraced in said Deed to Secure Debt, once a week for four successive weeks next preceding the day of sale, said advertisement having been made in *The Effingham Herald*, a newspaper which is published in Effingham County, Georgia, stating that said land would be sold at public outcry at the courthouse in said county to the highest bidder for cash between the legal hours of sale, on the 3<sup>rd</sup> day of November, 2009; and

WHEREAS, the notice requirements of Act 579, Georgia Law 1981, page 834 (O.C.G.A. Section 44-14-162.2), were fully complied with; and

WHEREAS, said land was exposed for sale in accordance with the advertisement, when and where, BANK OF NEWINGTON being the highest bidder for cash, became the purchaser, at and for the sum hereinafter set forth as the consideration paid in cash for this conveyance.

Page 1 of 2

re Debt from James W. Woodall to  
August 18, 2006, and recorded in Deed  
Book 1507, Page 2009 NOV -9 PM 2: 21  
Effingham County, Georgia Records.  
BLAZENH Z. HARVEY  
CLERK ECCSC.

her hand and seal, this 5<sup>th</sup> day of

Mortgage, LLC fka GMAC Mortgage  
Lender

*[Signature]*  
Name: *[Signature]*  
Title: *[Signature]*  
Name: *[Signature]*  
Title: *[Signature]*  
Limited Signing Officer

(Corporate Seal)





BOOK PAGE  
1894 438

NOW, THEREFORE, the premises considered, the Borrower, in consideration of the sum of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00), cash in hand paid, at and before the signing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto BANK OF NEWINGTON, its successors and assigns, the following described real estate, to-wit:

All that certain tract or parcel of land lying, situate and being in the 9<sup>th</sup> G. M. District of Effingham County, Georgia, designated as Parcel A-1, containing 74.53 acres, as shown on a plat prepared by Leon A. Zipperer, Jr., Registered Land Surveyor, dated June 1, 2005, recorded in Plat Cabinet C, Slide 89-F1, Effingham County Records; said property being bound now or formerly as follows: East by lands of Mill Creek Hunting Preserve, Inc. designated on said plat as Parcel A-2; South by lands of Joseph R. Shearouse and lands of John L. Hendrix; Southwest by the right-of-way line of Fort Howard Road (County Road #110), lands of Dennis G. Davis and Joan H. Davis, and lands of Dennis G. Davis; North and Northwest by lands of Mill Creek Hunting Preserve, Inc., the run of Dasher Creek being the property line. The aforesaid plat and the description thereon are by reference incorporated herein and made a part of this description.

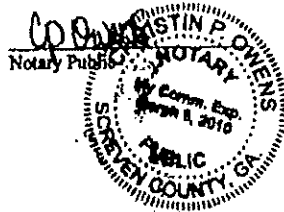
TO HAVE AND TO HOLD the above-granted property with all and singular the rights, members and appurtenances thereunto belonging or in anywise appertaining to the only benefit or behoof of said Grantee, its successors and assigns forever in fee simple in as full and ample a manner as the same was held and enjoyed by said Borrower.

IN WITNESS WHEREOF, the Borrower, acting herein by and through said Attorney-in-Fact, BANK OF NEWINGTON, has hereunto set his hand and affixed his seal and delivered these presents the day and year first above written.

BANK OF NEWINGTON, as Attorney-in-Fact for  
Darrell T. Morgan

Signed, sealed & delivered  
in the presence of:

Shirley H. Garland  
Witness



By: [Signature]  
Title: PRESIDENT  
Attest: [Signature]  
Title: VICE-PRESIDENT

(Corporate Seal)

## ATTACHMENT C - SITE PLAN REQUIREMENTS

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

- A. Dimensions of the property involved.
- B. Location and dimensions of existing and/or proposed structures with the type of usage designated.
- C. Requested variance in relation to existing structures and surrounding parcels and uses.
- D. Access road or easement.
- E. Setbacks.
- F. Right-of-way.
- G. Proposed or existing water, sewer, and drainage facilities.
- H. Buffers.
- I. Off-street parking.
- J. Wetlands.
- K. Floodplain.
- L. Loading areas, parking, signage, and outdoor lighting.

### Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1. Organization

*7.1.6 Conditional uses.* It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board.

Considerations for determining additional requirements for conditional use:

- (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question.
- (b) The physical and environmental effects of allowing the conditional use shall be considered.
- (c) Buffer zones, where necessary to shield any adverse factors, shall be considered.
- (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

## EXHIBIT A: Section 7.1.6 Criteria

**CONDITIONAL USE REQUESTED**

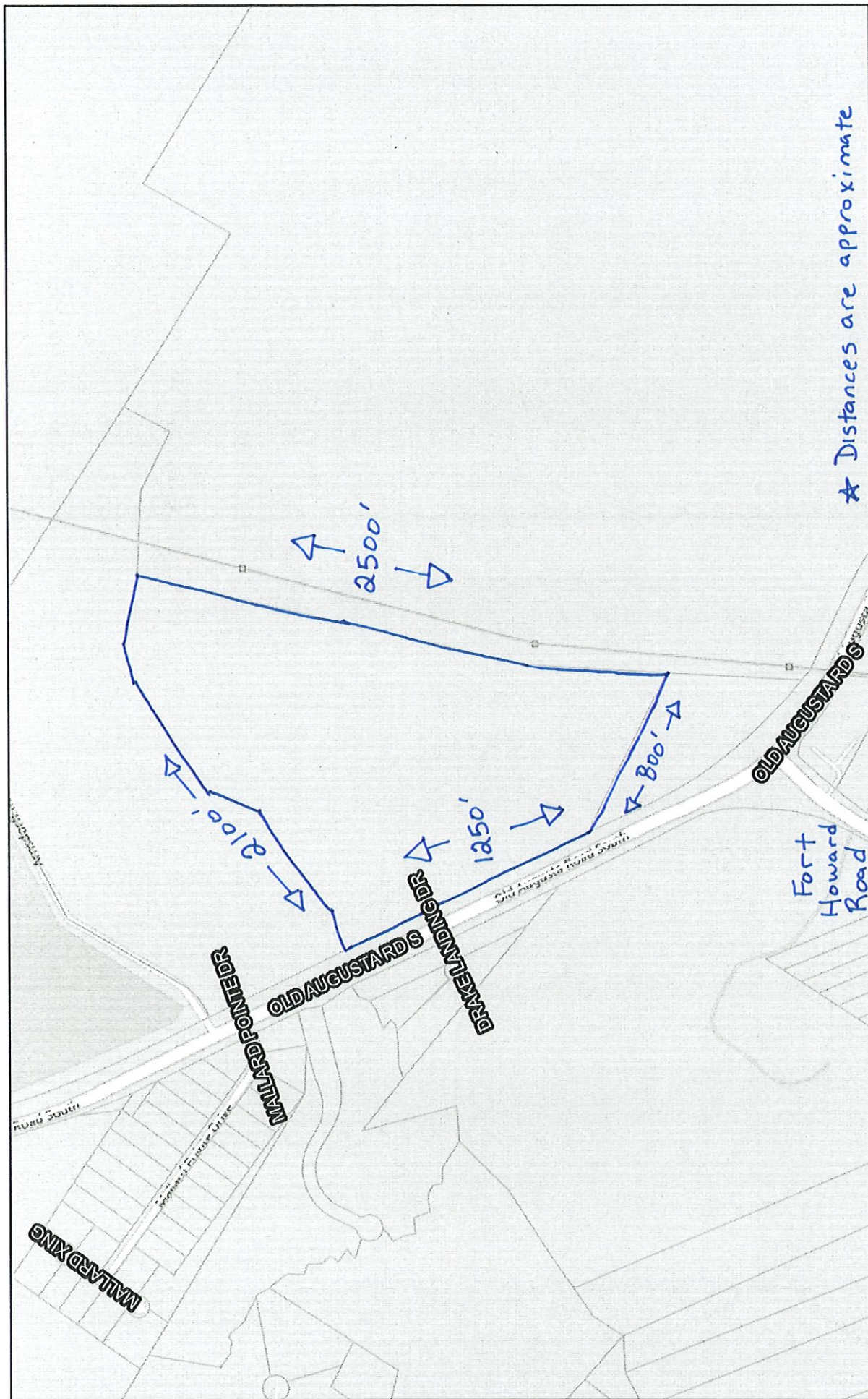
We are seeking a conditional use for a modular office with commercial parking, and we intend to construct a metal building maintenance shop in the near future. The driveway and parking areas will be asphalt millings. The office will staff 3-5 employees and the shop will staff 1-2 employees. We will have 12-15 vehicles leaving in the morning and returning that afternoon.

**How does request meet criteria of Section 7.1.6?**

- a. I believe our proposed use of the property will have a positive affect on both the economic value and the physical appearance of the surrounding area. A new business office will generate work for other companies and create new jobs and our proposed office will be inline with other existing commercial buildings in the vicinity.
- b. The physical and environmental effects on the property will be protected by following the USCAE wetland delineation report guidelines and installing and maintaining erosion control practices during and after construction.
- c. All buffer zones will be strictly adhered to during the design and construction process. The current buffer between AR-1 and B-3 is 30'. However, we will utilize a 50' buffer between AR-1 and B-3.
- d. Parking, landscaping, building, loading zones and setbacks will be well-thought-out during the design phase by incorporating our office and parking areas into a functional space that will accommodate us and blend in with the surrounding businesses and residents.



# Old Augusta Road Property Dimensions



7/15/2021, 9:11:10 AM

Parcels2020

Roads

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

© OpenStreetMap (and) contributors, CC-BY-SA

**EXHIBIT C:****ATTACHMENT C – SITE PLAN REQUIREMENTS**

In accordance with the conditional use application, I have provided additional information for each of the following items.

- A. Dimensions of the property involved:  
See attached Exhibit B.
- B. Locations and dimension of existing and/or proposed structures with the type of usage designated:  
The property does not have any existing structures. See attached Exhibit D for the location of the proposed structures. The office will be a mobile office trailer, approximately 1500 sf and the shop will be a 1500 sf metal building used to repair and maintain equipment and trucks.
- C. Requested variance in relation to existing structures and surrounding parcels and uses:  
A variance is not requested.
- D. Access road or easement:  
See Exhibit D for proposed access road. An easement is not required.
- E. Setbacks:  
See Exhibit D.
- F. Right-of-way:  
See Exhibit D for location of Georgia Power ROW.
- G. Proposed or existing water, sewer, and drainage facilities:  
The City of Rincon Public Works Director advised us that water and sewer service is a possibility on the property. If Rincon cannot provide water and/or sewer, we will follow up with the County and if they decline, then we will install a private well and septic tank.
- H. Buffers:  
See Exhibit D.

**EXHIBIT C continued:**

- I. Off-street parking:  
Off street parking will not be needed.
- J. Wetlands:  
A wetlands delineation report has been submitted to the USCAE and we are awaiting their determination. Possible wetlands are shown on attached sketch plan.
- K. Floodplain:  
A wetlands delineation report has been submitted to the USCAE and we are awaiting their determination. Possible floodplains are shown on attached sketch plan.
- L. Loading areas, parking, signage, and outdoor lighting.  
See Exhibit D.

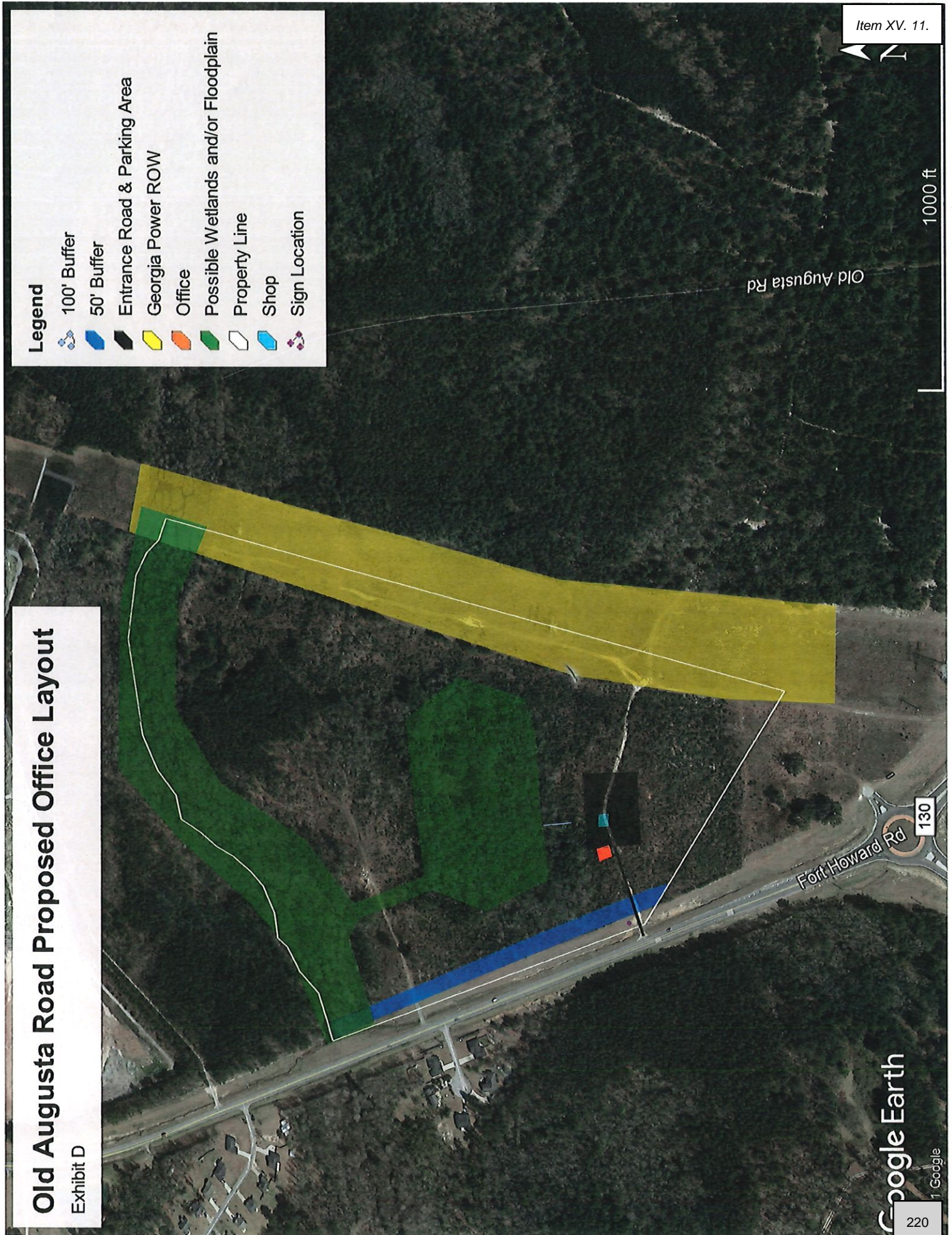


# Old Augusta Road Proposed Office Layout

Exhibit D

## Legend

- 100' Buffer
- 50' Buffer
- Entrance Road & Parking Area
- Georgia Power ROW
- Office
- Possible Wetlands and/or Floodplain
- Property Line
- Shop
- Sign Location

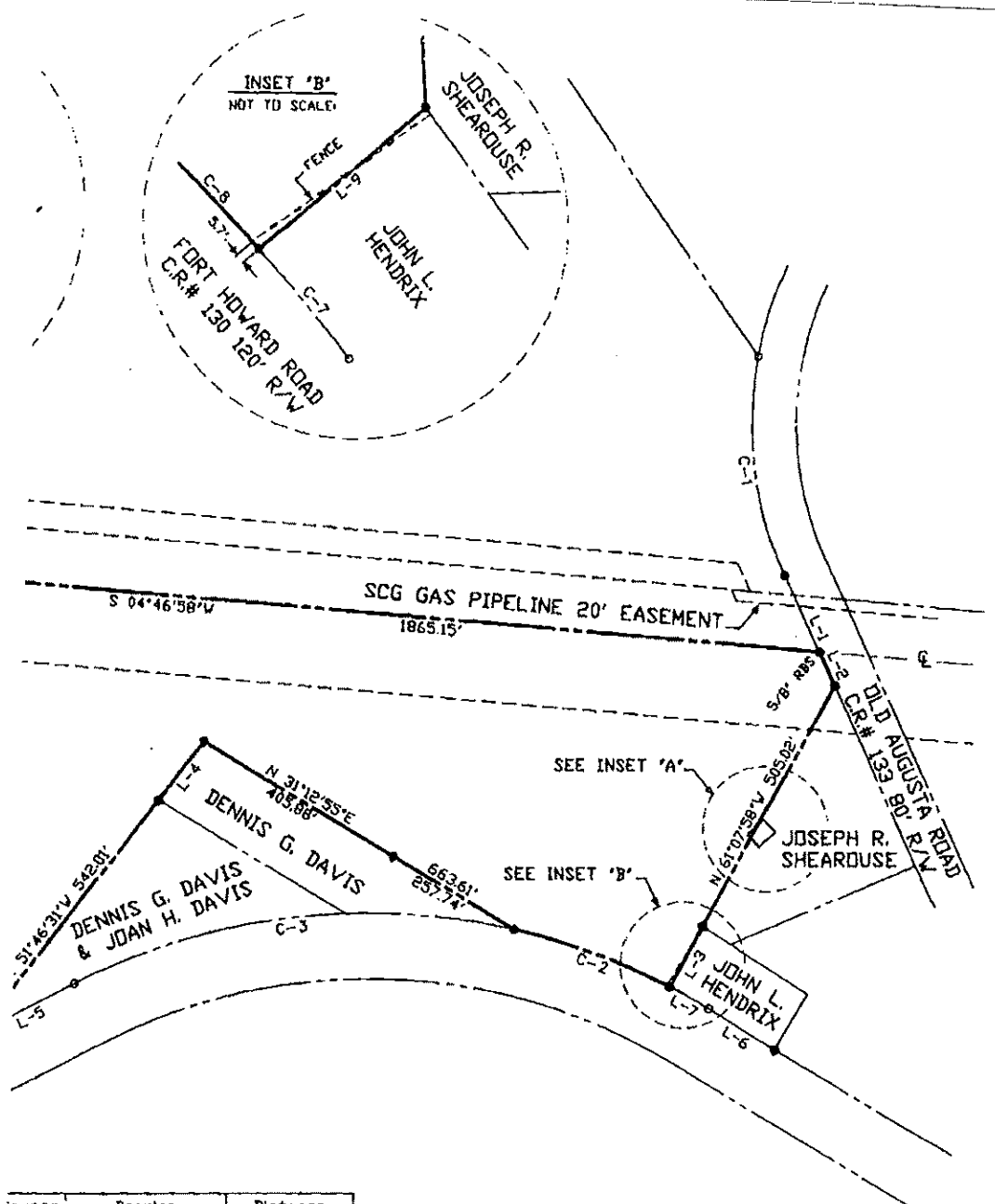


Item XV. 11.

Google Earth

1 Google





Course	Bearing	Distance
L-1	S 65°54'30" W	154.26'
L-2	S 65°54'30" W	69.03'
L-3	N 61°07'58" W	126.13'
L-4	N 52°07'06" W	136.48'
L-5	N 26°44'08" W	200.47'
L-6	N 31°38'01" E	142.49'
L-7	N 29°08'56" E	81.58'
L-8	N 74°21'31" E	159.74'

Radius	Length	Chord	Chord Bear.
676.62'	407.98'	401.83'	N 83°16'35" E
1205.92'	305.36'	304.55'	N 19°57'22" E
1205.92'	830.05'	813.77'	N 07°01'01" W

REFERENCES:  
 PLAT BOOK 7, PAGE 14.  
 PLAT BOOK 4, PAGE 142  
 DEED BOOK 279, PAGE 200.  
 DEED BOOK 213, PAGE 212  
 SURVEYOR'S RECORD J, PAGE 46  
 PLAT BY ROBERT L. BELL, DATED OCT. 14, 1969

PLAT OF  
 PARCEL A-1, 74.53 ACRES  
 PORTION OF THE  
 MILL CREEK HUNTING  
 PRESERVE, INC.  
 SURVEYED FOR  
 DARRELL T. MORGAN

LOCATION: G.M.D. 9,  
 EFFINGHAM COUNTY, GEORGIA

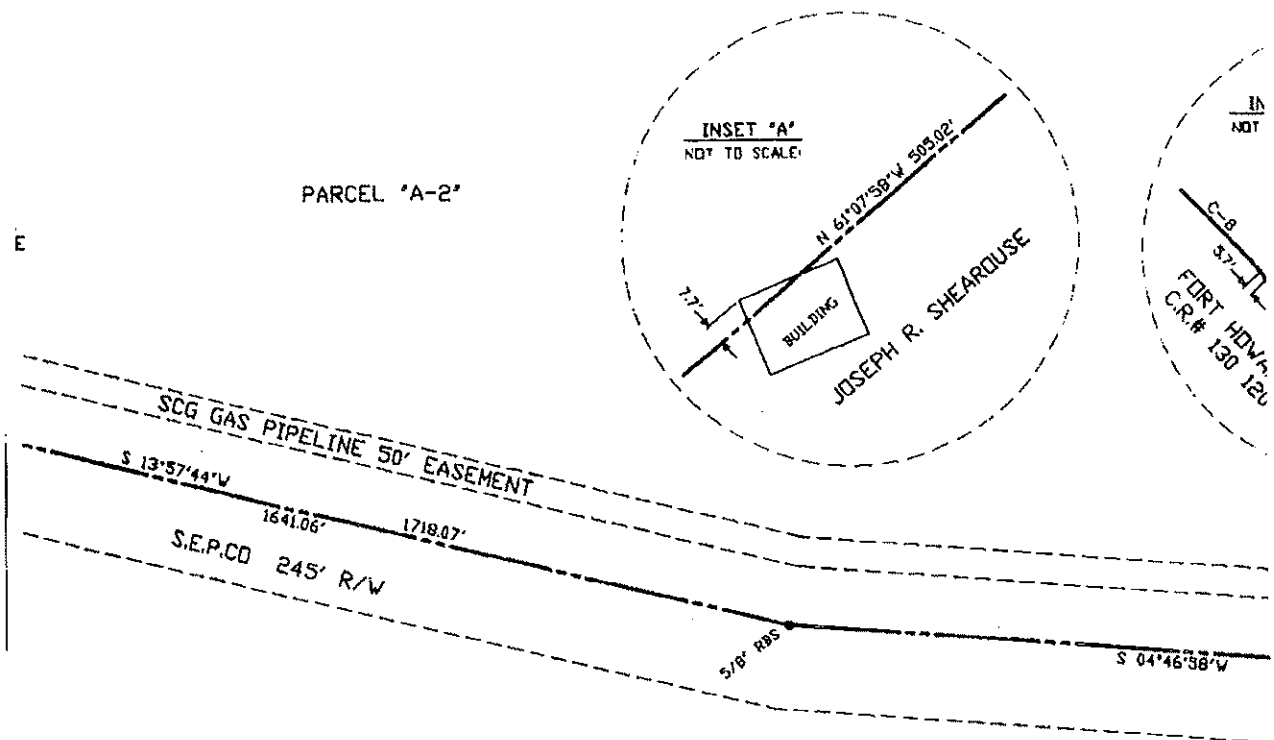
DATE: JUNE 1, 2005

FILE NO. 05119-1

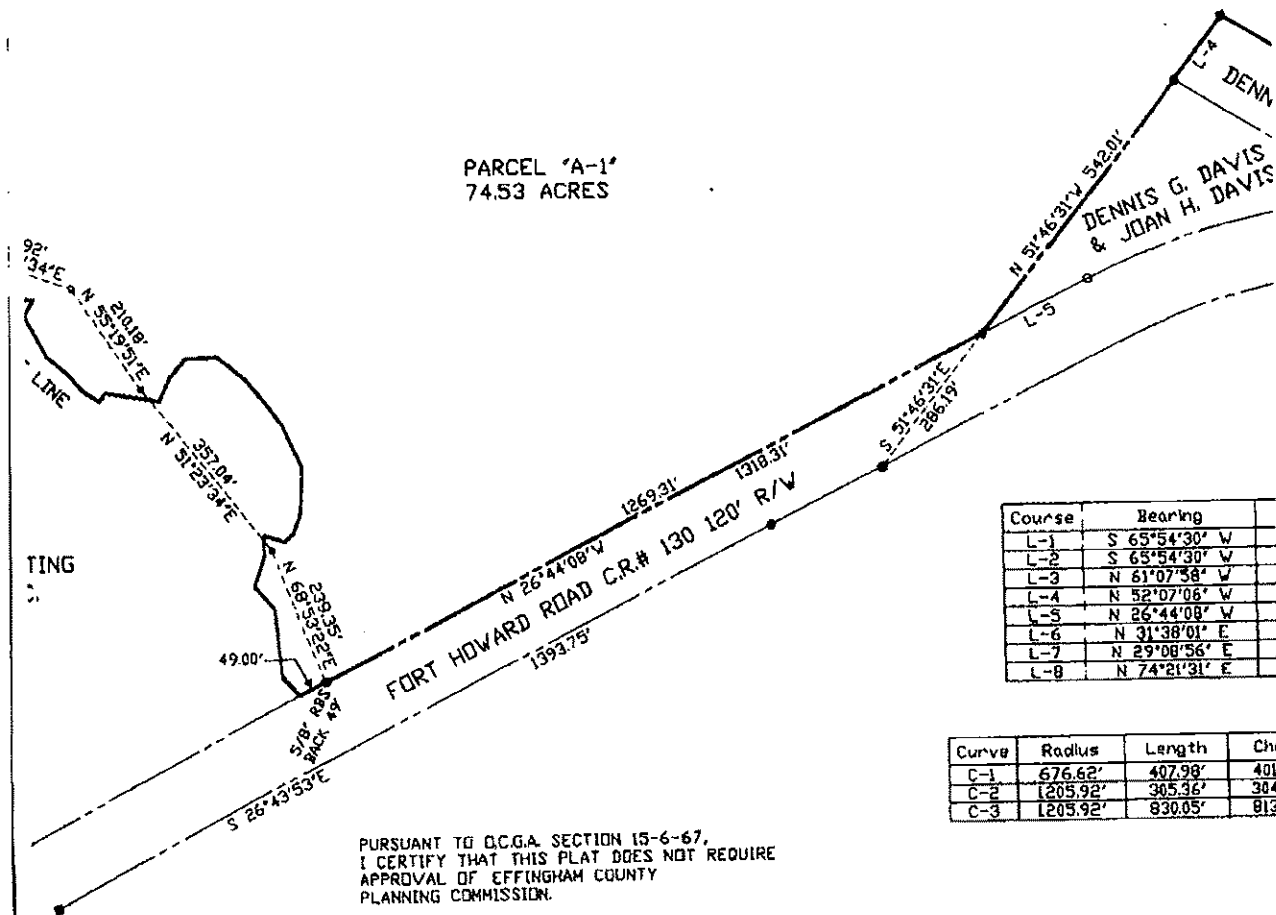
WILDER, STONE & ZIPPERER LAND SURVEYORS, INC.  
 (912) 826-5412, PO BOX 1490 RINCON, GA 31326

ROR OF CLOSURE:  
 FIELD DATA 1/ 20,017'  
 ANGULAR ERROR .04" PER ^ POINT  
 ADJUSTED BY COMPASS RULE  
 PLAT CLOSURE 1/ 423,408'  
 EQUIPMENT USED:  
 03" ELECTRONIC TOTAL STATION





PARCEL 'A-1'  
74.53 ACRES



Course	Bearing
L-1	S 65°54'30" W
L-2	S 65°54'30" W
L-3	N 61°07'58" W
L-4	N 52°07'06" W
L-5	N 26°44'08" W
L-6	N 31°38'01" E
L-7	N 29°08'56" E
L-8	N 74°21'31" E

Curve	Radius	Length	Ch
C-1	676.62'	407.98'	401
C-2	1205.92'	365.36'	304
C-3	1205.92'	830.05'	813

PURSUANT TO D.C.G.A. SECTION 15-6-67,  
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE  
APPROVAL OF EFFINGHAM COUNTY  
PLANNING COMMISSION.

'M' ARE  
AND UNLESS

'B' ARE  
UNLESS

LEON A. ZIPPERER, R. R.L.S. #2373

ERROR OF CLOSURE:  
FIELD DATA 1/ 20.017'  
ANGULAR ERROR 04" PER ^  
ADJUSTED BY COMPASS RULE



# 475-58B





475-58B



7/27/2021, 1:18:05 PM

County Municipal Boundaries

Address\_Points

Parcels2020

A color calibration chart featuring five color patches arranged in two columns. The left column contains patches R-1 (light blue), B-3 (medium blue), and R-4 (yellow). The right column contains patches I-1 (orange) and PD (purple).

1:9,028

0	0.05	0.1	0.2 mi
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Esri, Inc., City of Naperville, Illinois, Maxar

Maxar | Esri, Inc., City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download> | ArcGIS Web AppBuilder

*Item XV. 11.*

224

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Bo Langham** as Agent for **Laurel Mill, Inc.**, requests a **conditional use** to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks. Located on Old Augusta Road, zoned **B-3**.

### Map# 475 Parcel# 58B

### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks, with conditions.

### Executive Summary/Background

- The request for conditional use is a requirement of Article V - Uses Permitted in Districts, Sec. 5.1.2 Conditional Uses.
- The applicant wishes to install a mobile office and paving for commercial parking. His business currently includes 6 dump trucks and 3 semi-trucks. A building maintenance shop is planned for future development.
- B-3 does not include laydown yards as a permitted use. The proposed use is less intensive, to conditional uses such as freight terminals. The applicant estimates that 12-15 vehicles will enter and exit the site each day. A 50' buffer (30' required) is proposed between commercial and AR uses.
- The property is in the Rincon service delivery area.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** the request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks, with the following conditions:
  1. The applicant must submit a sketch plan for review.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  3. All wetland impacts must be approved and permitted by USACE.
- Brad Smith seconded the motion. The motion carried unanimously.

### Alternatives

1. **Approve** request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks, with the following conditions:
  1. The applicant must submit a sketch plan for review.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  3. All wetland impacts must be approved and permitted by USACE.
2. **Deny** request for a conditional use to allow for a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Conditional Use application 3. Site Plan  
 2. Ownership certificate 4. Aerial photograph



AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
475-58B

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
475-58B

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, BO LANGHAM has filed an application for a conditional use to allow a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks on a B-3 property; map and parcel number 475-58B, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a conditional use to allow a mobile office with commercial parking / a laydown yard for dump trucks and semi-trucks on a B-3 property; map and parcel number 475-58B, located in the 5<sup>th</sup> commissioner district, is approved, with the following condition:

1. The applicant must submit a sketch plan for review.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts must be approved and permitted by USACE.

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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Thomas Lee Exley Jr.** requests to **rezone** 102.75 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses. Located on Old Augusta Road. **Map# 478 Parcel# 1**

### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 102.75 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses.

### 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. Warehousing is a permitted use in I-1 (Heavy Industrial).
- The scale of the warehouse development exceeds the threshold to be considered a Development of Regional Impact (DRI). Project information was submitted for review on the DRI submissions website. The Coastal Regional Commission determined that the project (DRI # 3401) warranted regional review; requested comments from neighboring jurisdictions and relevant organizations and state agencies; and completed a report of findings.
- The project is consistent with the Regional Future Development Map, which shows the project site area as: Developed - Areas demonstrating urban development patterns and also illustrate the areas where water and sewer services are being provided.
- The project site is in Public Institutional and Agriculture areas, according to the Future Land Use map. Public Institutional can include uses such as government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Agriculture can include uses such as farming, livestock, timber harvesting, or recreation.
- Old Augusta Road is a county truck route, which can accommodate the proposed truck traffic.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** the request to **rezone** 102.75 acres from **AR-1** to **I-1 Heavy Industrial**, with the following conditions:
  1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
  3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  5. Applicant must submit a sketch plan for review.
- Michael Larson seconded the motion. The motion carried unanimously.

### Alternatives

**1. Approve** the request to rezone 102.75 acres from AR-1 to I-1 Heavy Industrial, with the following conditions:

1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
2. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.

3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
5. Applicant must submit a sketch plan for review.

**2. Deny** the request to rezone 102.75 acres from AR-1 to I-1.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Rezoning Application and Checklist	4. Plat
2. Ownership Certificate/Authorization	5. Aerial Photograph
3. Deed	



ATTACHMENT AEFFINGHAM COUNTY REZONING AMENDMENT FORMSApplicant/Agent Robert L. McCorkle, III Date July 20, 2021Applicant email address rlm@mccorklejohnson.com Phone # (912) 232-6141Property owner(s) Thomas Lee Exley, Jr. email tomexley2@gmail.comTelephone Number ( 912 ) 658-1625Mailing Address P.O. Box 1338, Rincon, Georgia 31326Property location Old Augusta RoadPresent zoning AR-1Proposed zoning I-1 (Heavy)Present land-use Timber/residentialProposed land-use WarehousingTax Map # \_\_\_\_\_ Parcel # 04780001 Lot # \_\_\_\_\_Total Acres 102.75 Acres to be rezoned 102.75

Lot characteristics \_\_\_\_\_

Water (future)Public (current) Private Sewer (future)Public (current)  
\_\_\_\_\_ PrivateProposed access Easement across PIN 047<sup>1</sup>0001Justification Highest and best use, industrial development

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

North AR-1/Marsh South AR-1East AR-1/Marsh West Industrial

1

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

Wooded/residential.

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

The property is immediately adjacent to and accessed through industrial property. The zoning changes in the area are to the industrial uses.

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

Industrial warehousing.

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

Vacant land/residential/industrial

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 proposed use is consistent with the use of surrounding property and is the highest and best of the subject property consistent with the growth pattern in the area.

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

No. There is heavy truck traffic on Old Augusta Road so the current transportation rate will not be burdened. Additionally, there will be no increase to the school system needs.

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

May 13, 1996 January 12, 1998  
January 29, 1997, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 427, 457, 407 page 412, 620, 326

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Thomas L. Exley, Jr.

Print Name Thomas L. Exley, Jr.

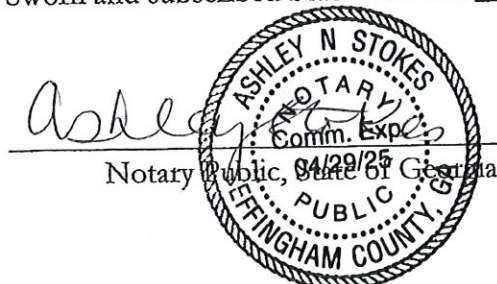
Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 15 day of July, 20 21.





**AUTHORIZATION OF PROPERTY OWNER**

I, Thomas L Exley Jr., being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Robert L. McCorkle, III

Applicant/Agent Address: 319 Tattnell Street

City: Savannah State: GA Zip Code: 31401

Phone: 912-232-6141 Email: rlm@mccorklejohnson.com

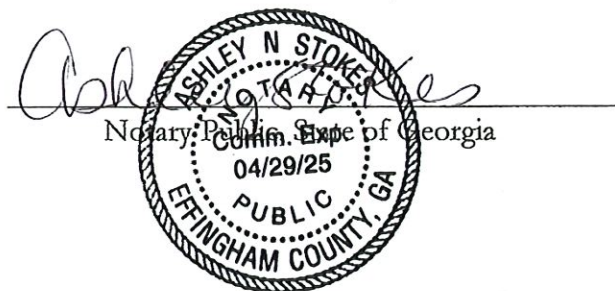
Owner's signature Thomas L Exley Jr.

Print Name Thomas L Exley Jr.

Personally appeared before me Thomas L Exley Jr. (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 15 day of July, 20 21.



Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 15<sup>th</sup> of July, 2021

(Notary Seal)

Emily E. Brogdon  
Notary Public



4

### ATTACHMENT C

### EFFINGHAM COUNTY SITE PLAN REQUIREMENTS

All rezoning submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements.

- A. Dimensions of the property involved
- B. Location and dimensions of existing and/or proposed structures with the type of usage designated
- C. Access drives
- D. Setbacks
- E. Easements
- F. Rights-of-way
- G. Proposed or existing water, sewer and drainage facilities
- H. Buffers
- I. Off-street parking
- J. Watercourses, lakes or swamps acres
- K. Loading areas, signage and outdoor lighting (in case of commercial and industrial development)
- L. Recreational areas (in case of residential development)
- M. Proposed number of dwelling units and net acres available for building (in case of residential development).





EDWARD REDDICK

ATTORNEY AT LAW  
P.O. BOX 388, JOSEPH PINE STREET  
SAVANNAH, GEORGIA 31401

326

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 13th day of May, 1996, between THOMAS LEE EXLEY a/k/a THOMAS LEE EXLEY, SR. of the FIRST PART, and THOMAS LEE EXLEY, JR. 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, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL that certain tract or parcel of land situate, lying and being in the 9th C.H. District of Effingham County, Georgia, containing One Hundred Two and Seventy-five Hundredths (102.75) acres, more or less, and being bounded on the northwest, north, northeast and east by lands of Thomas Lea Exley; on the south by lands of Helen Exley Dasher and on the west by lands of Robert E. McCormick.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 7, 1996 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 347-E, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a Thirty (30) foot access road running across the westerly, northwesterly, northerly, northeasterly and easterly boundary lines of said property all as shown on said plat above referred to.

Also, said plat showing a City of Savannah waterline easement running along the westerly boundary line of said property and a Savannah Electric and Power Company power line easement running along the westerly boundary line of said property.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in FEE-SIMPLE.

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.

*Thomas Lee Exley* (SEAL)  
THOMAS LEE EXLEY

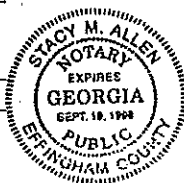
Signed, sealed and delivered in the presence of:

*Honda Q. Boston*  
Unofficial Witness

*Thomas Lee Exley Sr.* (SEAL)  
a/k/a THOMAS LEE EXLEY, SR.

*Stacy M. Allen*  
Notary Public  
Date: 5-13-96

SA-000000EXLEY,NO



FILED FOR RECORD  
DO. SC. 407  
MAY 15 PM 2:33  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY, GA.

477-1

DDC# 001426  
 FILED IN OFFICE  
 3/3/2015 08:39 AM  
 BK:2280 PG:36-37  
 ELIZABETH Z. HURSEY  
 CLERK OF SUPERIOR  
 COURT  
 EFFINGHAM COUNTY  
 PTC: 051-2015-000399

Prepared by and, after recording, return to:

Our File No. WP-14-0050  
 Wallace J. Williams, Esquire  
 Williams & Pina, LLC  
 6205 Abercrombie Street, Suite 201  
 Savannah, Georgia 31405

STATE OF GEORGIA

QUIT CLAIM DEED

COUNTY OF EFFINGHAM

THIS INDENTURE, made and entered into this 13 day of February 2015, by and between, ROBERT EXLEY MCCORMICK, as Party of the First Part, hereinafter referred to as "Grantor," and EMILY BADHAM WOOD, as Party of the Second Part, hereinafter referred to as "Grantee:"

\*WITNESSETH\*

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim and assigns unto Grantee, its heirs, successors and assigns, a five percent (5%) undivided interest in the property (resulting in Grantee owning (23%) twenty-three percent) to the following-described property, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 7TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, CONTAINING 274.28 ACRES, MORE OR LESS, KNOWN AND DESIGNATED AS TRACT 4, THAT IS SHOWN AND MORE PARTICULARLY DESCRIBED BY THE PLAT OF SURVEY MADE BY PAUL D. WILDER, R.L.S. NO. 1569, DATED MARCH 28, 1985, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT BOOK 13, PAGE 270, WHICH IS INCORPORATED INTO THIS DESCRIPTION BY SPECIFIC REFERENCE THERETO.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED BY ROBERT EXLEY MCCORMICK TO EMILY BADHAM WOOD AS EVIDENCED BY THAT CERTAIN QUIT CLAIM DEED DATED OCTOBER 29, 2007, RECORDED DECEMBER 28, 2007 IN DEED BOOK 01710, AT PAGE 0152, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

SUBJECT, HOWEVER, TO ALL RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

ALSO, A PERPETUAL RIGHT OF WAY OR INGRESS AND EGRESS TO AND FROM TRACT OVER, UNDER AND ACROSS A 30-FOOT ACCESS ROAD EASEMENT SHOWN ON SAID PLAT.

EXCEPTING FROM SAID TRACT 4, THE RIGHT OF WAY OF OLD AUGUSTA ROAD AKA COUNTY ROAD NUMBER 133 THAT TRAVERSES SAID TRACT.

Page 1 of 2

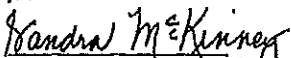
TITLE NOT EXAMINED BY WILLIAMS AND PINE, LLC

THIS DEED is intended to release and quit claim the above described property from any and all rights and interest of the Grantor in said property.


TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, appurtenances, hereditaments, improvements and easements thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns, so that neither Grantor nor its successors and assigns, nor any person or persons claiming under it shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand under seal, this day as aforesaid.

Signed, sealed and delivered in the presence of:

  
Witness  
Print Name: Sandra McKinney

  
[L.S.]  
ROBERT EXLEY MCCORMICK

  
Notary Public James D. Barnes, State of  
Commission Expiration Date: 6/9/2019 South  
Carolina  
[NOTARIAL SEAL]

SEAL



PT-61 (Rev. 11/04)

To be filed in **EFFINGHAM COUNTY**

PT-61 051-2015-000399

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME MCCORMICK	FIRST NAME ROBERT	MIDDLE EMILEY	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 974 COLLEGE AVENUE			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CLEMSON, SC 29631 USA		DATE OF SALE 2/13/2015	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME WOOD	FIRST NAME EMILY	MIDDLE HADHAM	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 974 COLLEGE AVENUE			4. Not Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CLEMSON, SC 29631 USA		Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY EFFINGHAM		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 04770001	ACCOUNT NUMBER
TAX DISTRICT	GRID	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 2280	DEED PAGE 36	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

***DEVELOPMENT OF REGIONAL IMPACT  
REPORT***

**Prepared for  
Effingham County, Georgia  
DRI #3401  
McCormick-Exley Tract  
August 17, 2021**



*Prepared by:  
Coastal Regional Commission  
1181 Coastal Dr. SW  
Darien, GA*

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## 1. APPLICATION INFORMATION

### 1.1 Jurisdiction

Effingham County, Georgia  
DRI # 3401  
McCormick-Exley Tract

### 1.2 Applicant

Development Associates Partners LLC  
P.O. Box 16176, Savannah, GA 31416 912-944-4410  
gpd@daicommercial.com

## 2. PROJECT DESCRIPTION

### 2.1 Summary

The DRI is a proposed wholesale & distribution development that consists of five warehouses totaling 1.9 million square feet, including road, water, and sewer extensions to access and serve the facilities. The project site is located at Old Augusta Road, Effingham County, GA 32°14'47.23"N / 81°11'30.97"W. The action requested is a rezoning. There is no expected completion date.

The estimated value at build-out will be \$116,000,000, and the annual tax revenue is not yet known.

## 3. PARCEL DATA

### 3.1 Size of Property

1.9 million square feet

### 3.2 General Location

The project site is located at Old Augusta Road, Effingham County, GA 32°14'47.23"N / 81°11'30.97"W.

According to the United States Census Bureau, the 2019 population of Effingham County was estimated to be 64,296.

## **4. LAND USE INFORMATION**

### **4.1 Site Map**

The site plan for use of the property is attached.

### **4.2 Built Features**

The site is currently vacant.

### **4.3 Future Development Map Designation (Character Area)**

According to the Effingham County Future Land Use Map from their Comprehensive Plan, the project site is currently located in an area designated as Public Institutional & Agriculture. According to the plan, the Public Institutional designation "includes certain state, federal, or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc." The Agriculture designation "is for land dedicated to farming (fields, lots, pastures, farm-steeds, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses."

### **4.4 Zoning District**

According to Effingham County, the property is currently zoned AR-1 Agricultural Residential and I-1 Industrial. The proposed zoning is I-1 Industrial.

## **5. CONSISTENCY AND COMPATIBILITY ANALYSIS**

### **5.1 Consistency with the Comprehensive Plan**

The Effingham County Comprehensive Plan was adopted in 2019. The Future Land Use Map designates the DRI property for Public Institutional and Agriculture.

## **6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA**

### **6.1 Regional Development Map and Defining Narrative**

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

- |                 |               |
|-----------------|---------------|
| a. Conservation | c. Developed  |
| b. Rural        | d. Developing |

The Regional Future Development Map illustrates the area as Developed. This category is defined as "Areas demonstrating urban development patterns and also illustrate the areas where water and sewer services are being provided."

### **6.2 Guiding Principles of the Regional Plan**

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

### **6.3 Guiding Principles for Water and Wastewater**

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

### **6.4 Guiding Principles for Stormwater Management**

Five guiding principles are identified in the Regional Plan for Stormwater Management:



1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

### **6.5 Guiding Principles for Transportation**

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

### **6.6 Guiding Principles for Historic and Cultural Resources**

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.

2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

### **6.7 Guiding Principles for Natural Resources**

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.
7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.

10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

## **6.8 Guiding Principles for Regional Growth Management**

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.
7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.



9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a “transfer of development rights” (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

## **6.9 Guiding Principles on Business and Industry**

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.
2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry

- to strengthen the GPA and its presence in logistics, distribution, and workforce development.
5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
  6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
  7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
  8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
  9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
  10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
  11. Increase existing industry retention and expansion rates.
  12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
  13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
  14. Encourage international economic developments that support strategic industry sectors.
  15. Enhance economic development and tourism opportunities by increasing cross functional communication.

#### **6.10 Guiding Principles for Agricultural Lands**

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.
4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.

8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

#### **6.11 Guiding Principles for Communities for a Lifetime - Livable Communities**

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic/financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
  - a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
  - b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
  - c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
  - d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.
  - e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.



- f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
  - g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.
4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
  5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
  6. The region will harness the talent and experience of older adults
  7. To determine “age readiness,” local comprehensive plans should review:
    - a. Demographics;
    - b. Quantity, quality, and type of existing housing stock;
    - c. Land use patterns; and
    - d. Quantity, quality, and type of recreational needs.
  8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
  9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
  10. Comprehensive plans will include goals and objectives that specifically address the aging population.
  11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
  12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

#### **6.12 Guiding Principles for Coastal Vulnerability and Resilience**

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to limit the impact of a disruptive crisis, and recovering rapidly from disasters.
3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

## 7. REGIONAL RESOURCE PLAN AND RIR

### 7.1 The Regional Resource Plan

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The proposed site is within RIR area related to wetlands and floodplains.

### 7.2 Area Requiring Special Attention

The project is within an Area of Significant Natural Resources. This category designates natural resources of great value to the region that will be impacted by development.

### 7.3 Natural Resources

#### Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

A map showing green infrastructure near the project site is attached.

Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

#### **7.4 Wetlands**

According to the developer, the project site contains wetlands. Wetlands and floodplains will be impacted in the following ways:

"According to Resource + Land Consultants delineation, there are jurisdictional wetlands on the site. There are also non-jurisdictional wetlands within the eastern portion of the site. The current plan anticipates impacting 0.71 acres of jurisdictional wetlands for road and utility crossings. No special permitting is required to impact the non-jurisdictional wetlands in the State of Georgia. A portion of the site lies within zone A. Any fill placed within an AE zone requires an evaluation or study to confirm that the fill will not cause the base flood elevation to rise more than 1 foot in that flood hazard zone. This will be submitted to Effingham County for review with the development permit submittal for the individual site filling withing the floodplain."



## 8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

### 8.1 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	52,250	80,563	112,062

Source: U.S. Census; Georgia Office of Planning and Budget

The county's population is expected to grow from its 2000 level of 37,535 to 112,062 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Effingham County, is a growing county in the region and had a 2019 population estimate of 64,296 according to the US Census. The 2010 Census population of Effingham County in 2000 was 37,535.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. The Effingham County unemployment rate in 2017 was 4.1 percent.

## 9. CRC Resources

### 9.1 Coastal Stormwater Supplement

The CRC applauds Effingham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

### 9.2 Regional Design Guidelines

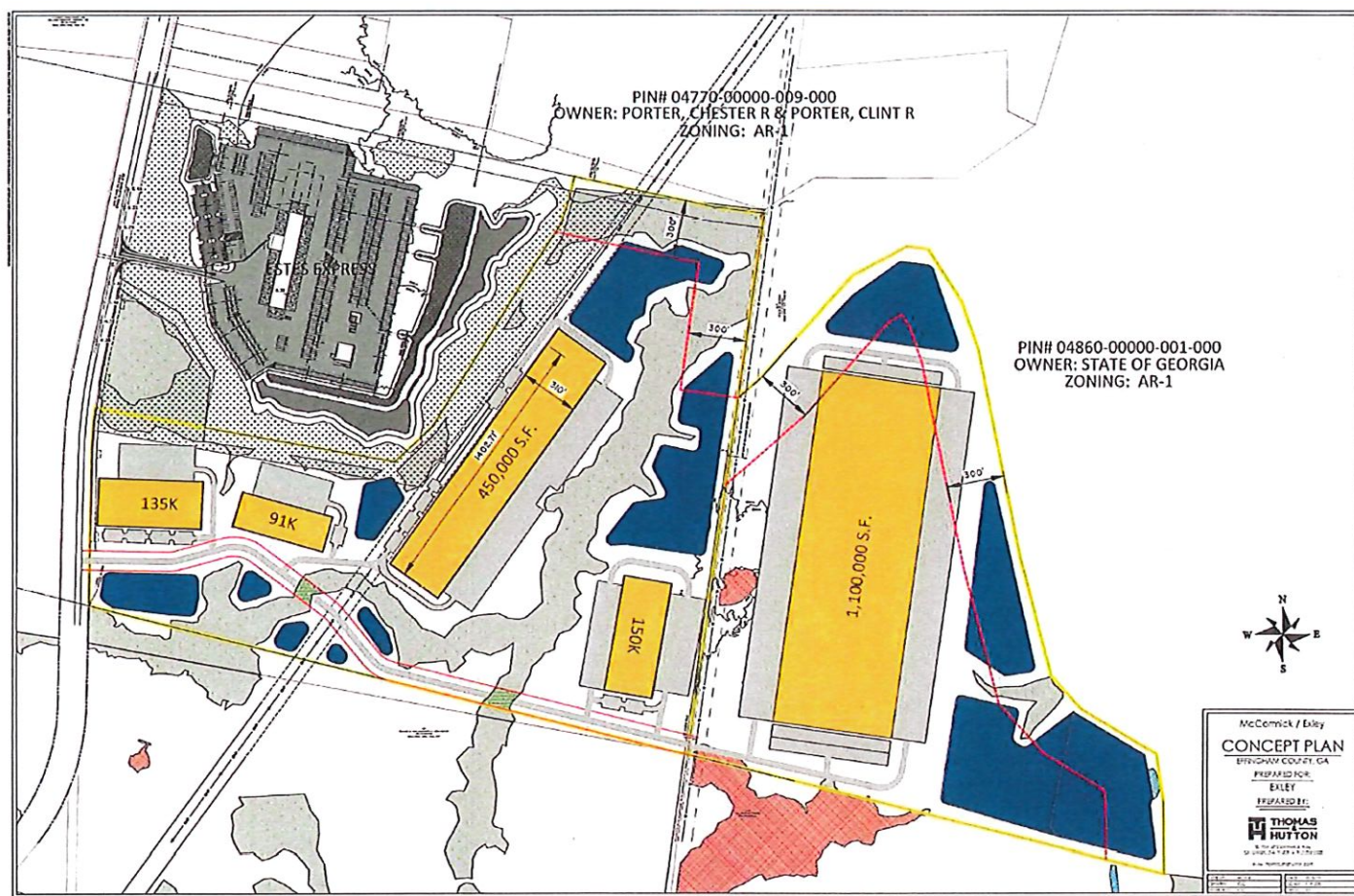
The CRC recommends that the Effingham County ensure that new development creates an environment that contributes to the region's character. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth.

The 'Character Region' for this area is *Rural Ridge* and may utilize the 'Character Area Key' for *Commercial*.

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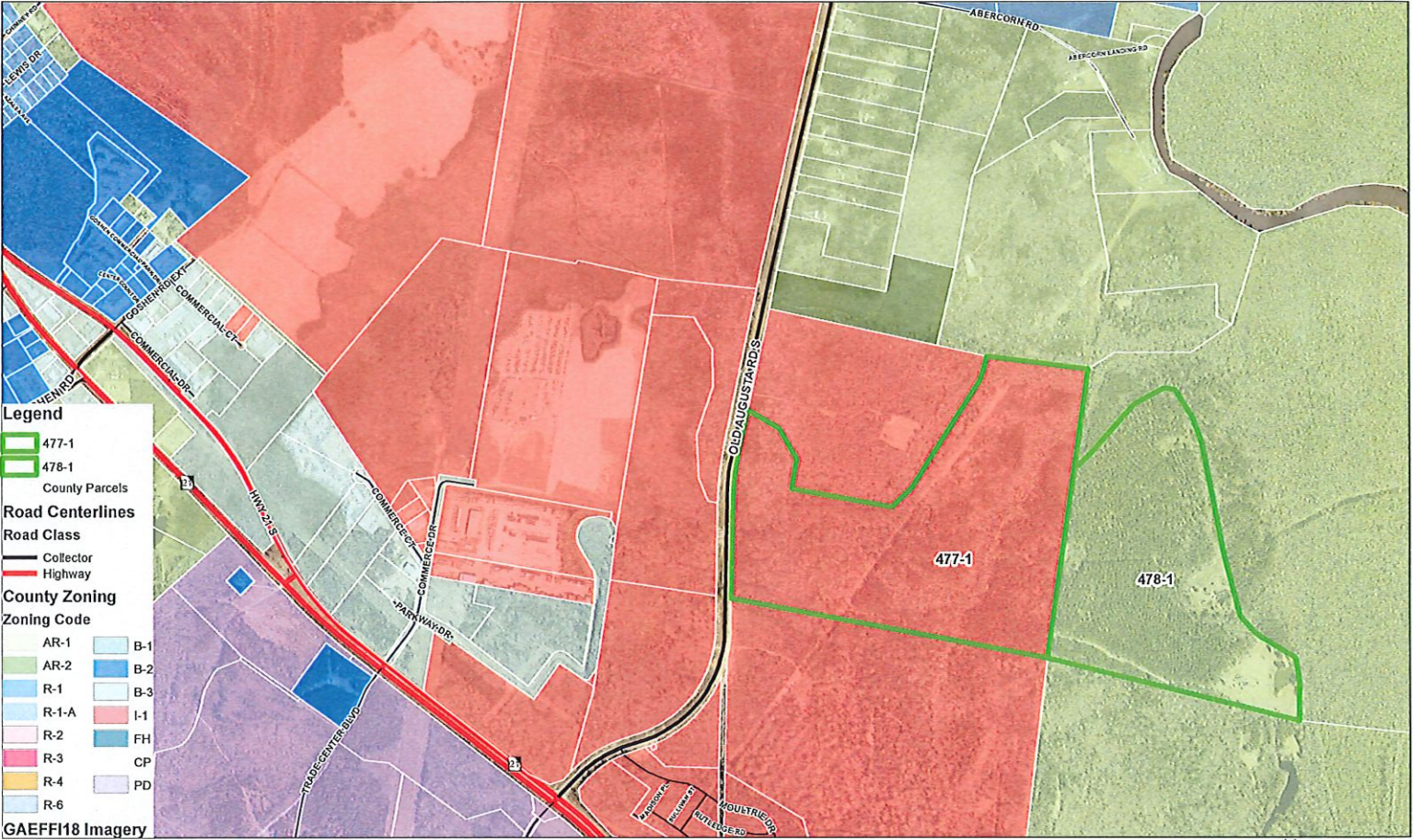
For technical assistance contact Cole Mullis, Regional Planner at [cmullis@crc.ga.gov](mailto:cmullis@crc.ga.gov) or Aaron Carpenter, Supervising Senior Planner at [acarpen@crc.ga.gov](mailto:acarpen@crc.ga.gov).

**SITE PLAN  
PROVIDED BY THE APPLICANT**





**EFFINGHAM COUNTY  
FUTURE LAND USE MAP  
& ZONING DISTRICTS MAP**

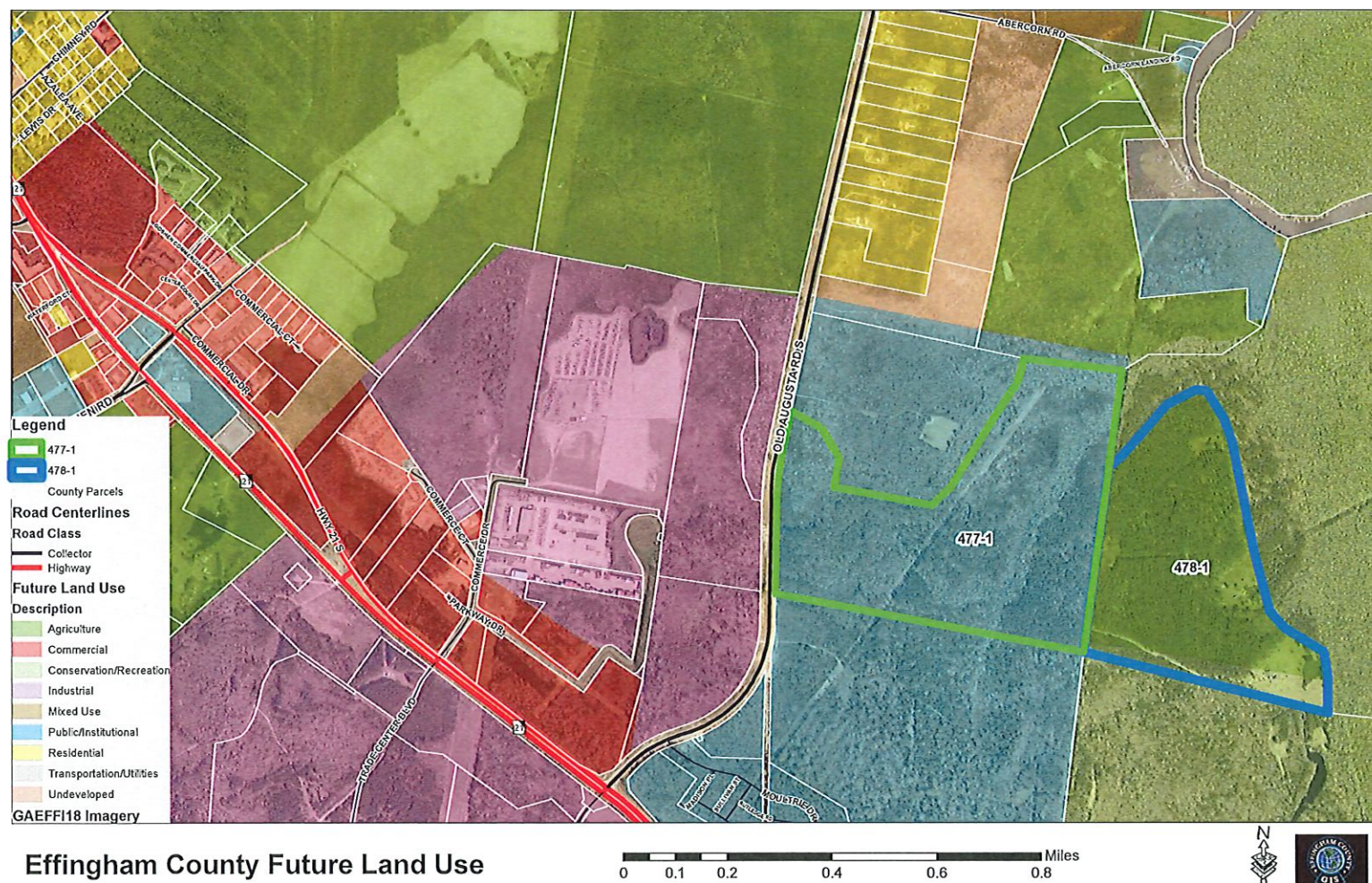


Effingham County Zoning

0 0.1 0.2 0.4 0.6 0.8 Miles





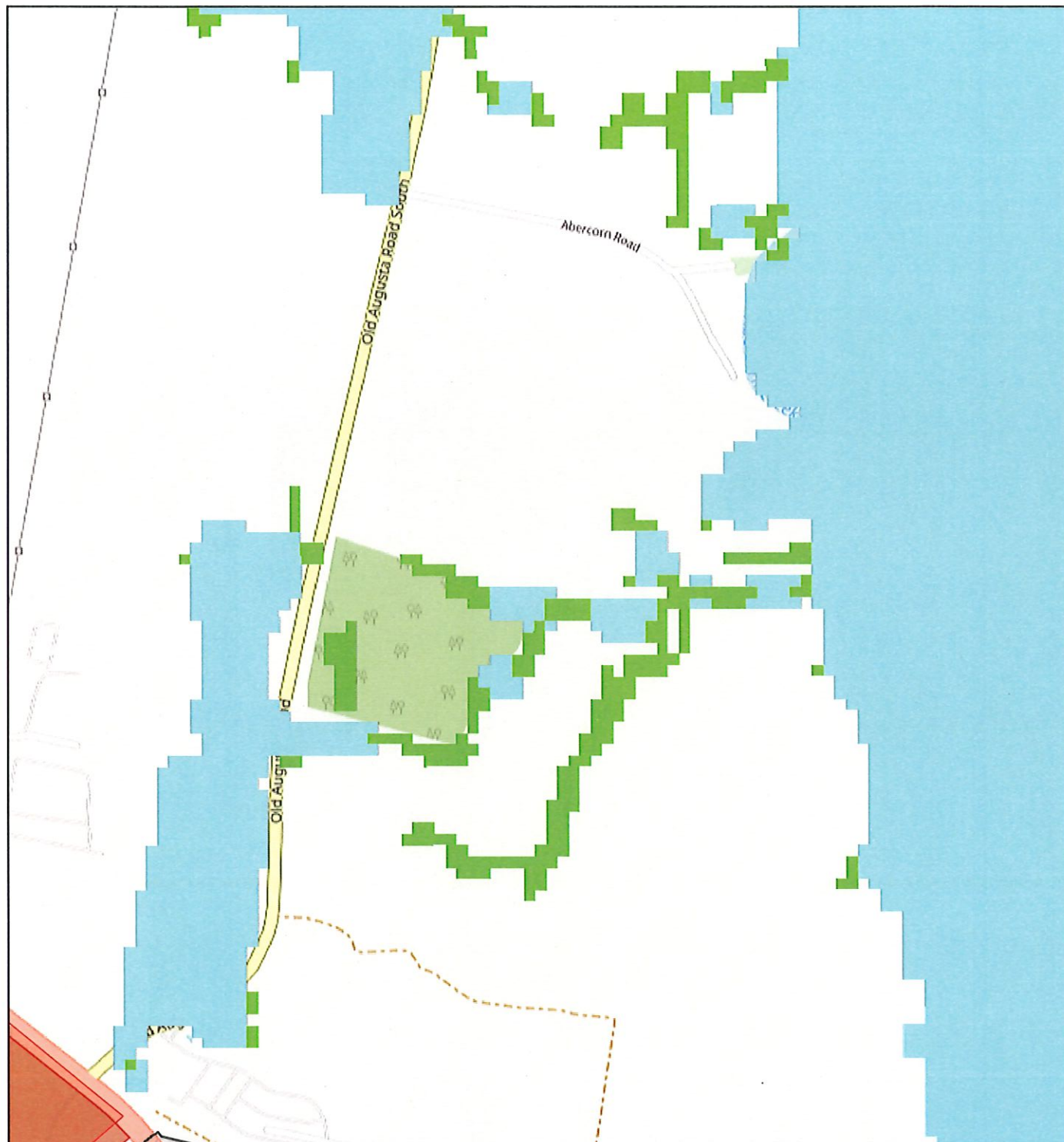




# **EFFINGHAM COUNTY**

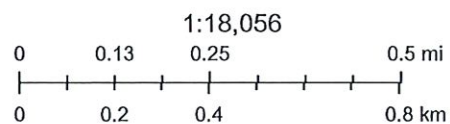
## **Green Infrastructure**

# DRI 3401 Green Infrastructure



8/2/2021, 9:52:09 AM

- Green Infrastructure Class
- Core
  - Corridor
  - Multi-Use Buffer Areas
  - Sites
  - DRI - All Submissions
  - Counties
  - Cities



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## **PUBLIC COMMENTS**



**Cole Mullis**

---

**From:** Cornelia Reed <CReed@Savannahga.Gov>  
**Sent:** Tuesday, August 17, 2021 9:06 AM  
**To:** Cole Mullis  
**Subject:** City of Savannah Response to Request for Review DRI #3401 - Project Location: Old Augusta Road, Effingham County, GA

Hello. The City of Savannah does not have objection to this project as development does not affect city utilities nor property. Thank you

With best regard

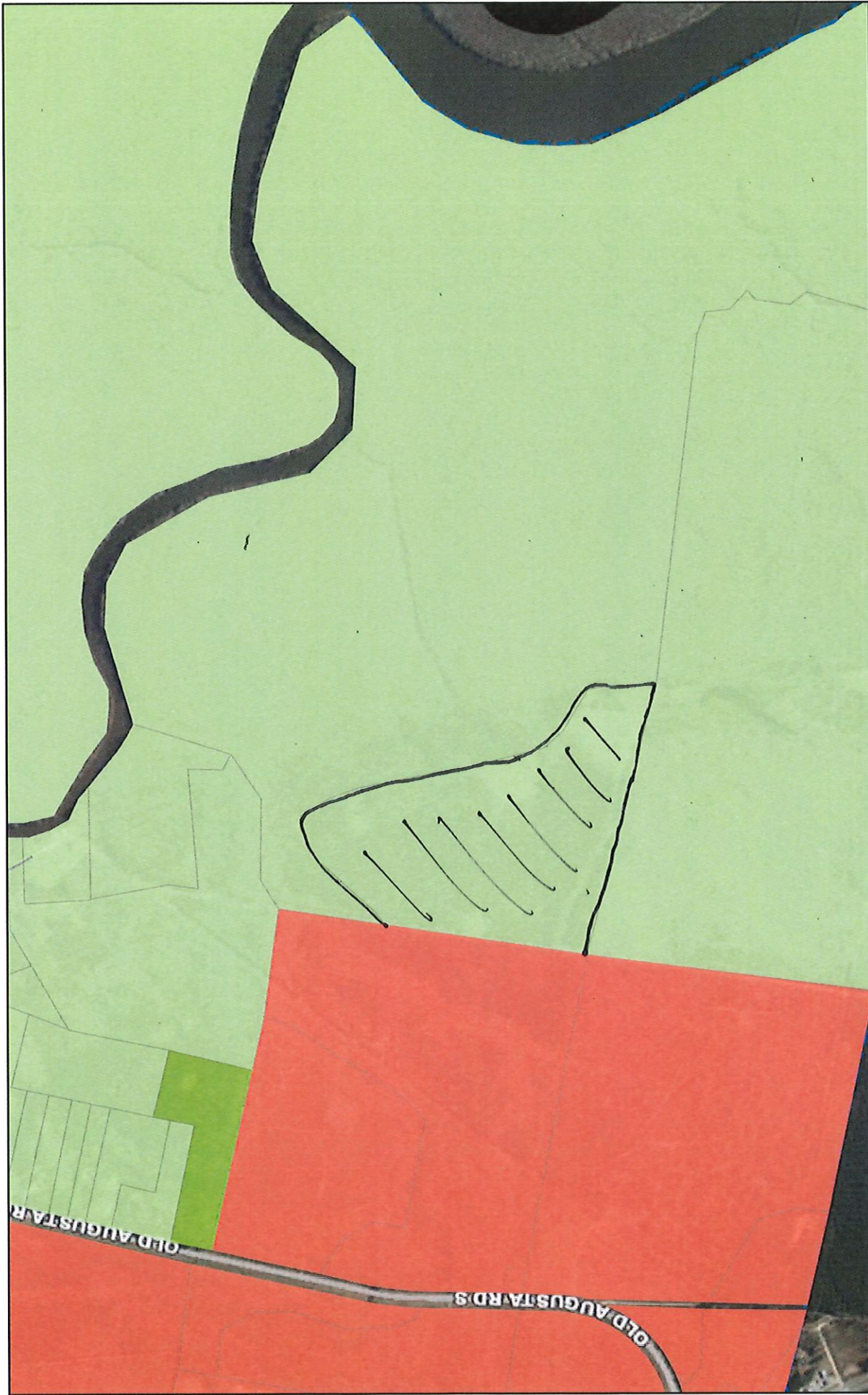
**Cornelia M. Reed, M.A.**

Program Coordinator  
Planning and Urban Design  
5515 Abercorn Street, Savannah, GA 31405  
P.O. Box 1027, Savannah, GA 31402  
[creed@savannahga.gov](mailto:creed@savannahga.gov)  
O: 912.525-3100, ext. 1161  
C: 912-346-8414

**SAVANNAH**  
savannahga.gov



# ArcGIS Web Map



7/14/2021, 4:38:30 PM

EffinghamCountyZoneClass

AR-1	AR-2	I-1
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ACCESS, UTILITY & DRAINAGE

EXHIBIT

EXHIBIT A

EFINGHAM COUNTY, GA

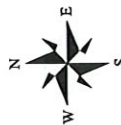
PREPARED FOR:

MCCORMICK / EXLEY

PREPARED BY:

THOMAS HUTTON

10000 W. GATEWAY BLVD. SUITE 100  
ALPHARETTA, GA 30201  
404.487.1100  
www.thomashutton.com



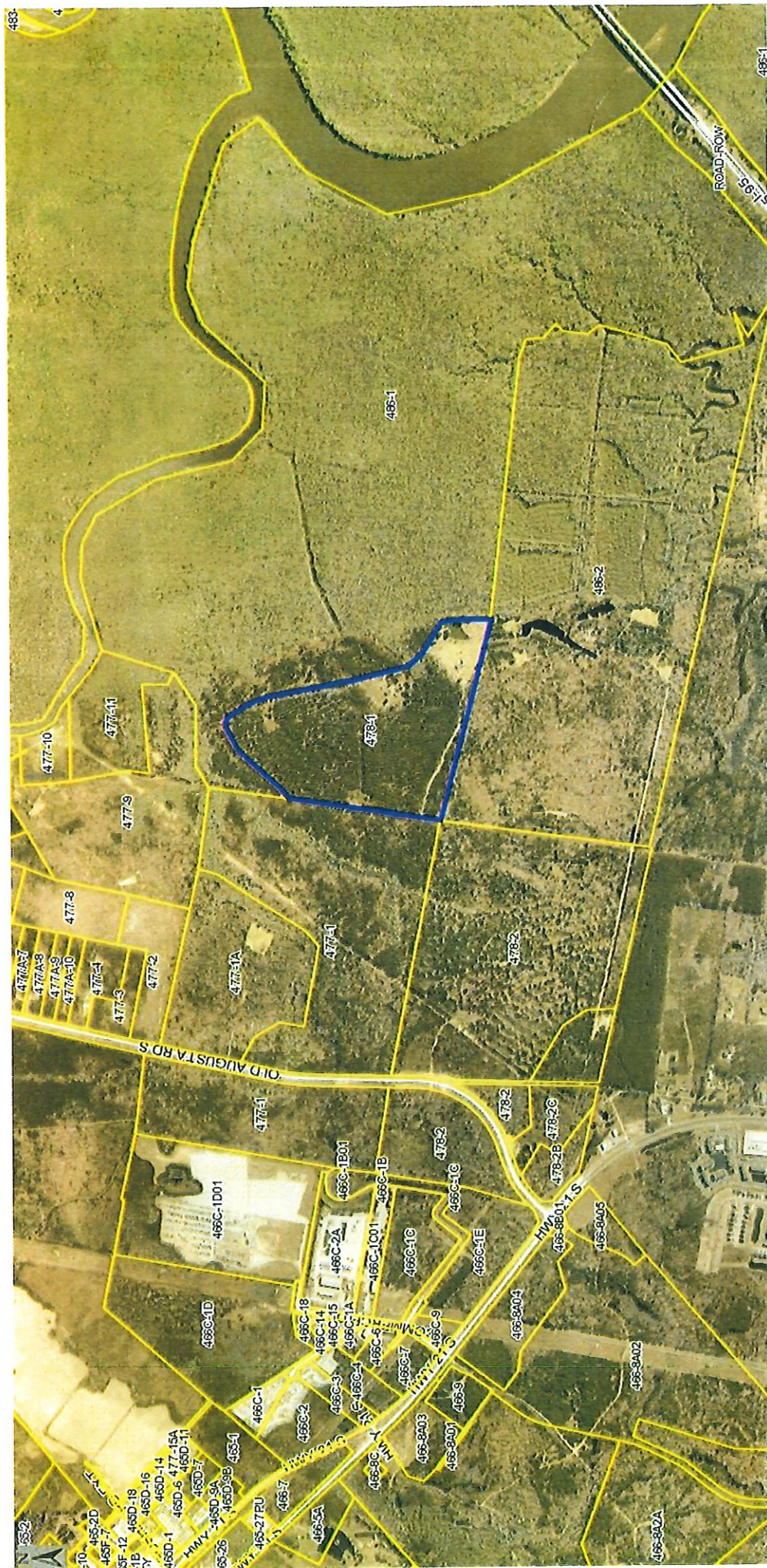
PROPERTY B

PROPERTY A

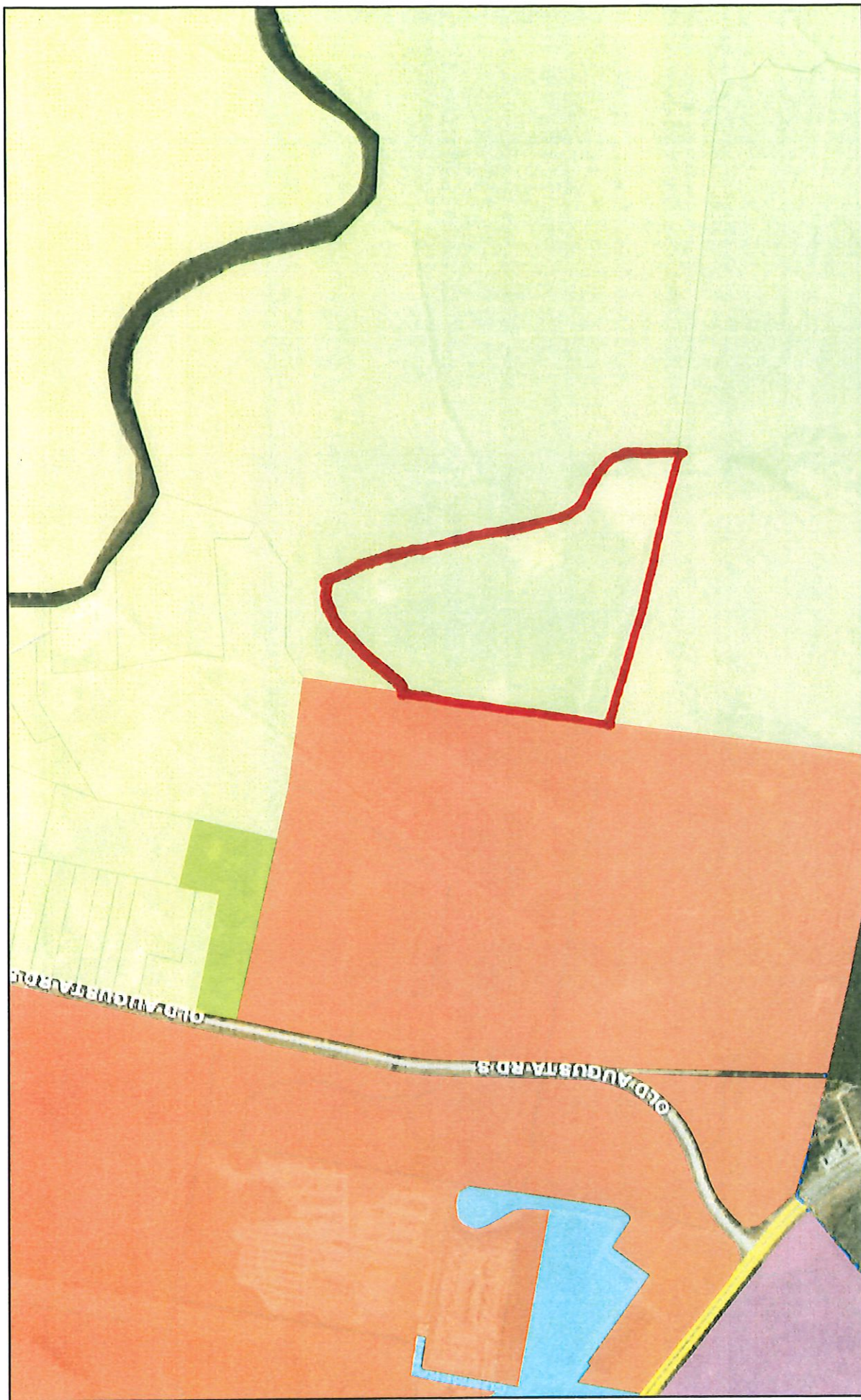
OLD AUGUSTA RD



478-1





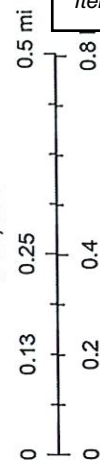


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EffinghamCountyZoneClass

- AR-1
- AR-2
- B-3
- I-1
- PD

1:18,056



Esri, Inc., City of Naperville, Illinois, Maxar

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 **Robert McCorkle III as Agent for Thomas Lee Exley Jr. – (Map # 478 Parcel # 1)** from **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?



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 **Robert McCorkle III as Agent for Thomas Lee Exley Jr. – (Map # 478 Parcel # 1)** from 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?

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 **Robert McCorkle III as Agent for Thomas Lee Exley Jr. – (Map # 478 Parcel # 1)** from 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?



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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

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

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Robert McCorkle III as Agent for Thomas Lee Exley Jr. – (Map # 478 Parcel # 1)** from 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?



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Robert McCorkle III as Agent for Thomas Lee Exley Jr. requests to **rezone** 102.75 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses. Located on Old Augusta Road.

### Map# 478 Parcel# 1

## Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 102.75 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses.

## 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. Warehousing is a permitted use in I-1 (Heavy Industrial).
- The scale of the warehouse development exceeds the threshold to be considered a Development of Regional Impact (DRI). Project information was submitted for review on the DRI submissions website. The Coastal Regional Commission determined that the project (DRI # 3401) warranted regional review; requested comments from neighboring jurisdictions and relevant organizations and state agencies; and completed a report of findings.
- The project is consistent with the Regional Future Development Map, which shows the project site area as: Developed - Areas demonstrating urban development patterns and also illustrate the areas where water and sewer services are being provided.
- The project site is in Public Institutional and Agriculture areas, according to the Future Land Use map. Public Institutional can include uses such as government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Agriculture can include uses such as farming, livestock, timber harvesting, or recreation.
- Old Augusta Road is a county truck route, which can accommodate the proposed truck traffic.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** the request to **rezone** 102.75 acres from **AR-1** to **I-1 Heavy Industrial**, with the following conditions:
  1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
  3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  5. Applicant must submit a sketch plan for review.
- Michael Larson seconded the motion. The motion carried unanimously.

## Alternatives

**1. Approve** the request to rezone 102.75 acres from AR-1 to I-1 Heavy Industrial, with the following conditions:

1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.

2. All wetland impacts must be approved and permitted by USACE, and the appropriate Jurisdictional Determination must be submitted during the site development plan review process.
3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
5. Applicant must submit a sketch plan for review.

**2. Deny** the request to rezone 102.75 acres from AR-1 to I-1.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

- |  |                      |
|--|----------------------|
| 1. Rezoning Application and Checklist  | 4. Plat              |
| 2. Ownership Certificate/Authorization | 5. Aerial Photograph |
| 3. Deed                                |                      |

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

478-1

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

478-1

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, ROBERT L. MCCORKLE, III, has filed an application to rezone one hundred and two and seventy-five hundredths (102.75) +/- acres; from AR-1 to I-1 for a warehouse development; map and parcel number 478-1, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT one hundred and two and seventy-five hundredths (102.75) +/- acres; map and parcel number 478-1, located in the 5<sup>th</sup> commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention.**
2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
5. Applicant must submit a sketch plan for review.

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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Robert Exley & Emily Badham Wood McCormick** requests a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road.

### Map# 477 Parcel# 1

#### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** to eliminate the required buffers between I-1 Heavy Industrial parcels.

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the east and south.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 477-1 will form a development site with 478-1, and will be similar to the type of development to the south. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve a variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Brad Smith seconded the motion. The motion carried unanimously.

#### Alternatives

- Approve** the request for a **variance** to eliminate the required buffers between I-1 Heavy Industrial parcels
- Deny** the request for a **variance** to eliminate the required buffers between I-1 Heavy Industrial parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**  
 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph



# EFFINGHAM COUNTY

## APPLICATION FOR A VARIANCE OR CONDITIONAL USE

DATE July 29, 2021

APPLICANT/AGENT NAME Robert L. McCorkle, III, McCorkle, Johnson & McCoy, LLP

APPLICANT/AGENT EMAIL: rlm@mccorklejohnson.com

APPLICANT/AGENT PHONE #: (912) 232-6000

PROPERTY OWNER(s): Robert Exley & Emily Badham Wood McCormick

PROPERTY OWNER PHONE #: \_\_\_\_\_ EMAIL ebwood@andrew.cmu.edu  
sixmile.bozeman@gmail.com

MAILING ADDRESS 974 College Avenue, Clemson, SC 29631-2806

PROPERTY LOCATION S Old Augusta Rd, Rincon, GA 31326

PHONE # \_\_\_\_\_ EMAIL ADDRESS ebwood@andrew.cmu.edu  
sixmile@bozeman@gmail.com

MAP # \_\_\_\_\_ PARCEL # 04770-00000-001-000

ZONING AR-1 (Applying for I) ACREAGE 197.567

NAME OF DEVELOPMENT (IF APPLICABLE)

McCormick/Exley Tract

SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED

Article III, Section 3.4.1

DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE

We would like to request a variance for the 25' buffer requirement for this parcel both internally, and parcel number

04780-00000-001-000, both where the parcels are adjacent to parcel number 04780-00000-002-000, owned by Claude M. & Elizabeth E. Kicklighter that is also being development as industrial and requesting a variance on this buffer requirement.

**EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The intent of the buffer requirement is to provide a visual screen from adjacent uses. In this case, the property and the adjacent property are both being developed as industrial. Neither party objects to the removal of this buffer requirement.

**THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

☒ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCABLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.

☒ OWNERSHIP CERTIFICATE

☒ FILING FEE - \$200.00

☒ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN *Robert L. McLorkle, III* DATE 8/2/2021  
on behalf of Robert L. McLorkle, III

**\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\***

\*\*\*\*\*

**OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_



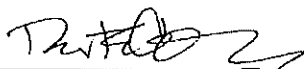
**ATTACHMENT B****EFFINGHAM COUNTY OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed

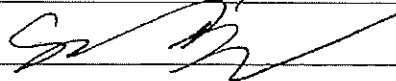
Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

2/13/2015, on file in the office of the Clerk of the Superior Court of  
Effingham County, in Deed Book 2280 page 36-37.

Owner's signature



Owner's signature



(if applicable)

Owner's signature

(if applicable)

\*\*\*\*\*

**AUTHORIZATION OF PROPERTY OWNER**

(Please complete this section if the owner is giving another person authority  
to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance,  
conditional use, or rezoning of my property.

Name of Applicant/Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ email: \_\_\_\_\_

Personally appeared before me \_\_\_\_\_  
who swears that the information contained in this authorization is true and correct to the best  
of his/her knowledge and belief.

Notary: \_\_\_\_\_

Seal

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

477-1

DDC# 001426  
 FILED IN OFFICE  
 3/3/2015 08:39 AM  
 BK:2280 PG:36-37  
 ELIZABETH Z. HURSEY  
 CLERK OF SUPERIOR  
 COURT  
 EFFINGHAM COUNTY  
 PTC: 051-2015-000399

Prepared by and, after recording, return to:

Our File No. WP-14-6050  
 Wallace J. Williams, Esquire  
 Williams & Fine, LLC  
 6205 Abercorn Street, Suite 201  
 Savannah, Georgia 31405

STATE OF GEORGIA

# QUIT CLAIM DEED

COUNTY OF EFFINGHAM

THIS INDENTURE, made and entered into this 13 day of February 2015, by and between, ROBERT EKLEY MCCORMICK, as Party of the First Part, hereinafter referred to as "Grantor," and EMILY BADHAM WOOD, as Party of the Second Part, hereinafter referred to as "Grantee:"

## \*WITNESSETH\*

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim and assigns unto Grantee, its heirs, successors and assigns, a five percent (5%) undivided interest in the property (resulting in grantee owning (23%) twenty-three percent) to the following-described property, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 7TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, CONTAINING 274.28 ACRES, MORE OR LESS, KNOWN AND DESIGNATED AS TRACT 4, THAT IS SHOWN AND MORE PARTICULARLY DESCRIBED BY THE PLAT OF SURVEY MADE BY PAUL D. WILDER, R.L.S. NO. 1559, DATED MARCH 28, 1985, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT BOOK 13, PAGE 270, WHICH IS INCORPORATED INTO THIS DESCRIPTION BY SPECIFIC REFERENCE THERETO.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED BY ROBERT EKLEY MCCORMICK TO EMILY BADHAM WOOD AS EVIDENCED BY THAT CERTAIN QUIT CLAIM DEED DATED OCTOBER 29, 2007, RECORDED DECEMBER 28, 2007 IN DEED BOOK 01710, AT PAGE 0152, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

SUBJECT, HOWEVER, TO ALL RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

ALSO, A PERPETUAL RIGHT OF WAY OR INGRESS AND EGRESS TO AND FROM TRACT OVER, UNDER AND ACROSS A 30-FOOT ACCESS ROAD EASEMENT SHOWN ON SAID PLAT.

EXCEPTING FROM SAID TRACT 4, THE RIGHT OF WAY OF OLD AUGUSTA ROAD AKA COUNTY ROAD NUMBER 133 THAT TRAVERSES SAID TRACT.

Page 1 of 2

TITLE NOT EXAMINED BY WILLIAMS AND FINE, LLC

THIS DEED is intended to release and quit claim the above described property from any and all rights and interest of the Grantor in said property.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, appurtenances, hereditaments, improvements and easements thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns, so that neither Grantor nor its successors and assigns, nor any person or persons claiming under it shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand under seal, this day as aforesaid.

Signed, sealed and delivered in the presence of:

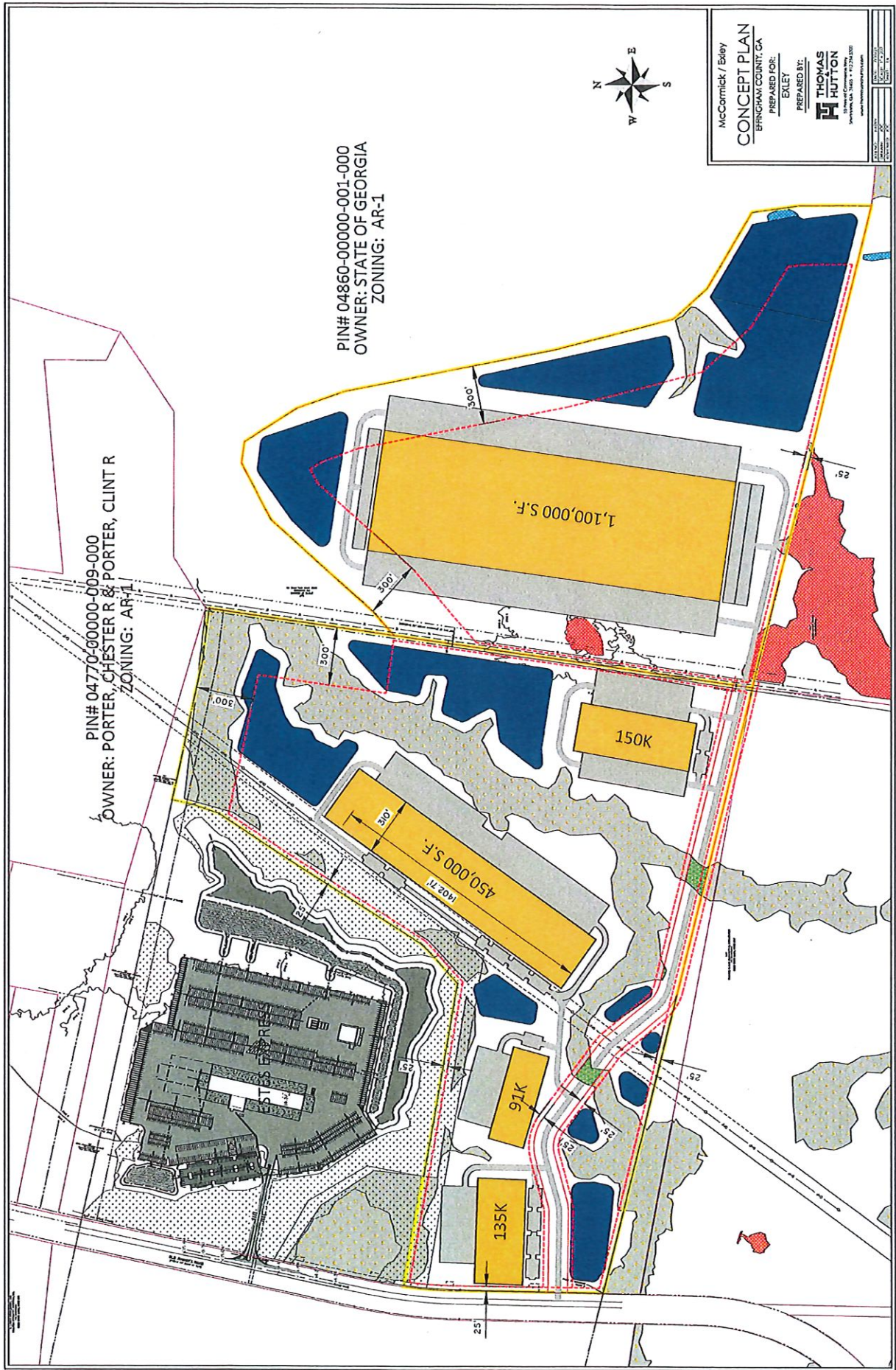
*Sandra McKinney*  
Witness  
Print Name: Sandra McKinney

*[Signature]* [L.S.]  
ROBERT EXLEY MCCORMICK

*[Signature]*  
Notary Public James D. Barnes, State of  
Commission Expiration Date: 6/9/2019 South  
Carolina  
[NOTARIAL SEAL]

SEAL







477-1



8/19/2021, 1:34:13 PM

Parcel ID \_Query result

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, Inc., City of Naperville, Illinois, Maxar

ArcGIS Web AppBuilder  
Maxar | Esri, Inc., City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download.html> |

Item XV. 15.



477-1



8/19/2021, 1:32:21 PM

EffinghamCountyZoneClass

AR-1

AR-2

R-1

R-3

B-3

B-1

I-1

PD

Other

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, Inc., City of Naperville, Illinois, Maxar

Maxar | Esri, Inc., City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download.html> | ArcGIS Web AppBuilder



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Robert Exley & Emily Badham Wood McCormick** requests a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road.

### Map# 477 Parcel# 1

#### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** to eliminate the required buffers between I-1 Heavy Industrial parcels

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the east and south.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 477-1 will form a development site with 478-1, and will be similar to the type of development to the south. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Brad Smith seconded the motion. The motion carried unanimously.

#### Alternatives

- Approve** the request for a **variance** to eliminate the required buffers between I-1 Heavy Industrial parcels
- Deny** the request for a **variance** to eliminate the required buffers between I-1 Heavy Industrial parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

477-1

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

477-1

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, ROBERT MCCORKLE has filed an application for a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 477-1, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 477-1, located in the 5<sup>th</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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Thomas Lee Exley Jr.** requests a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road.  
**Map# 478 Parcel# 1**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a variance to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the west and south.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 478-1 will form a development site with 477-1, and will be similar to the type of development to the south. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve a variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Michael Larson seconded the motion. The motion carried unanimously.

### Alternatives

- Approve** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Deny** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**  
 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph





# EFFINGHAM COUNTY

## APPLICATION FOR A VARIANCE OR CONDITIONAL USE

**DATE** July 29, 2021

**APPLICANT/AGENT NAME** Robert L. McCorkle, III, McCorkle, Johnson & McCoy, LLP

**APPLICANT/AGENT EMAIL:** rlm@mccorklejohnson.com

**APPLICANT/AGENT PHONE #:** (912) 232-6000

**PROPERTY OWNER(s):** Thomas Lee Exley

**PROPERTY OWNER PHONE #:** 912-658-1625 **EMAIL** tomexley2@gmail.com

**MAILING ADDRESS** PO Box 1338, Rincon 31326-1338

**PROPERTY LOCATION** 2685 Old Augusta Rd S, Rincon, GA 31326

**PHONE #** \_\_\_\_\_ **EMAIL ADDRESS** \_\_\_\_\_

**MAP #** \_\_\_\_\_ **PARCEL #** 04780-00000-001-000

**ZONING** AR-1 (Applying for I) **ACREAGE** 102.75

**NAME OF DEVELOPMENT (IF APPLICABLE)**  
McCormick/Exley Tract

**SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED**  
Article III, Section 3.4.1

**DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE**  
We would like to request a variance for the 25' buffer requirement for this parcel both internally, and parcel number 04770-00000-001-000, both where the parcels are adjacent to parcel number 04860-00000-002-000, owned by Helen Exley Hobbs that is also being development as industrial and requesting a variance on this buffer requirement.



EDWARD REDDICK

ATTORNEY AT LAW  
P.O. BOX 388, 200 E. PINE STREET  
SPRINGFIELD, GEORGIA 31305

326

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 13th day of May, 1996, between THOMAS LEE EXLEY a/k/a THOMAS LEE EXLEY, SR. of the FIRST PART, and THOMAS LEE EXLEY, JR. 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, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.H. District of Effingham County, Georgia, containing One Hundred Two and Seventy-five Hundredths (102.75) acres, more or less, and being bounded on the northwest, north, northeast and east by lands of Thomas Lee Exley; on the south by lands of Helen Exley Dasher and on the west by lands of Robert E. McCormick.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 7, 1996 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 347-E, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a Thirty (30) foot access road running across the westerly, northwesterly, northerly, northeasterly and easterly boundary lines of said property all as shown on said plat above referred to.

ALSO, said plat showing a City of Savannah waterline easement running along the westerly boundary line of said property and a Savannah Electric and Power Company power line easement running along the westerly boundary line of said property.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in FEE-SIMPLE.

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.

*Thomas Lee Exley* (SEAL)  
THOMAS LEE EXLEY

Signed, sealed and delivered in the presence of:

*Hendrick A. Bester*  
Unofficial Witness

*Thomas Lee Exley, Sr.* (SEAL)  
a/k/a THOMAS LEE EXLEY, SR.

*Stacy M. Allen*  
Notary Public  
Date: 5-13-96

SA-DEED-EXLEY.WD



FILED FOR RECORD  
D.D. BK. 407  
PAGE NO. 326  
MAY 15 PM 2:38  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY, GEORGIA



ATTACHMENT BEFFINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date  
May 13, 1996 January 12, 1998  
January 29, 1997, on file in the office of the Clerk of the Superior Court of  
 Effingham County, in Deed Book 427,457,407 page 412,620,326.

Owner's signature

Thomas L. Erby

Owner's signature

Thomas L. Erby, Jr.

(if applicable)

Owner's signature

(if applicable)

\*\*\*\*\*

AUTHORIZATION OF PROPERTY OWNER

(Please complete this section if the owner is giving another person authority to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance, conditional use, or rezoning of my property.

Name of Applicant/Agent:

Robert L. Melarkhe, III

Address:

319 Tatham Street, Savannah, GA 31401

Telephone #:

912-232-6141

email:

rm@melarkhejohnson.com

Personally appeared before me

Thomas L. Erby, Jr.

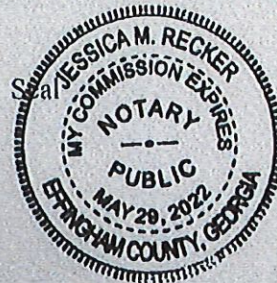
who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary:

Jessica M. Recker

Date:

July 28, 2021





**EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The intent of the buffer requirement is to provide a visual screen from adjacent uses. In this case, the property and the adjacent property are both being developed as industrial. Neither party objects to the removal of this buffer requirement.

**THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

- ☒ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCIBLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.
- ☒ OWNERSHIP CERTIFICATE
- ☒ FILING FEE - \$200.00
- ☒ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN *Robert L. McClorke, III* DATE 8/2/2021  
on behalf of Robert L. McClorke, III

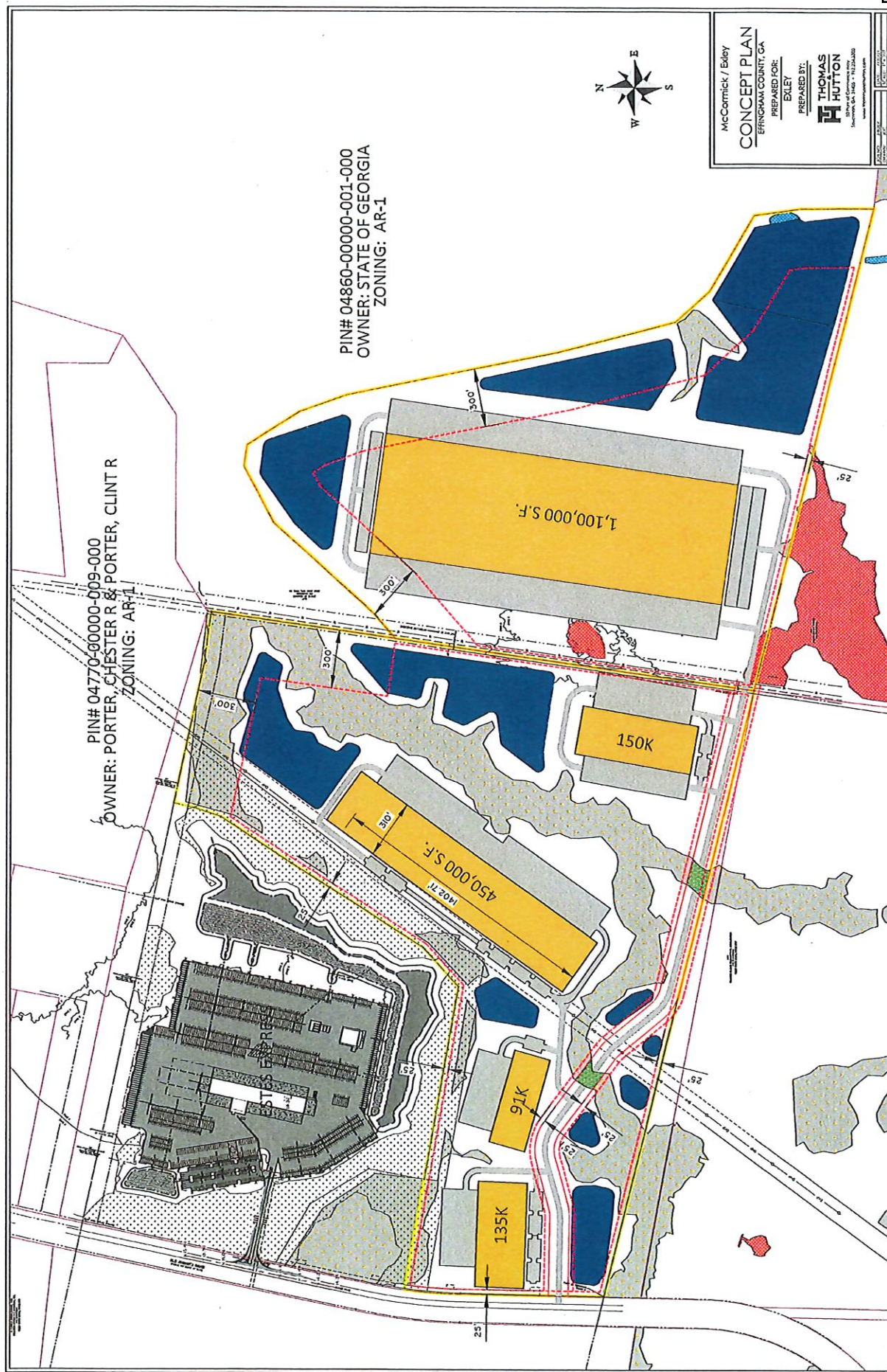
**\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\***

\*\*\*\*\*

**OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_

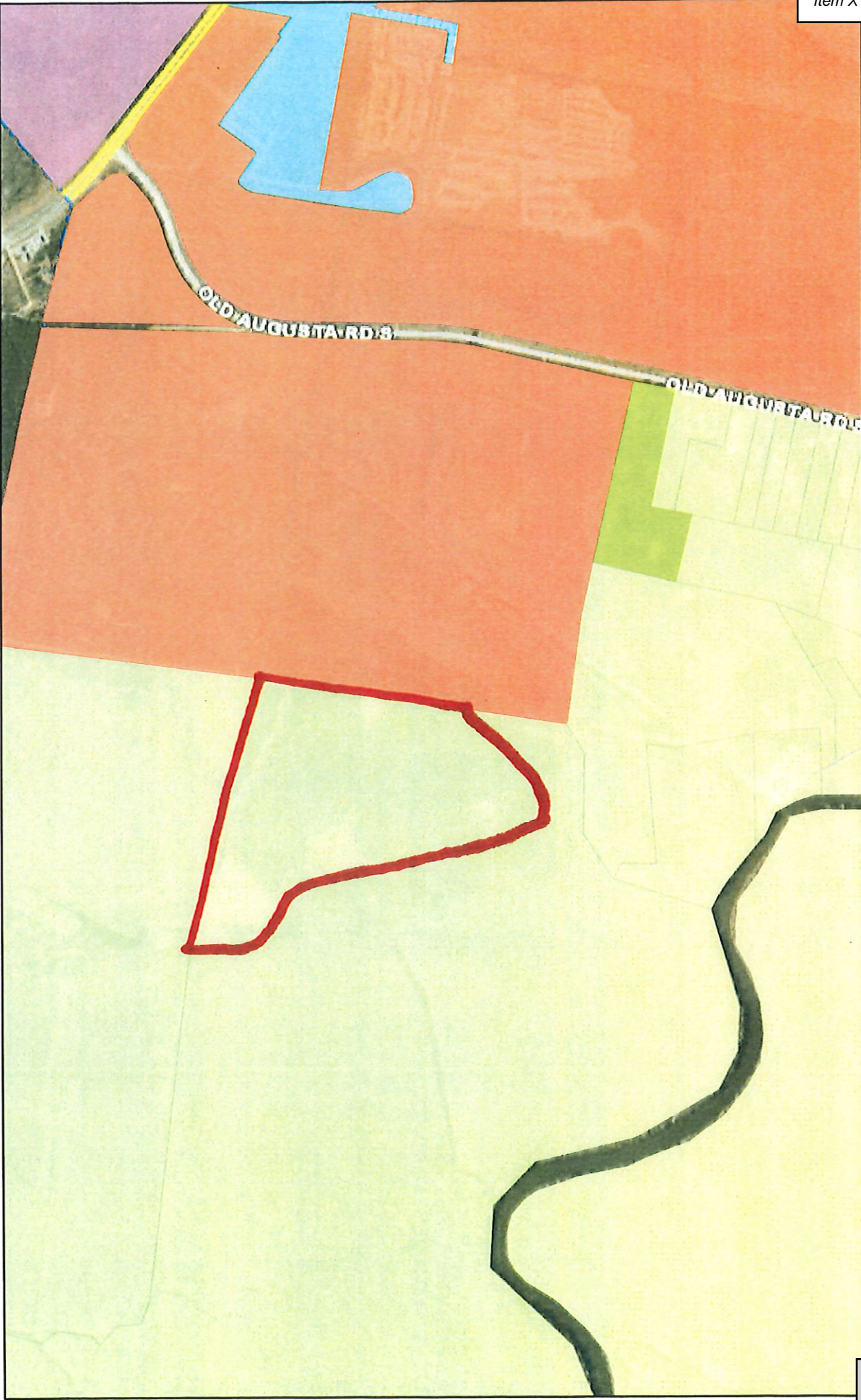




**478-1**



478-1



7/27/2021, 12:11:53 PM

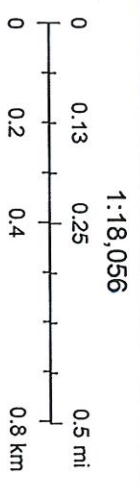
EffinghamCountyZoneClass

AR-1

AR-2

B-3

PD



Esri, Inc., City of Naperville, Illinois, Maxar

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Thomas Lee Exley Jr.** requests a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road.

### Map# 478 Parcel# 1

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a variance to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the west and south.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 478-1 will form a development site with 477-1, and will be similar to the type of development to the south. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Michael Larson seconded the motion. The motion carried unanimously.

### Alternatives

- Approve** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Deny** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
2. Ownership Certificate

3. Aerial Photograph



AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

478-1

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

478-1

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, ROBERT MCCORKLE has filed an application for a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 478-1, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 478-1, located in the 5<sup>th</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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Thomas Lee Exley Jr.** requests a **variance** to eliminate the required 300' buffers between the I-1 Heavy Industrial and adjacent AR-1 zoning districts. Located on Old Augusta Road. **Map# 478 Parcel# 1**

### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request for a variance to eliminate the required 300' buffers between AR-1 and I-1 parcels.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant plans a 1.1m sf warehouse on this portion of the development site.
- The required buffer between heavy industrial and AR zoning districts is 300'.
- Section 3.4 Buffers. Purpose and function:** *To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the tree canopy in the county.*
- The parcel to the north and east** is zoned AR-1; it is owned by the GA Department of Natural Resources (DNR). Buffer reduction requested: from **300' to 0'**. The property is not developed; however, a reduction in the buffer may lead to stormwater infiltration and tree canopy effects. Stormwater runoff and pollution reduction measures can be implemented, which may offset the effects on adjacent properties. Those measures are listed as conditions below. The impact of the buffer reduction is: Severe.
- The property is developable without a buffer reduction. No hardship is indicated.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve a variance** to eliminate the required 300' buffers between AR-1 and I-1 parcels, with the following conditions:
  - Pipe all roof drains into the ponds and prevent any sheet flow from roof and parking area from going into the buffer areas.
  - Maintain a water quality volume in the pond that must be released via infiltration, evapotranspiration, or reuse for irrigation, gray water in bathrooms, wash water in truck bays, etc., with approval of county engineer. Michael Larson seconded the motion. The motion carried unanimously.

### Alternatives

**1. Approve** the request for a **variance** to eliminate the required 300' buffers between the AR and I-1 Heavy Industrial zoning districts, with the following conditions:

- Pipe all roof drains into the ponds and prevent any sheet flow from roof and parking area from going into the buffer areas.
- Maintain a water quality volume in the pond that must be released via infiltration, evapotranspiration, or reuse for irrigation, gray water in bathrooms, wash water in truck bays, etc., with approval of county engineer.

**2. Deny** the request for a **variance** to eliminate the required 300' buffers between the AR and Industrial zoning districts.

**Recommended Alternative:** 2

**Other Alternative:** 1

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Variance Application
3. Ownership Certificate

2. Aerial Photograph





# EFFINGHAM COUNTY

## APPLICATION FOR A VARIANCE OR CONDITIONAL USE

DATE 7/26/21

APPLICANT/AGENT NAME Robert L. McCorkle, III, McCorkle, Johnson & McCoy, LLP

APPLICANT/AGENT EMAIL: rlm@mccorklejohnson.com

APPLICANT/AGENT PHONE #: (912) 232-6141

PROPERTY OWNER(s): Thomas Lee Exley, Jr.

PROPERTY OWNER PHONE #: 912-658-1625 EMAIL tomexley2@gmail.com

MAILING ADDRESS PO BOX 1338, RINCON, GA 31326-1338

PROPERTY LOCATION 2685 OLD AUGUSTA RD S, RINCON, GA 31326

PHONE # \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

MAP # \_\_\_\_\_ PARCEL # 04780-00000-001-000

ZONING AR-1 (Applying for I) ACREAGE 102.75

NAME OF DEVELOPMENT (IF APPLICABLE)  
McCormick / Exley Tract

SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED  
Article III, Section 3.4.1

DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE  
We are requesting a variance for the 300' buffer requirement for this parcel where it is adjacent to parcel

number 04860-00000-001-000, owned by the State of Georgia that will never be developed.

**EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The intent of the buffer requirement is to provide a visual screen from adjacent uses. In this case, the property is wetland, marsh, and river owned by the State that will never be developed. This property is well screened from the River.

**THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

- ☒ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCIBLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.
- ☒ OWNERSHIP CERTIFICATE
- ☐ FILING FEE - \$200.00
- ☐ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN  DATE 7/26/21

*\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\**

\*\*\*\*\*

**OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_



ATTACHMENT BEFFINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

May 13, 1996 January 12, 1998  
January 29, 1997, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 427,457,407 page 412, 620, 326.

Owner's signature

Thomas L. Erby, Jr.

Owner's signature

Thomas L. Erby, Jr.

(if applicable)

Owner's signature

(if applicable)

\*\*\*\*\*

AUTHORIZATION OF PROPERTY OWNER

(Please complete this section if the owner is giving another person authority to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance, conditional use, or rezoning of my property.

Name of Applicant/Agent:

Robert L. McLarkhe, III

Address:

319 Tattnell Street, Savannah, GA 31401

Telephone #:

912-232-6141

email:

rlm@mcclarkhejohnson.com

Personally appeared before me

Thomas L. Erby, Jr.

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary:

Jessica M. Recker

Date:

May 28, 2021





RETURN TO:  
EDWARD REDDICK  
ATTORNEY AT LAW  
P.O. BOX 385  
SPRINGFIELD, GA. 31329

RECORDED  
BOOK 412  
PAGE 412

412

1997 JAN 29 PM 2:32

RECORDED  
CHIEF CLERK

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 29<sup>th</sup> day of January, 1997, between THOMAS LEE EXLEY a/k/a THOMAS LEE EXLEY, SR. of the FIRST PART, and THOMAS LEE EXLEY, JR. 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, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing One Hundred Two and Seventy-five Hundredths (102.75) acres, more or less, and being bounded on the northwest, north, northeast and east by lands of Thomas Lee Exley; on the south by lands of Helen Exley Dasher and on the west by lands of Robert E. McCormick.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 7, 1996 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 347-E, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a Thirty (30) foot access road running across the westerly, northwesterly, northerly, northeasterly and easterly boundary lines of said property all as shown on said plat above referred to.

ALSO, said plat showing a City of Savannah waterline easement running along the westerly boundary line of said property and a Savannah Electric and Power Company power line easement running along the westerly boundary line of said property.

Effingham County, Georgia  
Real Estate Transfer Tax

Paid \$ 1,309.97  
Date 1-30-97

*Elizabeth J. Hursey*  
Clerk of Superior Court

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in PER-SIMPLE.

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.

*Thomas Lee Exley* (SEAL)  
THOMAS LEE EXLEY

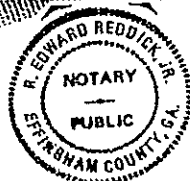
Signed, sealed and delivered in the presence of:

*Merida A. Santos*  
Unofficial Witness

*Thomas Lee Exley* (SEAL)  
a/k/a THOMAS LEE EXLEY, SR.

*Edward Reddick Jr.*  
Notary Public  
Date: 1-29-97

LA-002206EXLEY.WD



EDWARD REDDICK  
ATTORNEY AT LAW  
205 E. FINE STREET  
SPRINGFIELD, GEORGIA 31305

326

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 13th day of May, 1996, between THOMAS LEE EXLEY a/k/a THOMAS LEE EXLEY, SR. of the FIRST PART, and THOMAS LEE EXLEY, JR. 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, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL that certain tract or parcel of land situate, lying and being in the 9th C.M. District of Effingham County, Georgia, containing One Hundred Two and Seventy-five Hundredths (102.75) acres, more or less, and being bounded on the northwest, north, northeast and east by lands of Thomas Lee Exley; on the south by lands of Helen Exley Dasher and on the west by lands of Robert E. McCormick.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated March 7, 1996 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", slide 347-E, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a Thirty (30) foot access road running across the westerly, northwesterly, northerly, northeasterly and easterly boundary lines of said property all as shown on said plat above referred to.

ALSO, said plat showing a City of Savannah waterline easement running along the westerly boundary line of said property and a Savannah Electric and Power Company power line easement running along the westerly boundary line of said property.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in FEE-SIMPLE.

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.

*Thomas Lee Exley* (SEAL)  
THOMAS LEE EXLEY

Signed, sealed and delivered in the presence of:

*Helen A. Boston*  
Unofficial Witness

*Thomas Lee Exley, Jr.* (SEAL)  
a/k/a THOMAS LEE EXLEY, SR.

*Stacy M. Allen*  
Notary Public  
Date: 5-13-96

LA-DEENEXLEY.WD



FILED FOR RECORD  
D.O. BY 407  
MAY 15 PM 2:30  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY, GEORGIA

477-1

DDCS 001426  
 FILED IN OFFICE  
 3/3/2015 08:39 AM  
 BK:2280 PG:36-37  
 ELIZABETH Z. HURSEY  
 CLERK OF SUPERIOR  
 COURT  
 EFFINGHAM COUNTY  
 P761: 051-2015-000399

Prepared by and, after recording, return to:

Our File No. WT-14-0050  
 Wallace J. Williams, Esquire  
 Williams & Pise, LLC  
 6205 Abercorn Street, Suite 201  
 Savannah, Georgia 31403

STATE OF GEORGIA

QUIT CLAIM DEED

COUNTY OF EFFINGHAM

THIS INDENTURE, made and entered into this 13 day of February 2015, by and between, ROBERT EXLEY MCCORMICK, as Party of the First Part, hereinafter referred to as "Grantor," and EMILY RADHAM WOOD, as Party of the Second Part, hereinafter referred to as "Grantee:"

\* WITNESSETH \*

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim and assigns unto Grantee, its heirs, successors and assigns, a five percent (5%) undivided interest in the property (resulting in grantee owning (23%) twenty-three percent) to the following-described property, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 7TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, CONTAINING 274.28 ACRES, MORE OR LESS, KNOWN AND DESIGNATED AS TRACT 4, THAT IS SHOWN AND MORE PARTICULARLY DESCRIBED BY THE PLAT OF SURVEY MADE BY PAUL D. WILDER, R.L.S. NO. 1569, DATED MARCH 28, 1945, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT BOOK 13, PAGE 270, WHICH IS INCORPORATED INTO THIS DESCRIPTION BY SPECIFIC REFERENCE THERETO.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED BY ROBERT EXLEY MCCORMICK TO EMILY RADHAM WOOD AS EVIDENCED BY THAT CERTAIN QUIT CLAIM DEED DATED OCTOBER 29, 2007, RECORDED DECEMBER 24, 2007 IN DEED BOOK 01710, AT PAGE 0152, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

SUBJECT, HOWEVER, TO ALL RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

ALSO, A PERPETUAL RIGHT OF WAY OR INGRESS AND EGRESS TO AND FROM TRACT OVER, UNDER AND ACROSS A 30-FOOT ACCESS ROAD EASEMENT SHOWN ON SAID PLAT.

EXCEPTING FROM SAID TRACT 4, THE RIGHT OF WAY OF OLD AUGUSTA ROAD AKA COUNTY ROAD NUMBER 133 THAT TRAVERSES SAID TRACT.

Page 1 of 2

TITLE NOT EXAMINED BY WILLIAMS AND PINE, LLC



THIS DEED is intended to release and quit claim the above described property from any and all rights and interest of the Grantor in said property.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, appurtenances, hereditaments, improvements and easements thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns, so that neither Grantor nor its successors and assigns, nor any person or persons claiming under it shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand under seal, this day as aforesaid.

Signed, sealed and delivered in the presence of:

*Sandra McKinney*  
Witness  
Print Name: Sandra McKinney

*Robert Exley McCormick* [L.S.]  
ROBERT EXLEY MCCORMICK

*James D. Barnes*  
Notary Public  
Commission Expiration Date: 6/9/2019  
State of South Carolina

(NOTARIAL SEAL)  
**SEAL**

PT-61 (Rev. 1/04) To be filed in **EFFINGHAM COUNTY** PT-61 051-2015-000399

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME MCCORMICK	FIRST NAME ROBERT	MIDDLE EILEY	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 974 COLLEGE AVENUE			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY CLEMSON, SC 29631 USA		DATE OF SALE 2/13/2015	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME WOOD	FIRST NAME EMILY	MIDDLE BADKAM	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 974 COLLEGE AVENUE			4. Not Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY CLEMSON, SC 29631 USA		Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 255A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY EFFINGHAM	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 04770001		ACCOUNT NUMBER
TAX DISTRICT	GRID	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 2280	DEED PAGE 36	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS  
None











7/27/2021, 12:11:53 PM

EffinghamCountyZoneClass

- AR-1
- AR-2
- B-3
- I-1
- PD

1:18,056

0 0.13 0.25 0.4 0.5 mi

Esri, Inc., City of Naperville, Illinois, Maxar

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Robert McCorkle III** as Agent for **Thomas Lee Exley Jr.** requests a **variance** to eliminate the required 300' buffers between the I-1 Heavy Industrial and adjacent AR-1 zoning districts. Located on Old Augusta Road.

### Map# 478 Parcel# 1

## Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request for a variance to eliminate the required 300' buffers between AR-1 and I-1 parcels.

## Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant plans a 1.1m sf warehouse on this portion of the development site.
- The required buffer between heavy industrial and AR zoning districts is 300'.
- Section 3.4 Buffers. Purpose and function: To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the tree canopy in the county.*
- The parcel to the north and east** is zoned AR-1; it is owned by the GA Department of Natural Resources (DNR). Buffer reduction requested: from **300' to 0'**. The property is not developed; however, a reduction in the buffer may lead to stormwater infiltration and tree canopy effects. Stormwater runoff and pollution reduction measures can be implemented, which may offset the effects on adjacent properties. Those measures are listed as conditions below. The impact of the buffer reduction is: Severe.
- The property is developable without a buffer reduction. No hardship is indicated.
- At the August 23 Planning Board meeting, Peter Higgins made a motion to **approve** a **variance** to eliminate the required 300' buffers between AR-1 and I-1 parcels, with the following conditions:
  - Pipe all roof drains into the ponds and prevent any sheet flow from roof and parking area from going into the buffer areas.
  - Maintain a water quality volume in the pond that must be released via infiltration, evapotranspiration, or reuse for irrigation, gray water in bathrooms, wash water in truck bays, etc., with approval of county engineer.
- Michael Larson seconded the motion. The motion carried unanimously.

## Alternatives

**1. Approve** the request for a **variance** to eliminate the required 300' buffers between the AR and I-1 Heavy Industrial zoning districts, with the following conditions:

- Pipe all roof drains into the ponds and prevent any sheet flow from roof and parking area from going into the buffer areas.



2. Maintain a water quality volume in the pond that must be released via infiltration, evapotranspiration, or reuse for irrigation, gray water in bathrooms, wash water in truck bays, etc., with approval of county engineer.

**2. Deny** the request for a **variance** to eliminate the required 300' buffers between the AR and I-1 Heavy Industrial zoning districts.

**Recommended Alternative:** 2

**Other Alternative:** 1

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Variance Application
3. Ownership Certificate

2. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

478-1

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

478-1

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, ROBERT MCCORKLE has filed an application for a variance to eliminate the required 300' buffers between AR-1 and I-1 parcels; map and parcel number 478-1, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to eliminate the required 300' buffers between AR-1 and I-1 parcels; map and parcel number 478-1, located in the 5<sup>th</sup> commissioner district, is approved, with the following conditions:

1. Pipe all roof drains into the ponds and prevent any sheet flow from roof and parking area from going into the buffer areas.
2. Maintain a water quality volume in the pond that must be released via infiltration, evapotranspiration, or reuse for irrigation, gray water in bathrooms, wash water in truck bays, etc., with approval of county engineer.

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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Chad Zittrouer** as Agent for Helen **Dasher Estate** requests to **rezone** 405 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses. Located on Old Augusta Road.

### Map# 486 Parcel# 2

## Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 405 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses.

## 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. Warehousing is a permitted use in I-1 (Heavy Industrial).
- The scale of the warehouse development exceeds the threshold to be considered a Development of Regional Impact (DRI). Project information was submitted for review on the DRI submissions website. The Coastal Regional Commission determined that the project (DRI # 3402) warranted regional review; requested comments from neighboring jurisdictions and relevant organizations and state agencies; and completed a report of findings.
- The project is consistent with the Regional Future Development Map, which shows the project site area as: Developed - Areas demonstrating urban development patterns and also illustrate the areas where water and sewer services are being provided.
- The project site is in Public Institutional and Conservation/Recreation areas, according to the Future Land Use map. Public Institutional can include uses such as government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Conservation/Recreation can include uses such as public parks, wildlife management areas, golf courses, or recreation centers.
- Old Augusta Road is a county truck route, which can accommodate the proposed truck traffic.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 405 acres from **AR-1** to **I-1 Heavy Industrial**, with the following conditions:
  1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
  3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  5. Applicant must submit a sketch plan for review.
- Michael Larson seconded the motion. The motion carried unanimously.

## Alternatives

1. **Approve** the request to rezone 405 acres from **AR-1** to **I-1 Heavy Industrial**, with the following conditions:
  1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  2. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.



3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
5. Applicant must submit a sketch plan for review.

**2. Deny** the request to rezone 405 acres from **AR-1** to **I-1 Heavy Industrial.**

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Rezoning Application and Checklist	4. Plat
2. Ownership Certificate/Authorization	5. Aerial Photograph
3. Deed	

**ATTACHMENT A****EFFINGHAM COUNTY REZONING AMENDMENT FORMS**

Applicant/Agent Kern & Co., LLC - Chad Zittrouer Date 7/21/21

Applicant email address czittrouer@kernengineering.com Phone # 912-354-8400

Property owner(s) Helen Dasher Estate email hobbsdang85@gmail.com

Telephone Number (912) 663-7671

Mailing Address 209 Coldbrook Ct. Rincon, Ga. 31326

Property location Old Augusta Road

Present zoning AR-1

Proposed zoning I-1

Present land-use Agricultural / Forestry

Proposed land-use Warehouse / Distribution

Tax Map # 486-2 Parcel # \_\_\_\_\_ Lot # \_\_\_\_\_

Total Acres 405 Acres to be rezoned 405

Lot characteristics \_\_\_\_\_

Water Public Private Sewer Public

Private

Proposed access Old Augusta Road

Justification Similar uses and zoning in the area, restricted to Old Augusta truck access.

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

North Currently AR-1; petition filed for I-1 South City of Port Wentworth - Residential

East Savannah River West I-1

1

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

Agricultural / Forestry

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

No, industrial growth is occurring in the nearby area and the adjacent Old Augusta Road has been improved for industrial traffic

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

Warehouse/Distribution

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

Agricultural/Forestry and Warehouse/Distribution

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?

Buffers and preservation areas along with access to Old Augusta Road

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?

Old Augusta Road was constructed with the intent of industrial development along the roadway. Minimal water-sewer demand and minimal impact on schools.



2

**ATTACHMENT B****EFFINGHAM COUNTY OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

May 28, 1985, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 226 page 120-123.

I hereby certify that I am the owner of the property being proposed for rezoning, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature

Print

Chris A. Hobbs  
Chris A. Hobbs

Owner's signature

Print

Owner's signature

Print

Sworn and subscribed before me this

21<sup>st</sup>

day of

July

, 20 21

Amanda N. Hargrove  
Notary Public, State of Georgia



3



## Effingham County Development Services

### AUTHORIZATION OF PROPERTY OWNER

I, Chris A. Hobbs, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions of the rezoning, if the application is approved.

Name of Applicant: Kern & Co., LLC - Chad Zitttrouer  
 Date: 7/21/21

Address: P O Box 15179

City: Savannah State: GA Zip Code: 31416

Telephone Number: 912-354-8400 Email: czitttrouer@kernengineering.com

Chris A. Hobbs  
 Signature of Owner

Chris A. Hobbs  
 Owners Name (Print)

Personally appeared before me \_\_\_\_\_ (Owner print)

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STATE OF GEORGIA       )  
                              )  
COUNTY OF EFFINGHAM    )

THIS INDENTURE, made and entered into this 28th day of May, 1965, by and between GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY and THOMAS LEE EXLEY, as Trustees under the Last Will and Testament of GEORGE CARLYLE EXLEY, deceased, as parties of the first part, and HELEN EXLEY HOBBS, of Cobb County, Georgia, as party of the second part.

W I T N E S S E T H :

WHEREAS, George Carlyle Exley died March 16, 1964 seized and possessed of the fee simple title to a portion of the property hereinafter described and conveyed, leaving a Last Will and Testament dated July 18, 1962, which was duly probated in solemn form in the Court of Ordinary (Probate Court) of Effingham County, Georgia, on March 31, 1964, and the parties of the first part duly qualified and are acting as Executors; and

WHEREAS, under Item IV and ITEM V of said Will, said Executors, by Assents to Devise dated December 6, 1967 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Book Number 144, pages 393 through 395 and in Book 144, pages 396 through 398, conveyed portions of the property hereinafter described to parties of the first part as Trustees; and

WHEREAS, said Estate has been fully administered and all debts of said Estate and Trusts have been paid or provided for, and pursuant to the terms and provisions of said Will and Trusts, parties of the first part, as Trustees, are directed to divide all of the property remaining in said Trusts equally among Decedent's six children; and

WHEREAS, said children have agreed to a division of all of the remaining property among themselves by partitioning a portion of said property into six (6) tracts of land and by having the remaining property conveyed to said children as tenants in common. Said Trustees, under the powers conferred



upon them under said Will and Trusts, have determined that the division as set out herein shall be final and binding.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

THAT said parties of the first part, in exercise of the powers conferred on them by said Will and in accordance with the provisions of said Trusts, do hereby transfer and convey unto party of the second part and to her heirs, executors, administrators and assigns, the percentage interests in the following described property to-wit: ,

A one-sixth (1/6) undivided interest in and to all those certain tracts or parcels of land situate, lying and being in Effingham County, Georgia, described in Exhibit "A" attached hereto and made a part hereof.

AND ALSO a one hundred percent (100%) interest in all that certain tract or parcel of land described in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, her heirs, executors, administrators and assigns, in fee simple forever.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seals on the day and year first above written, as the date hereof.

*George Carlyle Exley, Jr.* (L.S.)  
GEORGE CARLYLE EXLEY, JR.  
*Jesse William Exley* (L.S.)  
JESSE WILLIAM EXLEY

*Thomas Lee Exley* (L.S.)  
THOMAS LEE EXLEY

Signed, sealed and delivered in the presence of:

*D. Leonard*

*Gaynell H. Boyd*

Notary Public,  
Chatham County, Georgia

GAYNELL H. BOYD  
Notary Public, Georgia, State at Large  
My Commission Expires Sept. 9, 1986

AS TRUSTEES UNDER ITEM IV AND  
AS TRUSTEES UNDER ITEM V OF  
THE LAST WILL AND TESTAMENT  
OF GEORGE CARLYLE EXLEY, DECEASED

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date May 29 1985  
*J. Sankin S. Newey*  
Clerk of Superior Court

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## EXHIBIT "A"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY, AS TRUSTEES, DATED THE 28th DAY OF May, 1985, CONVEYING LOTS, TRACTS OR PARCELS OF LAND IN EFFINGHAM COUNTY, GEORGIA.

ALL those certain lots, tracts or parcels of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lots 1 through 6, Block 54, and adjoining strip, being the same property described in deed dated June 9, 1962, recorded as aforesaid in Deed Book 131, Pages 45 and 46.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 3, Block 26, being the same property described in deeds dated June 3, 1954, recorded as aforesaid in Deed Book 112, Page 4 and Deed Book 112, Page 5.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 1, Block 26, and strip between Lots 1 and 2, Block 26, being the same property described in deed dated October 13, 1948, recorded as aforesaid in Deed Book 102, Pages 323 and 324.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon located at the Northwest corner of the intersection of Laurel and Crawford Streets, being the same property described in deed dated July 31, 1948, recorded as aforesaid in Deed Book 102, Page 195.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon, known as Lot 2, Block 26, being the same property described in deed dated September 6, 1944, recorded as aforesaid in Deed Book 95, Page 104.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 1, 2 and 3, Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated April 12, 1971, recorded as aforesaid in Deed Book 154, Folio 202.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 4 and 5, in Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated January 21, 1972, recorded as aforesaid in Deed Book 157, Folio 137.

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lot 7, Block 54. Said lot being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated May 8, 1971, recorded as aforesaid in Deed Book 154, Folio 405.

## EXHIBIT "B"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY TO HELEN EXLEY HOBBS, DATED THE 28th DAY OF MAY, 1985, CONVEYING A TRACT OF LAND IN THE 9TH G. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA.

ALL that certain tract or parcel of land situate, lying and being in the 9th G. M. District of Effingham County, Georgia, known as Tract 5 on a plat of Division of G. C. Exley Estate prepared by Paul D. Wilder, Registered Land Surveyor, dated March 28, 1985 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 13, pages 270 and 271. Said Tract 5 is generally bounded on the North by Tract 6, said Division of G. C. Exley Estate; on the East by said Tract 6, Division of G. C. Exley Estate, and Knoxboro Creek; on the South by the County Line dividing Effingham County, Georgia and Chatham County, Georgia; and on the West by Tract 3, said Division of G. C. Exley Estate. Said Tract 5 hereby conveyed contains 405 acres, more or less.

AND ALSO, a perpetual right of way for ingress and egress to and from said tract over, under and across a 30-foot access road easement as shown on said plat.

SUBJECT, HOWEVER, to a 30-foot access road easement, 15 feet of which is located on Tract 3 and 15 feet of which is located on Tract 5, which runs along the dividing line between said Tract 3 and said Tract 5 into said Tract 4 and said Tract 6; City of Savannah water line easement and to easements for Savannah Electric & Power Company power line and local service line.

For a more complete description of said tract, said access road easement, said water line easement and said power line easements, specific reference is made to the plat dated and recorded as aforesaid.

RECORDED May 29 1985  
*Charles D. Murray*  
 Clerk Superior Court



Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 21<sup>st</sup> of July, 2021.

(Notary Seal)

M. Hargrove  
Notary Public



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### ATTACHMENT C

### EFFINGHAM COUNTY SITE PLAN REQUIREMENTS

All rezoning submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements.

- A. Dimensions of the property involved
- B. Location and dimensions of existing and/or proposed structures with the type of usage designated
- C. Access drives
- D. Setbacks
- E. Easements
- F. Rights-of-way
- G. Proposed or existing water, sewer and drainage facilities
- H. Buffers
- I. Off-street parking
- J. Watercourses, lakes or swamps acres
- K. Loading areas, signage and outdoor lighting (in case of commercial and industrial development)
- L. Recreational areas (in case of residential development)
- M. Proposed number of dwelling units and net acres available for building (in case of residential development).

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STATE OF GEORGIA        )  
                              )  
COUNTY OF EFFINGHAM    )

THIS INDENTURE, made and entered into this 28th day of May, 1985, by and between GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY and THOMAS LEE EXLEY, as Trustees under the Last Will and Testament of GEORGE CARLYLE EXLEY, deceased, as parties of the first part, and HELEN EXLEY HOBBS, of Cobb County, Georgia, as party of the second part.

W I T N E S S E T H :

WHEREAS, George Carlyle Exley died March 16, 1964 seized and possessed of the fee simple title to a portion of the property hereinafter described and conveyed, leaving a Last Will and Testament dated July 18, 1962, which was duly probated in solemn form in the Court of Ordinary (Probate Court) of Effingham County, Georgia, on March 31, 1964, and the parties of the first part duly qualified and are acting as Executors; and

WHEREAS, under Item IV and ITEM V of said Will, said Executors, by Assents to Devise dated December 6, 1967 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Book Number 144, pages 393 through 395 and in Book 144, pages 396 through 398, conveyed portions of the property hereinafter described to parties of the first part as Trustees; and

WHEREAS, said Estate has been fully administered and all debts of said Estate and Trusts have been paid or provided for, and pursuant to the terms and provisions of said Will and Trusts, parties of the first part, as Trustees, are directed to divide all of the property remaining in said Trusts equally among Decedent's six children; and

WHEREAS, said children have agreed to a division of all of the remaining property among themselves by partitioning a portion of said property into six (6) tracts of land and by having the remaining property conveyed to said children as tenants in common. Said Trustees, under the powers conferred

upon them under said Will and Trusts, have determined that the division as set out herein shall be final and binding.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

THAT said parties of the first part, in exercise of the powers conferred on them by said Will and in accordance with the provisions of said Trusts, do hereby transfer and convey unto party of the second part and to her heirs, executors, administrators and assigns, the percentage interests in the following described property to-wit:

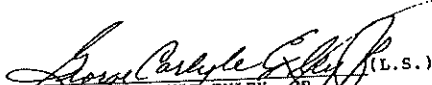

A one-sixth (1/6) undivided interest in and to all those certain tracts or parcels of land situate, lying and being in Effingham County, Georgia, described in Exhibit "A" attached hereto and made a part hereof.

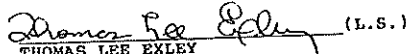
AND ALSO a one hundred percent (100%) interest in all that certain tract or parcel of land described in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, her heirs, executors, administrators and assigns, in fee simple forever.

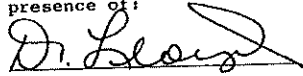

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seals on the day and year first above written, as the date hereof.

 (L.S.)  
GEORGE CARLYLE EXLEY, JR.  
 (L.S.)  
JESSE WILLIAM EXLEY

 (L.S.)  
THOMAS LEE EXLEY

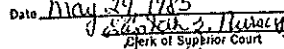
AS TRUSTEES UNDER ITEM IV AND  
AS TRUSTEES UNDER ITEM V OF  
THE LAST WILL AND TESTAMENT  
OF GEORGE CARLYLE EXLEY, DECEASED

Signed, sealed and  
delivered in the  
presence of:

  
  
Notary Public,  
Chatham County, Georgia

GAYNELL K. BOYD  
Notary Public, Georgia, State at Large  
My Commission Expires Sept. 9, 1986

Effingham County, Georgia  
Real Estate Transfer Tax

Paid \$ 0  
Date May 29 1985  
  
Clerk of Superior Court



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## EXHIBIT "A"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY, AS TRUSTEES, DATED THE 28th DAY OF May, 1985, CONVEYING LOTS, TRACTS OR PARCELS OF LAND IN EFFINGHAM COUNTY, GEORGIA.

ALL those certain lots, tracts or parcels of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lots 1 through 6, Block 54, and adjoining strip, being the same property described in deed dated June 9, 1962, recorded as aforesaid in Deed Book 131, Pages 45 and 46.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 3, Block 26, being the same property described in deeds dated June 3, 1954, recorded as aforesaid in Deed Book 112, Page 4 and Deed Book 112, Page 5.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 1, Block 26, and strip between Lots 1 and 2, Block 26, being the same property described in deed dated October 13, 1948, recorded as aforesaid in Deed Book 102, Pages 323 and 324.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon located at the Northwest corner of the intersection of Laurel and Crawford Streets, being the same property described in deed dated July 31, 1948, recorded as aforesaid in Deed Book 102, Page 195.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon, known as Lot 2, Block 26, being the same property described in deed dated September 6, 1944, recorded as aforesaid in Deed Book 95, Page 104.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 1, 2 and 3, Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated April 12, 1971, recorded as aforesaid in Deed Book 154, Folio 202.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 4 and 5, in Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated January 21, 1972, recorded as aforesaid in Deed Book 157, Folio 137.

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lot 7, Block 54. Said lot being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated May 8, 1971, recorded as aforesaid in Deed Book 154, Folio 405.

## EXHIBIT "B"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY TO HELEN EXLEY HOBBS, DATED THE 28th DAY OF MAY, 1985, CONVEYING A TRACT OF LAND IN THE 9TH G. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA.

ALL that certain tract or parcel of land situate, lying and being in the 9th G. M. District of Effingham County, Georgia, known as Tract 5 on a plat of Division of G. C. Exley Estate prepared by Paul D. Wilder, Registered Land Surveyor, dated March 28, 1985 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 13, pages 270 and 271. Said Tract 5 is generally bounded on the North by Tract 6, said Division of G. C. Exley Estate; on the East by said Tract 6, Division of G. C. Exley Estate, and Knoxboro Creek; on the South by the County Line dividing Effingham County, Georgia and Chatham County, Georgia; and on the West by Tract 3, said Division of G. C. Exley Estate. Said Tract 5 hereby conveyed contains 405 acres, more or less.

AND ALSO, a perpetual right of way for ingress and egress to and from said tract over, under and across a 30-foot access road easement as shown on said plat.

SUBJECT, HOWEVER, to a 30-foot access road easement, 15 feet of which is located on Tract 3 and 15 feet of which is located on Tract 5, which runs along the dividing line between said Tract 3 and said Tract 5 into said Tract 4 and said Tract 6; City of Savannah water line easement and to easements for Savannah Electric & Power Company power line and local service line.

For a more complete description of said tract, said access road easement, said water line easement and said power line easements, specific reference is made to the plat dated and recorded as aforesaid.

RECORDED May 29 1985  
*Edw. J. Hursey*  
 Clerk Superior Court

***DEVELOPMENT OF REGIONAL IMPACT  
REPORT***

**Prepared for  
Effingham County, Georgia  
DRI #3402  
Kicklighter-Hobbs Industrial Park  
August 17, 2021**



*Prepared by:  
Coastal Regional Commission  
1181 Coastal Dr. SW  
Darien, GA*



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## 1. APPLICATION INFORMATION

### 1.1 Jurisdiction

Effingham County, Georgia  
DRI # 3402  
Kicklighter-Hobbs Industrial Park

### 1.2 Applicant

Greenland Developers, Inc.  
P O Box 1628, Springfield, GA 31329 912-483-0166  
wilson@georgiaexportscompany.com

## 2. PROJECT DESCRIPTION

### 2.1 Summary

The DRI is an approximately 3,271,500 square foot wholesale & distribution warehouse development with associated infrastructure improvements located at Old Augusta Road 32 D 14' 34" N 81 D 11' 32" W. The action requested is a rezoning. The project is expected to be complete by 2025.

The estimated value of the project at build-out is \$300,000,000 and will generate \$3,636,000 in annual local tax revenue.

## 3. PARCEL DATA

### 3.1 Size of Property

3,271,500 square feet

### 3.2 General Location

The project site is located at Old Augusta Road 32 D 14' 34" N 81 D 11' 32" W in Effingham County.

According to the United States Census Bureau, the 2019 population of Effingham County was estimated to be 64,296.

## **4. LAND USE INFORMATION**

### **4.1 Site Map**

The site plan for use of the property is attached.

### **4.2 Built Features**

The site is currently vacant.

### **4.3 Future Development Map Designation (Character Area)**

According to the Effingham County Future Land Use Map from their Comprehensive Plan, the project site is currently located in an area designated as Agriculture. The Agriculture designation "is for land dedicated to farming (fields, lots, pastures, farm-steads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses."

### **4.4 Zoning District**

According to Effingham County, the property is currently zoned AR-1 Agricultural Residential and I-1 Industrial. The proposed zoning is I-1 Industrial.

## **5. CONSISTENCY AND COMPATIBILITY ANALYSIS**

### **5.1 Consistency with the Comprehensive Plan**

The Effingham County Comprehensive Plan was adopted in 2019. The Future Land Use Map designates the DRI property for Agriculture.



## **6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA**

### **6.1 Regional Development Map and Defining Narrative**

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

- |                 |               |
|-----------------|---------------|
| a. Conservation | c. Developed  |
| b. Rural        | d. Developing |

The Regional Future Development Map illustrates the area as Developed. This category is defined as "Areas demonstrating urban development patterns and also illustrate the areas where water and sewer services are being provided."

### **6.2 Guiding Principles of the Regional Plan**

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

### **6.3 Guiding Principles for Water and Wastewater**

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

### **6.4 Guiding Principles for Stormwater Management**

Five guiding principles are identified in the Regional Plan for Stormwater Management:

1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

## **6.5 Guiding Principles for Transportation**

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

## **6.6 Guiding Principles for Historic and Cultural Resources**

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.

2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

## 6.7 Guiding Principles for Natural Resources

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.
7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.



10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

## **6.8 Guiding Principles for Regional Growth Management**

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.
7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.

9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a “transfer of development rights” (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

## **6.9 Guiding Principles on Business and Industry**

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.
2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry

- to strengthen the GPA and its presence in logistics, distribution, and workforce development.
5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
  6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
  7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
  8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
  9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
  10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
  11. Increase existing industry retention and expansion rates.
  12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
  13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
  14. Encourage international economic developments that support strategic industry sectors.
  15. Enhance economic development and tourism opportunities by increasing cross functional communication.

#### **6.10 Guiding Principles for Agricultural Lands**

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.
4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.



8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

#### **6.11 Guiding Principles for Communities for a Lifetime - Livable Communities**

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic/financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
  - a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
  - b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
  - c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
  - d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.
  - e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.

- f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
  - g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.
4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
  5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
  6. The region will harness the talent and experience of older adults
  7. To determine “age readiness,” local comprehensive plans should review:
    - a. Demographics;
    - b. Quantity, quality, and type of existing housing stock;
    - c. Land use patterns; and
    - d. Quantity, quality, and type of recreational needs.
  8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
  9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
  10. Comprehensive plans will include goals and objectives that specifically address the aging population.
  11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
  12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

#### **6.12 Guiding Principles for Coastal Vulnerability and Resilience**

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to limit the impact of a disruptive crisis, and recovering rapidly from disasters.
3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

## 7. REGIONAL RESOURCE PLAN AND RIR

### 7.1 The Regional Resource Plan

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The proposed site is within RIR area related to wetlands and floodplains.

### 7.2 Area Requiring Special Attention

The project is within an Area of Significant Natural Resources. This category designates natural resources of great value to the region that will be impacted by development.

### 7.3 Natural Resources

#### Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

A map showing green infrastructure near the project site is attached.



Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

#### **7.4 Wetlands**

According to the developer, the project site contains wetlands. Wetlands and floodplains will be impacted in the following ways:

"According to Resource + Land Consultants delineation, there are jurisdictional wetlands on the site. There are also non-jurisdictional wetlands within the eastern portion of the site. The current plan anticipates impacting 0.71 acres of jurisdictional wetlands for road and utility crossings. No special permitting is required to impact the non-jurisdictional wetlands in the State of Georgia. A portion of the site lies within zone A. Any fill placed within an AE zone requires an evaluation or study to confirm that the fill will not cause the base flood elevation to rise more than 1 foot in that flood hazard zone. This will be submitted to Effingham County for review with the development permit submittal for the individual site filling withing the floodplain."

## 8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

### 8.1 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	52,250	80,563	112,062

Source: U.S. Census; Georgia Office of Planning and Budget

The county's population is expected to grow from its 2000 level of 37,535 to 112,062 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Effingham County, is a growing county in the region and had a 2019 population estimate of 64,296 according to the US Census. The 2010 Census population of Effingham County in 2000 was 37,535.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. The Effingham County unemployment rate in 2017 was 4.1 percent.

## 9. CRC Resources

### 9.1 Coastal Stormwater Supplement

The CRC applauds Effingham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

### 9.2 Regional Design Guidelines

The CRC recommends that the Effingham County ensure that new development creates an environment that contributes to the region's character. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth.

The 'Character Region' for this area is *Rural Ridge* and may utilize the 'Character Area Key' for *Commercial*.

---

For technical assistance contact Cole Mullis, Regional Planner at [cmullis@crc.ga.gov](mailto:cmullis@crc.ga.gov) or Aaron Carpenter, Supervising Senior Planner at [acarpenter@crc.ga.gov](mailto:acarpenter@crc.ga.gov).

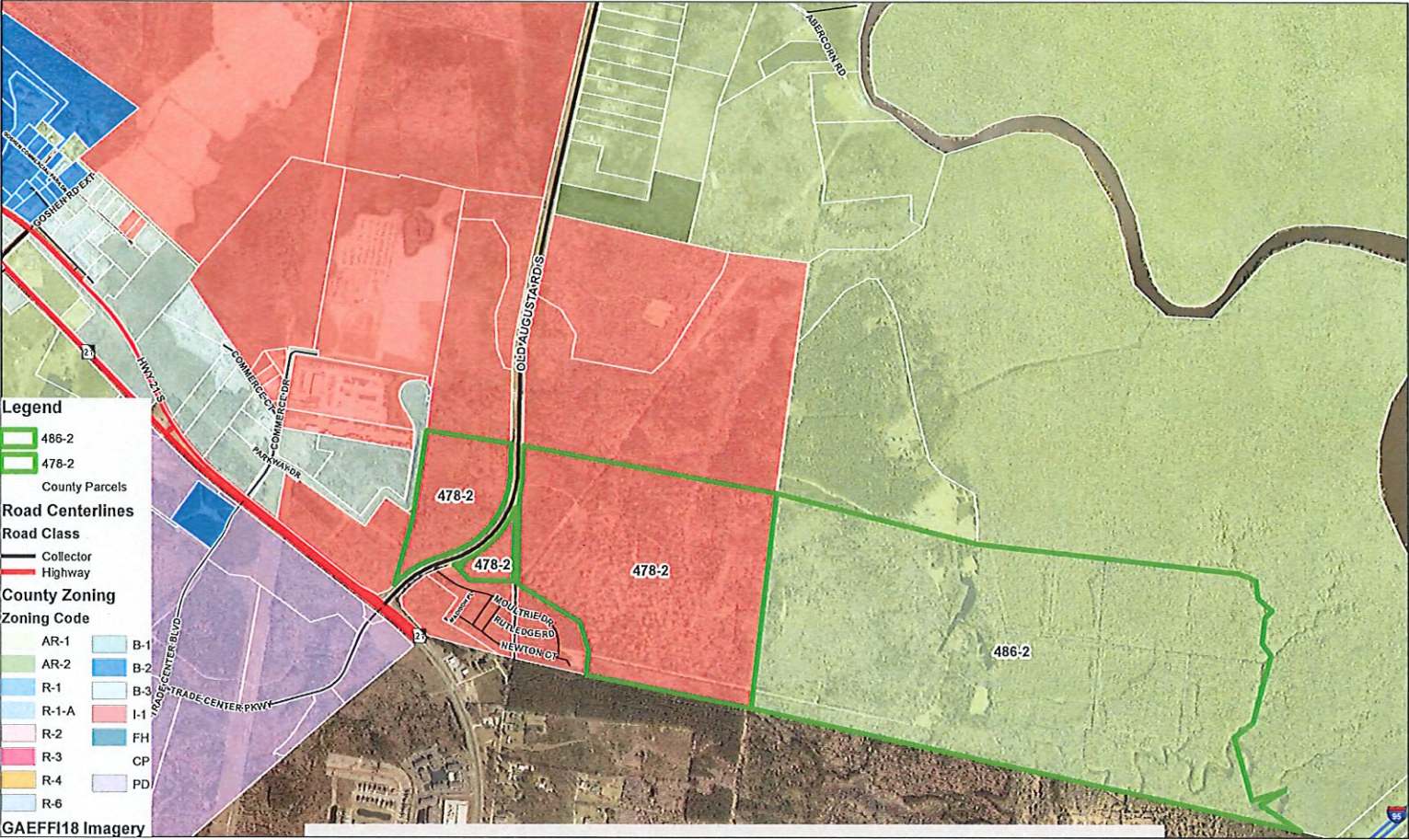
**SITE PLAN  
PROVIDED BY THE APPLICANT**





**EFFINGHAM COUNTY  
FUTURE LAND USE MAP  
& ZONING DISTRICTS MAP**



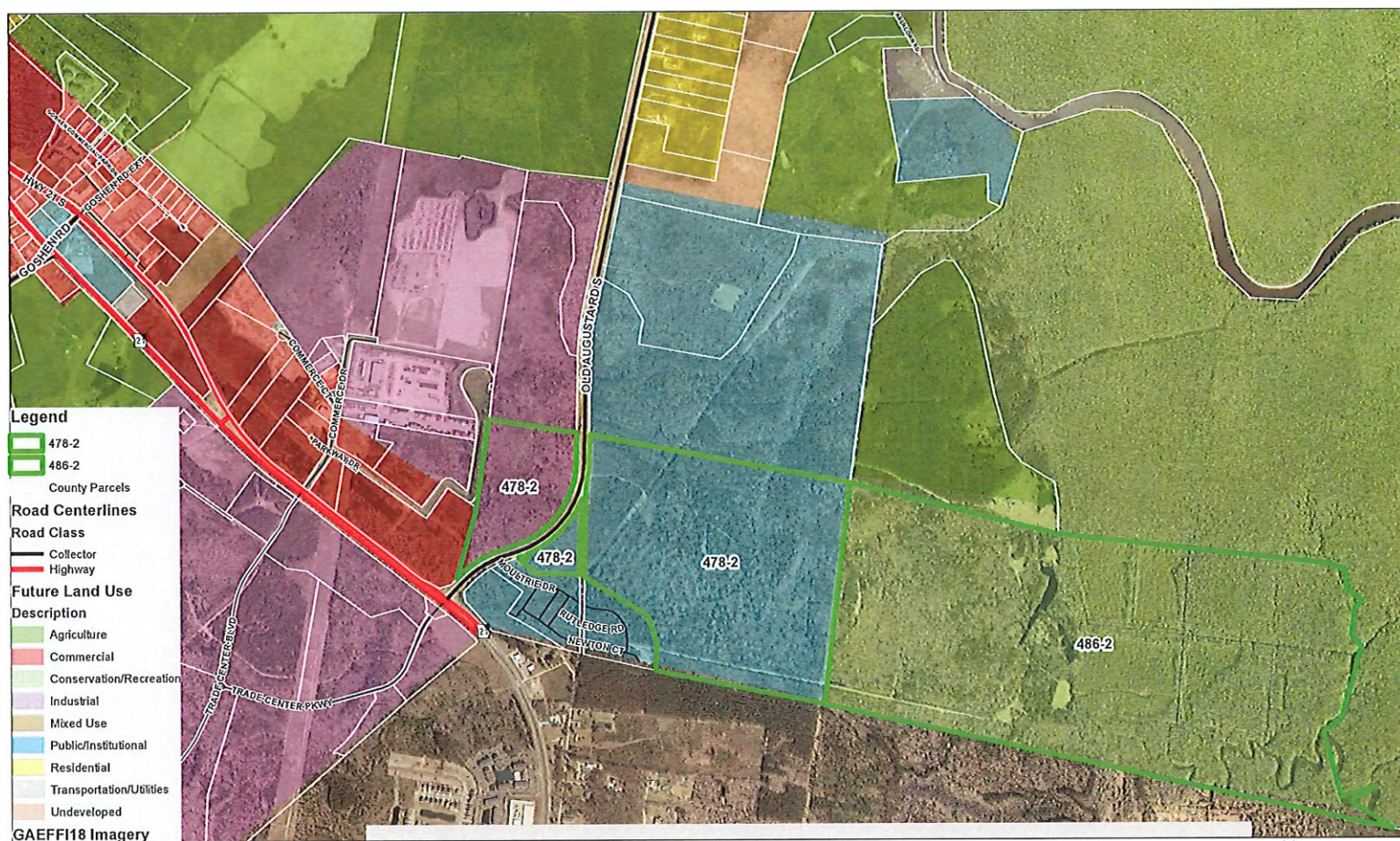


Effingham County Zoning

0 0.125 0.25 0.5 0.75 1 Miles







Effingham County Future Land Use

0 0.1 0.2 0.4 0.6 0.8 Miles

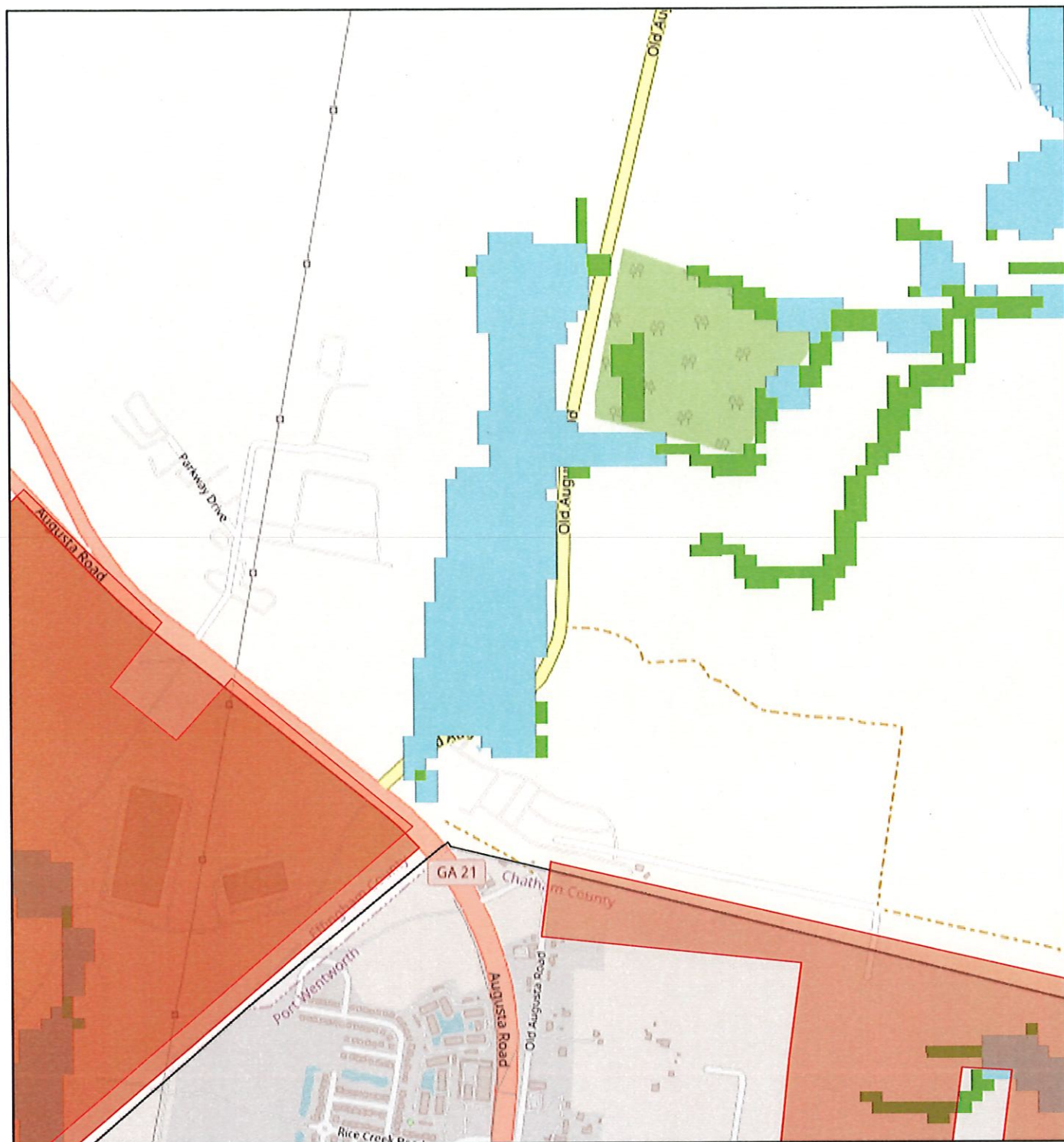


# **EFFINGHAM COUNTY**

## **Green Infrastructure**



# DRI 3402 Green Infrastructure



8/2/2021, 7:49:14 AM

Green Infrastructure Class

Core

Corridor

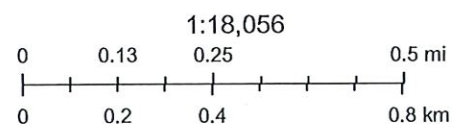
Multi-Use Buffer Areas

Sites

DRI - All Submissions

Counties

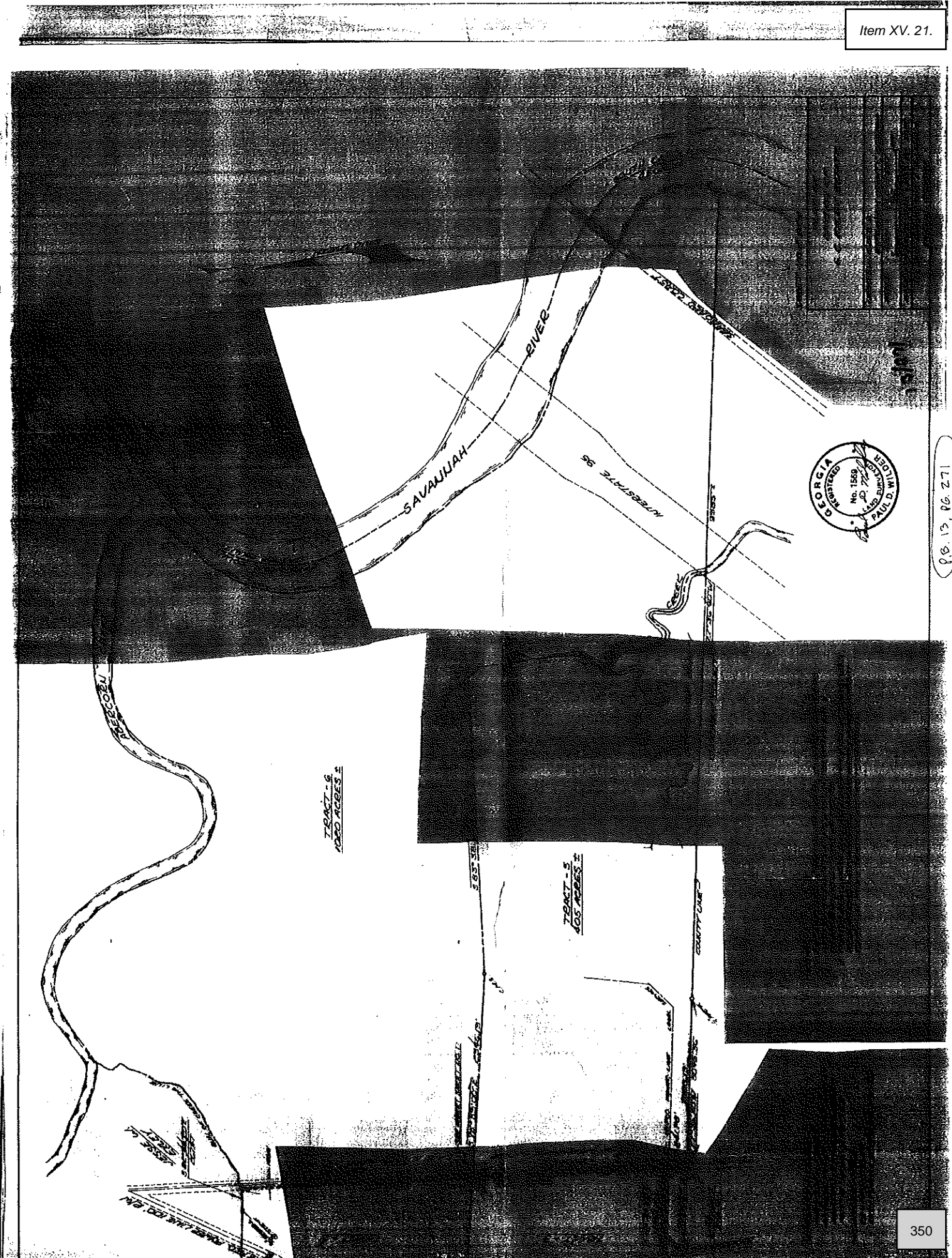
Cities



© OpenStreetMap (and) contributors, CC-BY-SA, CRC, Georgia Forestry



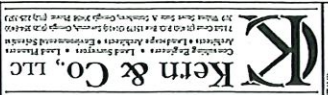
**PUBLIC COMMENTS**  
**[None Received]**











APPLICANT/DEVELOPER:  
KERN & CO., LLC  
P.O. BOX 1028  
SPRINGFIELD, GA 31329  
EMAIL: WILSON@KERNANDCO.COM

APPLICANT/ENGINEER:  
KERN & CO., LLC - CHAD ZITTRAUER

APPLICANT/DEVELOPER:  
KERN & CO., LLC  
P.O. BOX 1028  
SPRINGFIELD, GA 31329  
EMAIL: WILSON@KERNANDCO.COM

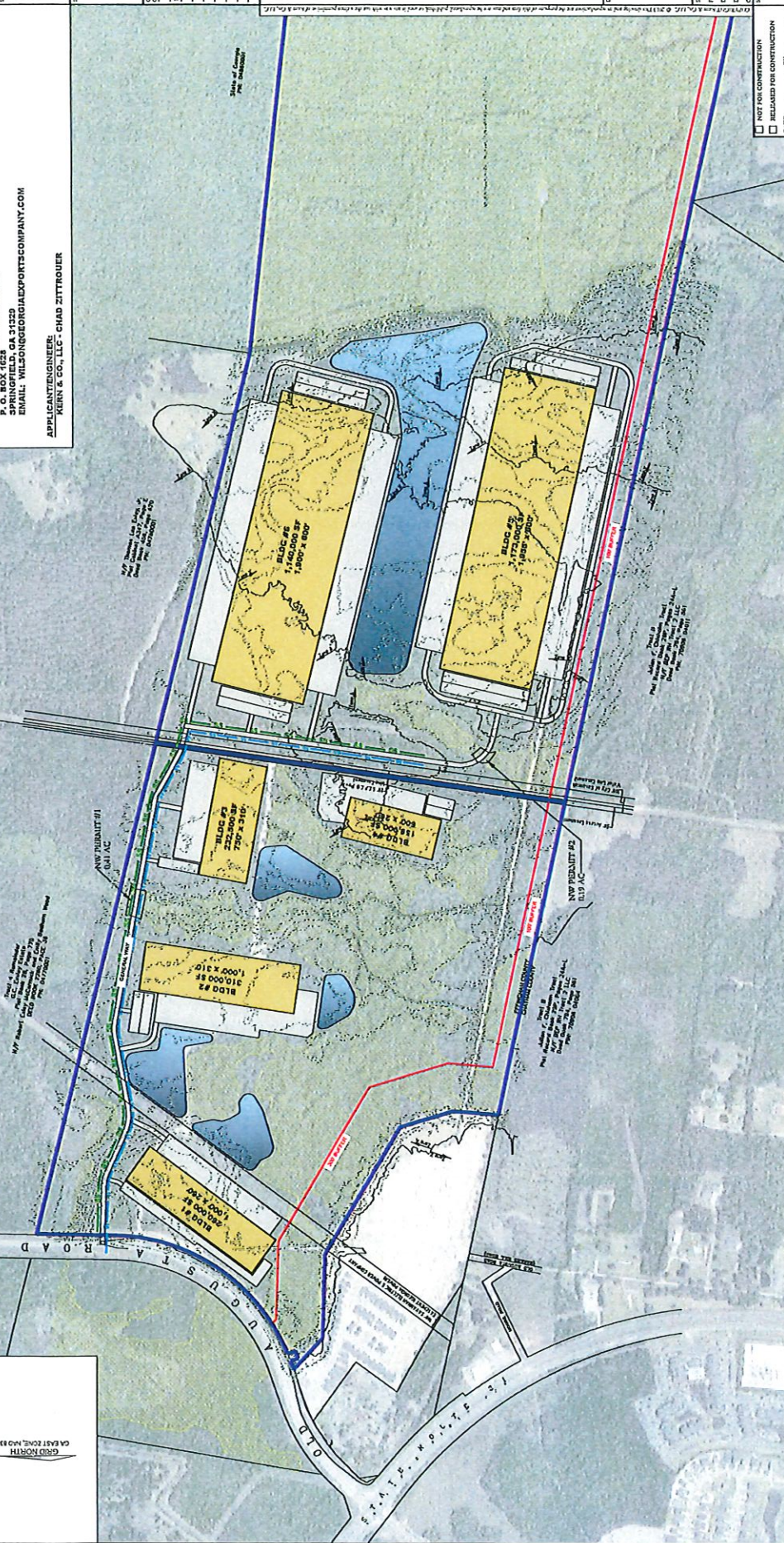
APPLICANT/ENGINEER:  
KERN & CO., LLC - CHAD ZITTRAUER

ACREAGE SUMMARY:			
Upland Acres	146.2	126.1	272.3
Non-Adjacent Wetland Acres	16.1	1.4	17.5
Wetland Acres	212.0	83.8	295.8
Pond Acres	4.5		4.5
Total Acres	380.8	211.3	592.1

BUILDING SUMMARY:			
BLDG #1	260,000 SF	Hobbs	126.1
BLDG #2	310,000 SF	Kicklighter	1.4
BLDG #3	232,500 SF		83.8
BLDG #4	155,000 SF		211.3
BLDG #5	1,173,000 SF		
BLDG #6	1,140,000 SF		
Total:	3,271,500 SF		

CURRENT ZONING: AR-1  
PROPOSED ZONING: I-1

PLANS OF  
KICKLIGHTER-HOBBS INDUSTRIAL DEVELOPMENT  
AT  
OLD AUGUSTA ROAD



DATE: 10/20/11  
DRAWN BY: JH  
CHECKED BY: JH  
APPROVED BY: JH

NOT FOR CONSTRUCTION  
RELEASING FOR CONSTRUCTION







486-2



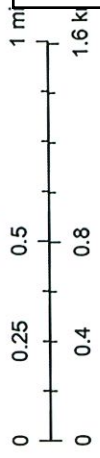
7/23/2021, 10:18:32 AM

County Municipal Boundaries  
EffinghamCountyZoneClass

AR-1

AR-2  
R-1  
R-2  
R-3  
R-4  
B-1  
B-2  
B-3  
I-1

1:36,112



Esri, Inc., City of Naperville, Illinois, Maxar



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 **Chad Zittrouer as Agent for Helen Dasher Estate – (Map # 486 Parcel # 2)** from **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?

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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- Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
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- Yes No 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?

ML

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 **Chad Zittrouer as Agent for Helen Dasher Estate – (Map # 486 Parcel # 2)** from **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 ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

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

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

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

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

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



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Chad Zittrouer as Agent for Helen Dasher Estate – (Map # 486 Parcel # 2)** from **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?

BKS,

8/23/21.

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Chad Zittrouer as Agent for Helen Dasher Estate requests to **rezone** 405 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses. Located on Old Augusta Road.

### Map# 486 Parcel# 2

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 405 acres from **AR-1** to **I-1 Heavy Industrial** to allow for the development of industrial warehouses.

#### 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. Warehousing is a permitted use in I-1 (Heavy Industrial).
- The scale of the warehouse development exceeds the threshold to be considered a Development of Regional Impact (DRI). Project information was submitted for review on the DRI submissions website. The Coastal Regional Commission determined that the project (DRI # 3402) warranted regional review; requested comments from neighboring jurisdictions and relevant organizations and state agencies; and completed a report of findings.
- The project is consistent with the Regional Future Development Map, which shows the project site area as: Developed - Areas demonstrating urban development patterns and also illustrate the areas where water and sewer services are being provided.
- The project site is in Public Institutional and Conservation/Recreation areas, according to the Future Land Use map. Public Institutional can include uses such as government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Conservation/Recreation can include uses such as public parks, wildlife management areas, golf courses, or recreation centers.
- Old Augusta Road is a county truck route, which can accommodate the proposed truck traffic.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 405 acres from **AR-1** to **I-1 Heavy Industrial**, with the following conditions:
  1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
  3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  5. Applicant must submit a sketch plan for review.
- Michael Larson seconded the motion. The motion carried unanimously.

#### Alternatives

**1. Approve** the request to rezone 405 acres from **AR-1** to **I-1 Heavy Industrial**, with the following conditions:

1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.

2. All wetland impacts must be approved and permitted by USACE, and the appropriate Jurisdictional Determination must be submitted during the site development plan review process.
3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
5. Applicant must submit a sketch plan for review.

**2. Deny** the request to rezone 405 acres from **AR-1** to **I-1 Heavy Industrial**.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

- |  |                      |
|--|----------------------|
| 1. Rezoning Application and Checklist  | 4. Plat              |
| 2. Ownership Certificate/Authorization | 5. Aerial Photograph |
| 3. Deed                                |                      |



AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

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, CHAD ZITTROUER has filed an application to rezone four hundred and five (405.0) +/- acres; from AR-1 to I-1 for a warehouse development; map and parcel number 486-2, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT four hundred and five (405.0) +/- acres; map and parcel number 486-2, located in the 5<sup>th</sup> commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention.**
2. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
3. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
4. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
5. Applicant must submit a sketch plan for review.

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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Chad Zittrouer** as Agent for **Helen Dasher Estate** requests a **variance** to eliminate required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road, zoned **AR-1**, proposed zoning **I-1**.

### Map# 486 Parcel# 2

## Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** to eliminate the required 25' buffers between industrial parcels.

## Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the west and north.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 486-2 will form a development site with 478-2, and will be similar to the type of development to the north. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Michael Larson made a motion to **approve a variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Brad Smith seconded the motion. The motion carried unanimously.

## Alternatives

- Approve** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Deny** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

**Recommended Alternative:** 1

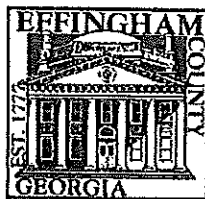
**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**  
 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph



# **EFFINGHAM COUNTY**

## **APPLICATION FOR A VARIANCE OR CONDITIONAL USE**

**DATE** 7/23/21

**APPLICANT/AGENT NAME** Kern & Co, LLC - Chad Zitttrouer

**APPLICANT/AGENT EMAIL:** czitttrouer@kernengineering.com

**APPLICANT/AGENT PHONE #:** 912-354-8400

**PROPERTY OWNER(s):** Helen Dasher Estate

**PROPERTY OWNER PHONE #:** 912-663-7671 **EMAIL** hobbsdawg85@gmail.com

**MAILING ADDRESS** 209 Coldbrook Ct. Rincon, GA 31326

**PROPERTY LOCATION** Old Augusta Rd

**PHONE #** \_\_\_\_\_ **EMAIL ADDRESS** \_\_\_\_\_

**MAP #** 486-2 **PARCEL #** \_\_\_\_\_

**ZONING** I-1 **ACREAGE** 405

**NAME OF DEVELOPMENT (IF APPLICABLE)**  
Kicklighter - Hobbs Industrial Development

**SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED**  
5.12.1 - Buffers

**DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE**  
Elimination of 25' buffer between adjacent industrial properties



**EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The adjacent property to the West (Kicklighter) will be part of the same project. The adjacent properties to the north (Exley & McCormick) will also be I-1, and these properties are also requesting a variance on this buffer, and both parties support each others request

**THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

- A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCABLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.
- OWNERSHIP CERTIFICATE
- FILING FEE - \$200.00
- IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN  DATE 7.23.21

*\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\**

\*\*\*\*\*

**OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_

ATTACHMENT BEFFINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed  
 Amendment to the Effingham County Zoning Ordinance by virtue of a deed date  
May 28, 1985, on file in the office of the Clerk of the Superior Court of  
 Effingham County, in Deed Book 226 page 120-123.

Owner's signature Chris A. Hobbs

Owner's signature \_\_\_\_\_ (if applicable)

Owner's signature \_\_\_\_\_ (if applicable)

\*\*\*\*\*

AUTHORIZATION OF PROPERTY OWNER

(Please complete this section if the owner is giving another person authority  
 to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance,  
 conditional use, or rezoning of my property.

Name of Applicant/Agent: Kern & Company, LLC - Chad Zittrouer

Address: PO Box 15179

Telephone #: 912-354-8400

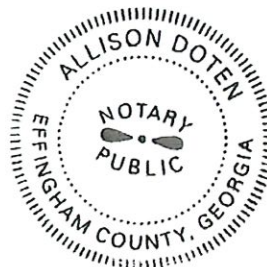
email: czittrouer@kernengineering.com

Personally appeared before me Chris A. Hobbs  
 who swears that the information contained in this authorization is true and correct to the best  
 of his/her knowledge and belief.

Notary: Allison Doten

Seal

Date: 7/23/21



120

STATE OF GEORGIA        )  
COUNTY OF EFFINGHAM    )

THIS INDENTURE, made and entered into this 28th day of May, 1985, by and between GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY and THOMAS LEE EXLEY, as Trustees under the Last Will and Testament of GEORGE CARLYLE EXLEY, deceased, as parties of the first part, and HELEN EXLEY HOBBS, of Cobb County, Georgia, as party of the second part.

W I T N E S S E T H :

WHEREAS, George Carlyle Exley died March 16, 1964 seized and possessed of the fee simple title to a portion of the property hereinafter described and conveyed, leaving a Last Will and Testament dated July 18, 1962, which was duly probated in solemn form in the Court of Ordinary (Probate Court) of Effingham County, Georgia, on March 31, 1964, and the parties of the first part duly qualified and are acting as Executors; and

WHEREAS, under Item IV and ITEM V of said Will, said Executors, by Assents to Devise dated December 6, 1967 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Book Number 144, pages 393 through 395 and in Book 144, pages 396 through 398, conveyed portions of the property hereinafter described to parties of the first part as Trustees; and

WHEREAS, said Estate has been fully administered and all debts of said Estate and Trusts have been paid or provided for, and pursuant to the terms and provisions of said Will and Trusts, parties of the first part, as Trustees, are directed to divide all of the property remaining in said Trusts equally among Decedent's six children; and

WHEREAS, said children have agreed to a division of all of the remaining property among themselves by partitioning a portion of said property into six (6) tracts of land and by having the remaining property conveyed to said children as tenants in common. Said Trustees, under the powers conferred



upon them under said Will and Trusts, have determined that the division as set out herein shall be final and binding.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

THAT said parties of the first part, in exercise of the powers conferred on them by said Will and in accordance with the provisions of said Trusts, do hereby transfer and convey unto party of the second part and to her heirs, executors, administrators and assigns, the percentage interests in the following described property to-wit: ,

A one-sixth (1/6) undivided interest in and to all those certain tracts or parcels of land situate, lying and being in Effingham County, Georgia, described in Exhibit "A" attached hereto and made a part hereof.

AND ALSO a one hundred percent (100%) interest in all that certain tract or parcel of land described in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, her heirs, executors, administrators and assigns, in fee simple forever.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seals on the day and year first above written, as the date hereof.

*George Carlyle Exley, Jr.* (L.S.)  
GEORGE CARLYLE EXLEY, JR.  
*Jesse William Exley* (L.S.)  
JESSE WILLIAM EXLEY

*Thomas Lee Exley* (L.S.)  
THOMAS LEE EXLEY

Signed, sealed and delivered in the presence of:

*Dr. Leonard*  
*Gaynell K. Boyd*  
Notary Public,  
Chatham County, Georgia

GAYNELL K. BOYD  
Notary Public, Georgia, State at Large  
My Commission Expires Sept. 9, 1988

AS TRUSTEES UNDER ITEM IV AND  
AS TRUSTEES UNDER ITEM V OF  
THE LAST WILL AND TESTAMENT  
OF GEORGE CARLYLE EXLEY, DECEASED

Effingham County, Georgia  
Real Estate Transfer Tax

Paid \$ 0  
Date May 29, 1985  
*Elizabeth J. Murray*  
Clerk of Superior Court

122

## EXHIBIT "A"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY, AS TRUSTEES, DATED THE 28th DAY OF May, 1985, CONVEYING LOTS, TRACTS OR PARCELS OF LAND IN EFFINGHAM COUNTY, GEORGIA.

ALL those certain lots, tracts or parcels of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lots 1 through 6, Block 54, and adjoining strip, being the same property described in deed dated June 9, 1962, recorded as aforesaid in Deed Book 131, Pages 45 and 46.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 3, Block 26, being the same property described in deeds dated June 3, 1954, recorded as aforesaid in Deed Book 112, Page 4 and Deed Book 112, Page 5.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 1, Block 26, and strip between Lots 1 and 2, Block 26, being the same property described in deed dated October 13, 1948, recorded as aforesaid in Deed Book 102, Pages 323 and 324.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon located at the Northwest corner of the intersection of Laurel and Crawford Streets, being the same property described in deed dated July 31, 1948, recorded as aforesaid in Deed Book 102, Page 195.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon, known as Lot 2, Block 26, being the same property described in deed dated September 6, 1944, recorded as aforesaid in Deed Book 95, Page 104.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 1, 2 and 3, Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated April 12, 1971, recorded as aforesaid in Deed Book 154, Folio 202.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 4 and 5, in Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated January 21, 1972, recorded as aforesaid in Deed Book 157, Folio 137.

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lot 7, Block 54. Said lot being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated May 8, 1971, recorded as aforesaid in Deed Book 154, Folio 405.

## EXHIBIT "B"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY TO HELEN EXLEY HOBBS, DATED THE 28th DAY OF MAY, 1985, CONVEYING A TRACT OF LAND IN THE 9TH G. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA.

ALL that certain tract or parcel of land situate, lying and being in the 9th G. M. District of Effingham County, Georgia, known as Tract 5 on a plat of Division of G. C. Exley Estate prepared by Paul D. Wilder, Registered Land Surveyor, dated March 28, 1985 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 13, pages 270 and 271. Said Tract 5 is generally bounded on the North by Tract 6, said Division of G. C. Exley Estate; on the East by said Tract 6, Division of G. C. Exley Estate, and Knoxboro Creek; on the South by the County Line dividing Effingham County, Georgia and Chatham County, Georgia; and on the West by Tract 3, said Division of G. C. Exley Estate. Said Tract 5 hereby conveyed contains 405 acres, more or less.

AND ALSO, a perpetual right of way for ingress and egress to and from said tract over, under and across a 30-foot access road easement as shown on said plat.

SUBJECT, HOWEVER, to a 30-foot access road easement, 15 feet of which is located on Tract 3 and 15 feet of which is located on Tract 5, which runs along the dividing line between said Tract 3 and said Tract 5 into said Tract 4 and said Tract 6; City of Savannah water line easement and to easements for Savannah Electric & Power Company power line and local service line.

For a more complete description of said tract, said access road easement, said water line easement and said power line easements, specific reference is made to the plat dated and recorded as aforesaid.

RECORDED May 29 1985  
*Edward J. Hursey*  
 Clerk Superior Court







486-2





# 2755 OLD AUGUSTA



7/28/2021, 8:16:55 AM

EffinghamCountyZoneClass

- AR-1
- AR-2
- B-1
- B-2
- B-3
- PD

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, Inc., City of Naperville, Illinois, Maxar

Maxar | Esri, Inc., City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download.html>



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Chad Zittrouer as Agent for Helen Dasher Estate requests a **variance** to eliminate required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road, zoned **AR-1**, proposed zoning **I-1**.

### Map# 486 Parcel# 2

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** to eliminate the required 25' buffers between industrial parcels.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the west and north.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 486-2 will form a development site with 478-2, and will be similar to the type of development to the north. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Michael Larson made a motion to **approve a variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Brad Smith seconded the motion. The motion carried unanimously.

### Alternatives

- Approve** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Deny** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

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, CHAD ZITTROUER has filed an application for a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 486-2, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 486-2, located in the 5<sup>th</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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Chad Zittrouer** as Agent for **Helen Dasher Estate** requests a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels. Located on Old Augusta Road, zoned **AR-1**, proposed zoning **I-1**.

### Map# 486 Parcel# 2

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a variance to reduce required buffers from 300' to 100' between differently zoned parcels.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the west and north.
- The buffer reduction would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- The properties to the south are in Port Wentworth, and are in the Master Plan Overlay (M-P-O) district. Setback requirements in Port Wentworth are: 100' between industrial and M-P-O zoned properties.
- Staff has contacted Port Wentworth and all adjacent property owners for input.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.
- Michael Larson seconded the motion. The motion carried unanimously.

### Alternatives

- Approve** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.
- Deny** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
2. Ownership Certificate

3. Aerial Photograph





# EFFINGHAM COUNTY

## APPLICATION FOR A VARIANCE OR CONDITIONAL USE

DATE 7/23/21

APPLICANT/AGENT NAME Kern & Co, LLC - Chad Zittrouer

APPLICANT/AGENT EMAIL: czittrouer@kernengineering.com

APPLICANT/AGENT PHONE #: 912-354-8400

PROPERTY OWNER(s): Helen Dasher Estate

PROPERTY OWNER PHONE #: 912-663-7671 EMAIL hobbsdawg85@gmail.com

MAILING ADDRESS 209 Coldbrook Ct. Rincon, GA 31326

PROPERTY LOCATION Old Augusta Rd

PHONE # \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

MAP # 486-2 PARCEL # \_\_\_\_\_

ZONING I-1 ACREAGE 405

NAME OF DEVELOPMENT (IF APPLICABLE)

Kicklighter - Hobbs Industrial Development

SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED

5.12.1 - Buffers

DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE

Reduction of the buffer requirement from 300ft to 100ft for adjacent properties

located in the City of Port Wentworth

# **EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The adjacent property is in the City of Port Wentworth. The zoning ordinance for the City of Port Wentworth only requires a 100ft buffer. This has been confirmed with the City of Port Wentworth

## **THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

■ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCIBLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.

■ OWNERSHIP CERTIFICATE

■ FILING FEE - \$200.00

■ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN



DATE

7.23.21

*\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\**

\*\*\*\*\*

## **OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_

**ATTACHMENT B****EFFINGHAM COUNTY OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed  
 Amendment to the Effingham County Zoning Ordinance by virtue of a deed date  
May 28, 1985, on file in the office of the Clerk of the Superior Court of  
 Effingham County, in Deed Book 226 page 120-123.

Owner's signature *Chad Zitttrouer*

Owner's signature \_\_\_\_\_ (if applicable)

Owner's signature \_\_\_\_\_ (if applicable)

\*\*\*\*\*

**AUTHORIZATION OF PROPERTY OWNER**

(Please complete this section if the owner is giving another person authority  
 to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance,  
 conditional use, or rezoning of my property.

Name of Applicant/Agent: Kern & Company, LLC - Chad Zitttrouer

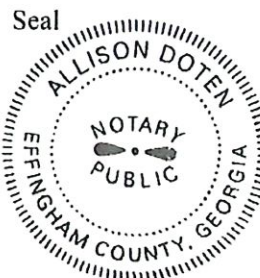
Address: PO Box 15179

Telephone #: 912-354-8400 email: czitttrouer@kernengineering.com

Personally appeared before me *Cmya A Hobbs*  
 who swears that the information contained in this authorization is true and correct to the best  
 of his/her knowledge and belief.

Notary: *Allison Doten*

Date: 7/23/21





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STATE OF GEORGIA        )  
                              )  
COUNTY OF EFFINGHAM    )

THIS INDENTURE, made and entered into this 28th day of May, 1985, by and between GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY and THOMAS LEE EXLEY, as Trustees under the Last Will and Testament of GEORGE CARLYLE EXLEY, deceased, as parties of the first part, and HELEN EXLEY HOBBS, of Cobb County, Georgia, as party of the second part.

W I T N E S S E T H :

WHEREAS, George Carlyle Exley died March 16, 1964 seized and possessed of the fee simple title to a portion of the property hereinafter described and conveyed, leaving a Last Will and Testament dated July 18, 1962, which was duly probated in solemn form in the Court of Ordinary (Probate Court) of Effingham County, Georgia, on March 31, 1964, and the parties of the first part duly qualified and are acting as Executors; and

WHEREAS, under Item IV and ITEM V of said Will, said Executors, by Assents to Devise dated December 6, 1967 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Book Number 144, pages 393 through 395 and in Book 144, pages 396 through 398, conveyed portions of the property hereinafter described to parties of the first part as Trustees; and

WHEREAS, said Estate has been fully administered and all debts of said Estate and Trusts have been paid or provided for, and pursuant to the terms and provisions of said Will and Trusts, parties of the first part, as Trustees, are directed to divide all of the property remaining in said Trusts equally among Decedent's six children; and

WHEREAS, said children have agreed to a division of all of the remaining property among themselves by partitioning a portion of said property into six (6) tracts of land and by having the remaining property conveyed to said children as tenants in common. Said Trustees, under the powers conferred

upon them under said Will and Trusts, have determined that the division as set out herein shall be final and binding.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

THAT said parties of the first part, in exercise of the powers conferred on them by said Will and in accordance with the provisions of said Trusts, do hereby transfer and convey unto party of the second part and to her heirs, executors, administrators and assigns, the percentage interests in the following described property to-wit: .



A one-sixth (1/6) undivided interest in and to all those certain tracts or parcels of land situate, lying and being in Effingham County, Georgia, described in Exhibit "A" attached hereto and made a part hereof.

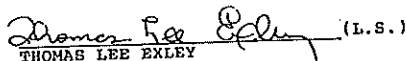
AND ALSO a one hundred percent (100%) interest in all that certain tract or parcel of land described in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

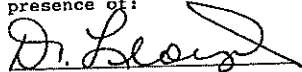
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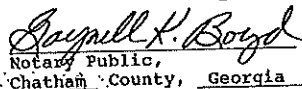
IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seals on the day and year first above written, as the date hereof.

 (L.S.)  
GEORGE CARLYLE EXLEY, JR.  
 (L.S.)  
JESSE WILLIAM EXLEY

 (L.S.)  
THOMAS LEE EXLEY


Signed, sealed and delivered in the presence of:



  
Notary Public,  
Chatham County, Georgia

GAYNELL K. BOYD  
Notary Public, Georgia, State at Large  
My Commission Expires Sept. 9, 1986

AS TRUSTEES UNDER ITEM IV AND  
AS TRUSTEES UNDER ITEM V OF  
THE LAST WILL AND TESTAMENT  
OF GEORGE CARLYLE EXLEY, DECEASED

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date May 29 1985  
  
Clerk of Superior Court

122

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ALL those certain lots, tracts or parcels of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lots 1 through 6, Block 54, and adjoining strip, being the same property described in deed dated June 9, 1962, recorded as aforesaid in Deed Book 131, Pages 45 and 46.

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ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon, known as Lot 2, Block 26, being the same property described in deed dated September 6, 1944, recorded as aforesaid in Deed Book 95, Page 104.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 1, 2 and 3, Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated April 12, 1971, recorded as aforesaid in Deed Book 154, Folio 202.

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## EXHIBIT "B"

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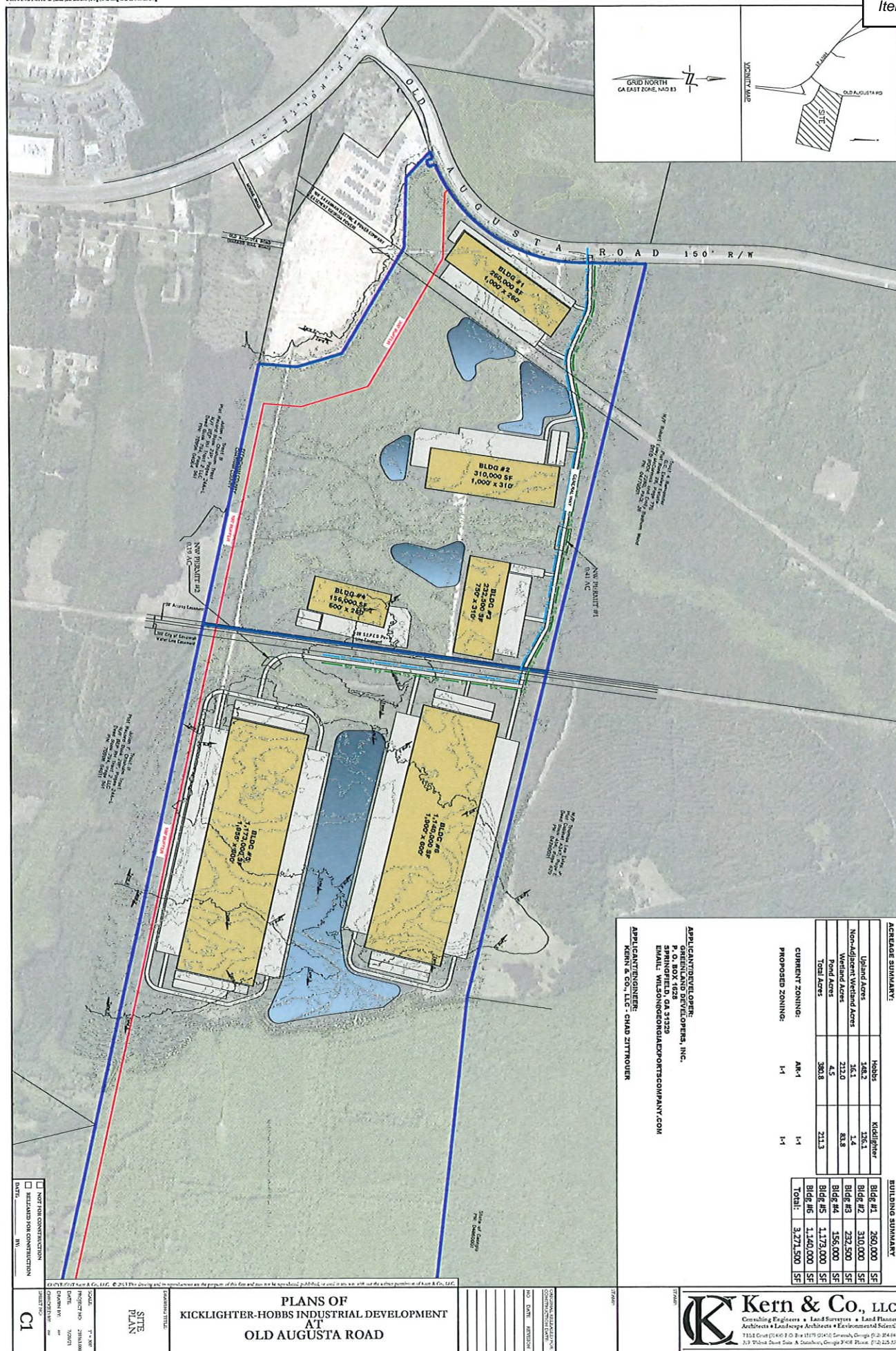
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AND ALSO, a perpetual right of way for ingress and egress to and from said tract over, under and across a 30-foot access road easement as shown on said plat.

SUBJECT, HOWEVER, to a 30-foot access road easement, 15 feet of which is located on Tract 3 and 15 feet of which is located on Tract 5, which runs along the dividing line between said Tract 3 and said Tract 5 into said Tract 4 and said Tract 6; City of Savannah water line easement and to easements for Savannah Electric & Power Company power line and local service line.

For a more complete description of said tract, said access road easement, said water line easement and said power line easements, specific reference is made to the plat dated and recorded as aforesaid.

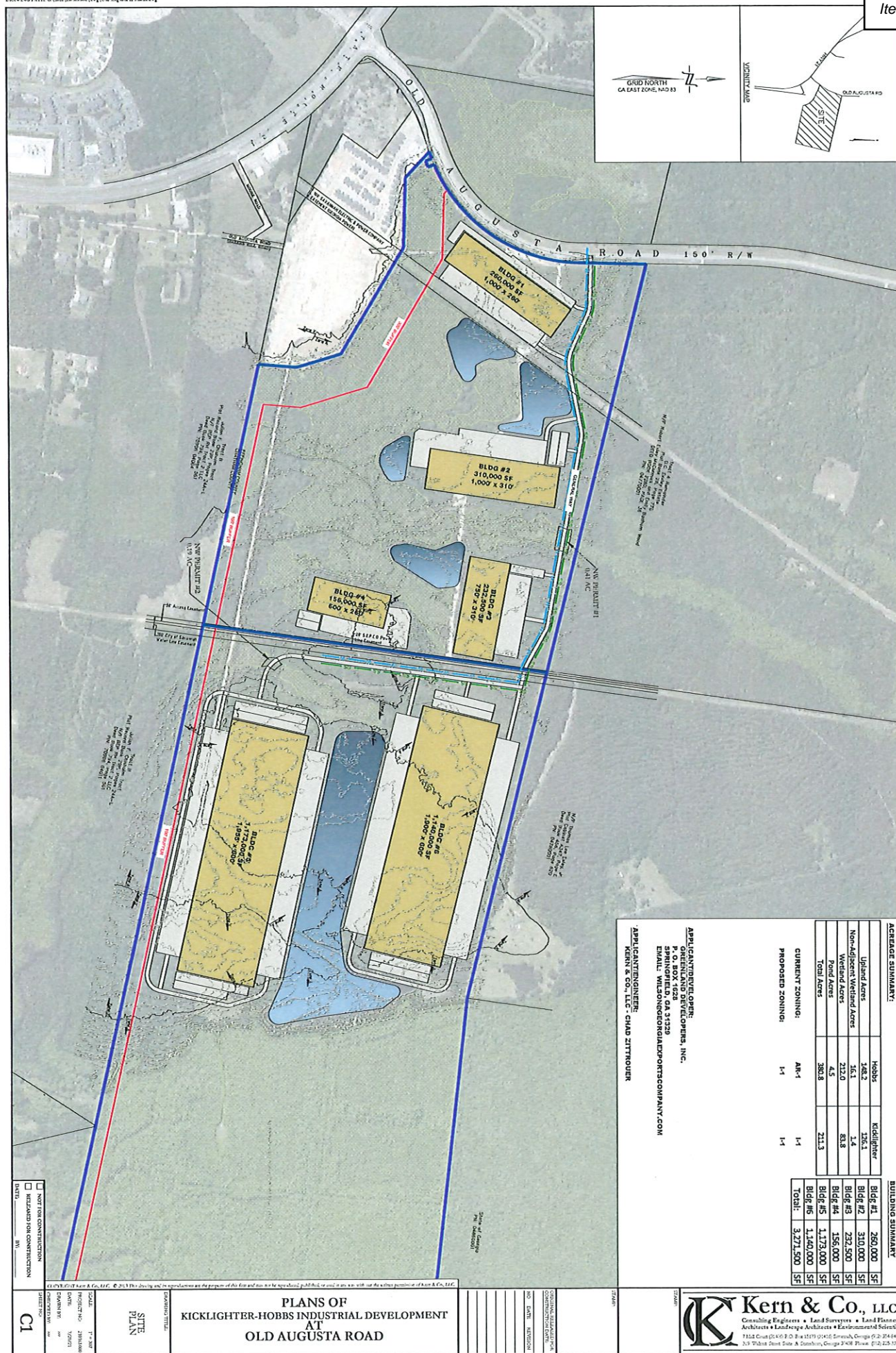
RECORDED May 29 19 85  
*Edw. D. J. Murray*  
 Clerk Superior Court

















EffinghamCountyZoneClass

AR-1

387

Esri, Inc., City of Naperville, Illinois, Maxar

Maxar | Esri, Inc., City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download.html> | ArcGIS Web AppBuilder



[illegible]

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Chad Zittrouer as Agent for Helen Dasher Estate requests a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels. Located on Old Augusta Road, zoned **AR-1**, proposed zoning **I-1**.

### Map# 486 Parcel# 2

## Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a variance to reduce required buffers from 300' to 100' between differently zoned parcels.

## Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the west and north.
- The buffer reduction would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- The properties to the south are in Port Wentworth, and are in the Master Plan Overlay (M-P-O) district. Setback requirements in Port Wentworth are: 100' between industrial and M-P-O zoned properties.
- Staff has contacted Port Wentworth and all adjacent property owners for input.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.
- Michael Larson seconded the motion. The motion carried unanimously.

## Alternatives

**1. Approve** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.

**2. Deny** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.

### Recommended Alternative: 1

### Other Alternative: 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

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, CHAD ZITTROUER has filed an application for a variance to reduce the required 300' buffer between I-1 and residential parcels to 100'; map and parcel number 486-2, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to reduce the required 300' buffer between I-1 and residential parcels to 100'; map and parcel number 486-2, located in the 5<sup>th</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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Chad Zittrouer** as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust** requests a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road, zoned **SPLIT (I-1/B-3)**.

### Map# 478 Parcel# 2

## Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

## Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the east and north.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 478-2 will form a development site with 486-2, and will be similar to the type of development to the north. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Michael Larson made a motion to **approve a variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Brad Smith seconded the motion. The motion carried unanimously.

## Alternatives

- 1. Approve** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- 2. Deny** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**  
 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph



# EFFINGHAM COUNTY

## APPLICATION FOR A VARIANCE OR CONDITIONAL USE

DATE 7/23/21

APPLICANT/AGENT NAME Kern & Co, LLC - Chad Zittrouer

APPLICANT/AGENT EMAIL: czettrouer@kernengineering.com

APPLICANT/AGENT PHONE #: 912-354-8400

PROPERTY OWNER(s): Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust

PROPERTY OWNER PHONE #: 703-533-9176 EMAIL Mickey@Kick-Law.com

MAILING ADDRESS 1606 Crestwood Lane McLean, VA 22101

PROPERTY LOCATION Old Augusta Rd (2755)

PHONE # \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

MAP # 478-2 PARCEL # \_\_\_\_\_

ZONING I-1 ACREAGE 227.24

NAME OF DEVELOPMENT (IF APPLICABLE)  
Kicklighter - Hobbs Industrial Development

SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED  
5.12.1 - Buffers

DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE  
Elimination of 25' buffer between adjacent industrial properties

**EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The adjacent property to the East (Hobbs) will be part of the same project. The adjacent properties to the north (Exley & McCormick) will also be I-1, and these properties are also requesting a variance on this buffer. Both parties support each others request

**THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

■ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCABLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.

■ OWNERSHIP CERTIFICATE

■ FILING FEE - \$200.00

■ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN  DATE 7.23.21

*\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\**

\*\*\*\*\*

**OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_



**ATTACHMENT B****EFFINGHAM COUNTY OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed  
 Amendment to the Effingham County Zoning Ordinance by virtue of a deed date  
March 18, 2015, on file in the office of the Clerk of the Superior Court of  
 Effingham County, in Deed Book 2283 page 207.

Owner's signature \_\_\_\_\_

Owner's signature \_\_\_\_\_

(if applicable)

Owner's signature \_\_\_\_\_

(if applicable)

\*\*\*\*\*

**AUTHORIZATION OF PROPERTY OWNER**

(Please complete this section if the owner is giving another person authority  
 to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance,  
 conditional use, or rezoning of my property.

Name of Applicant/Agent: Kern & Company, LLC - Chad ZitttrouerAddress: PO Box 15179Telephone #: 912-354-8400email: czitttrouer@kernengineering.com

Personally appeared before me CLAUDE M. KICKLIGHTER, JR  
 who swears that the information contained in this authorization is true and correct to the best  
 of his/her knowledge and belief.

Notary: \_\_\_\_\_

Seal

Date: 7/23/2021

COLLEEN M EDDY  
 106 OLD STILLWELL ROAD  
 SPRINGFIELD, GA 31329  
 EXPIRES: JANUARY 16, 2022

DOC# 002050  
 FILED IN OFFICE  
 3/25/2015 08:44 AM  
 BK:2283 PG:207-209  
 ELIZABETH Z. HURSEY  
 CLERK OF SUPERIOR  
 COURT  
 EFFINGHAM COUNTY

PT-61 051-2015-000652

After Recording, Return To:  
 Claude M. Kicklighter, Jr., P.C.  
 Post Office Box 1570  
 Springfield, Georgia 31329

STATE OF GEORGIA                     )  
   )  
 COUNTY OF EFFINGHAM             )     DEED OF GIFT

THIS INDENTURE, made the 18<sup>th</sup> day of March, 2015, by and between CLAUDE M. KICKLIGHTER and ELIZABETH EXLEY KICKLIGHTER, as GRANTORS; and CLAUDE M. KICKLIGHTER and ELIZABETH E. KICKLIGHTER as CO-TRUSTEES OF "THE CLAUDE M. KICKLIGHTER REVOCABLE TRUST DATED FEBRUARY 9, 2015" and ELIZABETH E. KICKLIGHTER and CLAUDE M. KICKLIGHTER as CO-TRUSTEES OF "THE ELIZABETH E. KICKLIGHTER REVOCABLE TRUST DATED FEBRUARY 9, 2015", as GRANTEES;

WITNESSETH:

That the GRANTORS, for and in consideration of the sum of One Dollar (\$1.00) together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey unto the said GRANTEES, their successors and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD the said described property, with all and singular its rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEES, their successors and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered  
 in the presence of:

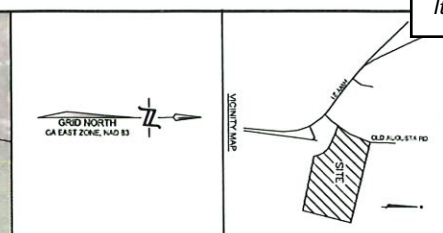
WITNESS

WITNESS

 (SEAL)  
 CLAUDE M. KICKLIGHTER

  
 ELIZABETH EXLEY KICKLIGHTER





BUILDING SUMMARY		
Bldg #1	260,000	SF
Bldg #2	310,000	SF
Bldg #3	232,500	SF
Bldg #4	156,000	SF
Bldg #5	1,173,000	SF
Bldg #6	1,140,000	SF
Total:	3,271,500	SF

**APPLICANT/DEVELOPER:**  
GREENLAND DEVELOPERS, INC.  
P. O. BOX 1628  
SPRINGFIELD, GA 31329  
EMAIL: WILSON@GEORGIAEXPORTSCOMPANY.COM

**APPLICANT/ENGINEER:**  
KERN & CO., LLC - CHAD ZITNOUER

**PLANS OF  
KICKLIGHTER-HOBBS INDUSTRIAL DEVELOPMENT  
AT  
OLD AUGUSTA ROAD**

## SITE PLAN

☐ NOT FOR CONSTRUCTION  
☐ RELEASED FOR CONSTRUCTION  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

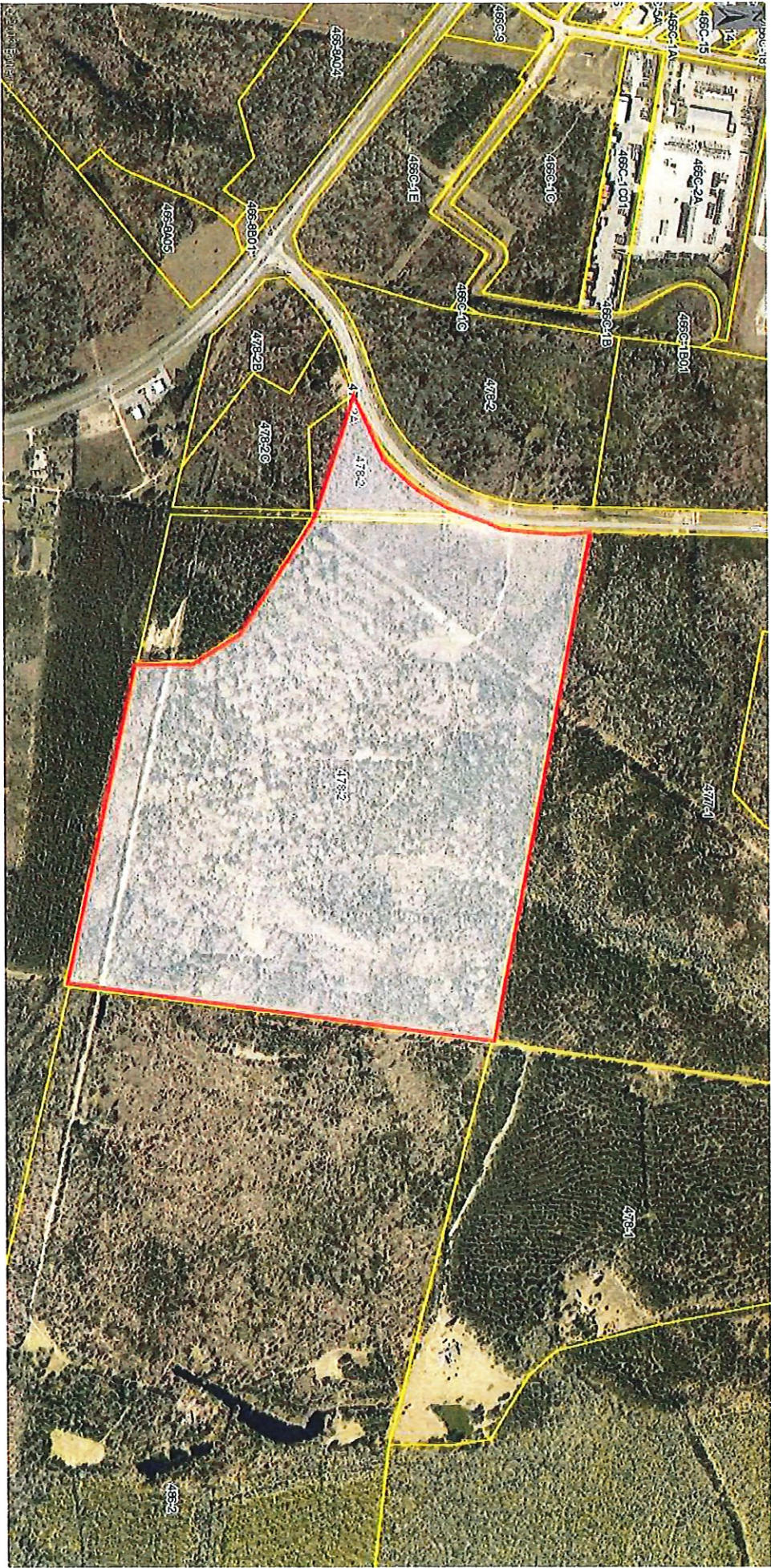
C1

**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientists  
7 Mail Court (N.441) P.O. Box 15175 (N.415) Savannah, Georgia (912) 254-4430  
219 Walnut Street Suite A, Savannah, Georgia 31408 Phone: (912) 225-3717



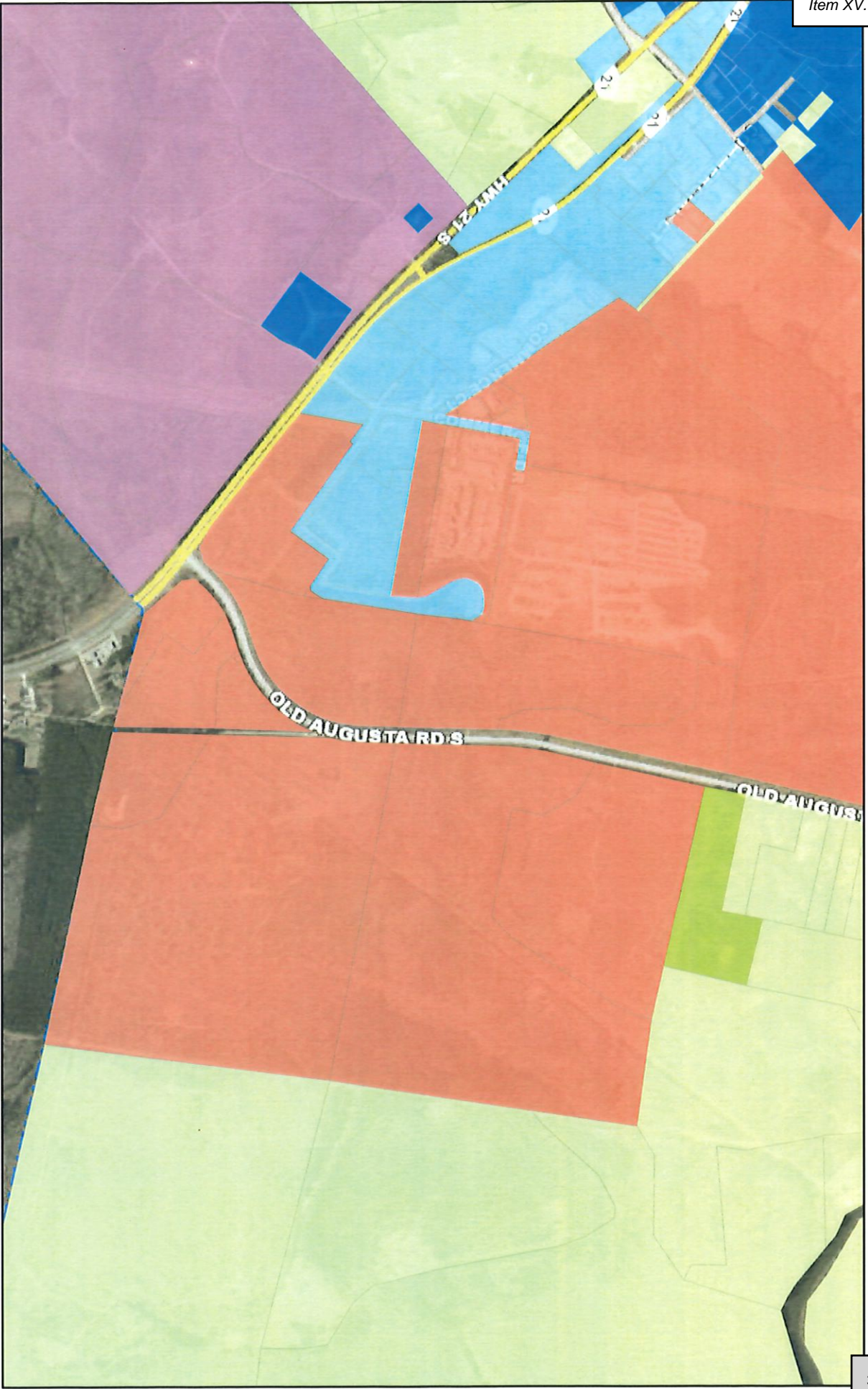








2755 OLD AUGUSTA

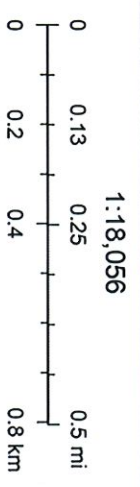


7/28/2021, 8:16:55 AM

EffinghamCountyZoneClass

- B-2
- I-1
- B-3
- PD

- AR-1
- AR-2



Esri, Inc., City of Naperville, Illinois, Maxar



## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Chad Zittrouer as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust** requests a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels. Located on Old Augusta Road, zoned **SPLIT (I-1/B-3)**.

### Map# 478 Parcel# 2

#### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the east and north.
- The buffer elimination would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- 478-2 will form a development site with 486-2, and will be similar to the type of development to the north. The parcels will combine and subdivide as needed for future development. Eliminating the internal buffers allows for more effective site planning.
- At the August 23 Planning Board meeting, Michael Larson made a motion to **approve a variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Brad Smith seconded the motion. The motion carried unanimously.

#### Alternatives

- Approve** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.
- Deny** the request for a **variance** to eliminate the required 25' buffers between I-1 Heavy Industrial zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

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, CHAD ZITTROUER has filed an application for a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 486-2, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to waive the required 25' buffer between I-1 Heavy Industrial parcels; map and parcel number 486-2, located in the 5<sup>th</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 (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** **Chad Zittrouer** as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust** requests a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels. Located on Old Augusta Road, zoned **SPLIT (I-1/B-3)**.

### Map# 478 Parcel# 2

#### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a variance to reduce required buffers from 300' to 100' between differently zoned parcels.

#### Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the east and north.
- The buffer reduction would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- The properties to the south are in Port Wentworth, and are in the Master Plan Overlay (M-P-O) district. Setback requirements in Port Wentworth are: 100' between industrial and M-P-O zoned properties.
- Staff has contacted Port Wentworth and all adjacent property owners for input.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve** a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.
- Michael Larson seconded the motion. The motion carried unanimously.

#### Alternatives

- Approve** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.
- Deny** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**  
 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph





# EFFINGHAM COUNTY

## APPLICATION FOR A VARIANCE OR CONDITIONAL USE

DATE 7/23/21

APPLICANT/AGENT NAME Kern & Co, LLC - Chad Zittrouer

APPLICANT/AGENT EMAIL: czittrouer@kernengineering.com

APPLICANT/AGENT PHONE #: 912-354-8400

PROPERTY OWNER(s): Helen Dasher Estate

PROPERTY OWNER PHONE #: 912-663-7671 EMAIL hobbsdawg85@gmail.com

MAILING ADDRESS 209 Coldbrook Ct. Rincon, GA 31326

PROPERTY LOCATION Old Augusta Rd

PHONE # \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

MAP # 486-2 PARCEL # \_\_\_\_\_

ZONING I-1 ACREAGE 405

NAME OF DEVELOPMENT (IF APPLICABLE)

Kicklighter - Hobbs Industrial Development

SECTION NUMBER(S) OF THE ORDINANCE FROM WHICH A VARIANCE /  
CONDITIONAL USE IS REQUESTED

5.12.1 - Buffers

DESCRIBE THE REQUESTED VARIANCE / CONDITIONAL USE

Reduction of the buffer requirement from 300ft to 100ft for adjacent properties


located in the City of Port Wentworth

**EXPLAIN WHY THE VARIANCE OR CONDITIONAL USE IS BEING REQUESTED**

The adjacent property is in the City of Port Wentworth. The zoning ordinance for the City of Port Wentworth only requires a 100ft buffer. This has been confirmed with the City of Port Wentworth

**THE FOLLOWING ITEMS MUST BE SUBMITTED AT TIME OF APPLICATION:**

- ☒ A COPY OF THE SITE PLAN THAT CLEARLY ILLUSTRATES THE REQUESTED VARIANCE OR CONDITIONAL USE IN RELATION TO THE AFFECTED SITE AND TO SURROUNDING PARCELS AND USES. A REPRODUCIBLE COPY OF THIS PLAN, NO LARGER THAN 11" x 17", MUST BE SUBMITTED.
- ☒ OWNERSHIP CERTIFICATE
- ☒ FILING FEE - \$200.00
- ☒ IF DESIRED, ADDITIONAL NARRATIVE THAT EXPLAINS HOW AND WHY THE REQUESTED VARIANCE OR CONDITIONAL USE MEETS THE CRITERIA OF SECTION 7.1.8 & 7.1.6 OF THE EFFINGHAM COUNTY ZONING ORDINANCE.

SIGN  DATE 7.23.21

*\*\*Please include a copy of the plat identifying existing structures and imply future structures\*\**

\*\*\*\*\*

**OFFICIAL USE ONLY**

DATE RECEIVED \_\_\_\_\_ TIME \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_

DATE APPROVED BY COUNTY COMMISSIONERS \_\_\_\_\_

**ATTACHMENT B****EFFINGHAM COUNTY OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed  
 Amendment to the Effingham County Zoning Ordinance by virtue of a deed date  
May 28, 1985, on file in the office of the Clerk of the Superior Court of  
 Effingham County, in Deed Book 226 page 120-123.

Owner's signature *Chad Zitttrouer*

Owner's signature \_\_\_\_\_ (if applicable)

Owner's signature \_\_\_\_\_ (if applicable)

\*\*\*\*\*

**AUTHORIZATION OF PROPERTY OWNER**

(Please complete this section if the owner is giving another person authority  
 to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance,  
 conditional use, or rezoning of my property.

Name of Applicant/Agent: Kern & Company, LLC - Chad Zitttrouer

Address: PO Box 15179

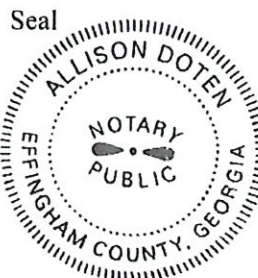
Telephone #: 912-354-8400 email: czitttrouer@kernengineering.com

Personally appeared before me *Cmya A Hobbs*  
 who swears that the information contained in this authorization is true and correct to the best  
 of his/her knowledge and belief.

Notary: *Allison Doten*

Date: 7/23/21

3





120

STATE OF GEORGIA        )  
                              )  
COUNTY OF EFFINGHAM    )

THIS INDENTURE, made and entered into this 28th day of May, 1985, by and between GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY and THOMAS LEE EXLEY, as Trustees under the Last Will and Testament of GEORGE CARLYLE EXLEY, deceased, as parties of the first part, and HELEN EXLEY HOBBS, of Cobb County, Georgia, as party of the second part.

W I T N E S S E T H :

WHEREAS, George Carlyle Exley died March 16, 1964 seized and possessed of the fee simple title to a portion of the property hereinafter described and conveyed, leaving a Last Will and Testament dated July 18, 1962, which was duly probated in solemn form in the Court of Ordinary (Probate Court) of Effingham County, Georgia, on March 31, 1964, and the parties of the first part duly qualified and are acting as Executors; and

WHEREAS, under Item IV and ITEM V of said Will, said Executors, by Assents to Devise dated December 6, 1967 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Book Number 144, pages 393 through 395 and in Book 144, pages 396 through 398, conveyed portions of the property hereinafter described to parties of the first part as Trustees; and

WHEREAS, said Estate has been fully administered and all debts of said Estate and Trusts have been paid or provided for, and pursuant to the terms and provisions of said Will and Trusts, parties of the first part, as Trustees, are directed to divide all of the property remaining in said Trusts equally among Decedent's six children; and

WHEREAS, said children have agreed to a division of all of the remaining property among themselves by partitioning a portion of said property into six (6) tracts of land and by having the remaining property conveyed to said children as tenants in common. Said Trustees, under the powers conferred

upon them under said Will and Trusts, have determined that the division as set out herein shall be final and binding.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

THAT said parties of the first part, in exercise of the powers conferred on them by said Will and in accordance with the provisions of said Trusts, do hereby transfer and convey unto party of the second part and to her heirs, executors, administrators and assigns, the percentage interests in the following described property to-wit: ,

A one-sixth (1/6) undivided interest in and to all those certain tracts or parcels of land situate, lying and being in Effingham County, Georgia, described in Exhibit "A" attached hereto and made a part hereof.

AND ALSO a one hundred percent (100%) interest in all that certain tract or parcel of land described in Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, her heirs, executors, administrators and assigns, in fee simple forever.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seals on the day and year first above written, as the date hereof.

*George Carlyle Exley, Jr.* (L.S.)  
GEORGE CARLYLE EXLEY, JR.  
*Jesse William Exley* (L.S.)  
JESSE WILLIAM EXLEY

*Thomas Lee Exley* (L.S.)  
THOMAS LEE EXLEY

Signed, sealed and delivered in the presence of:

*Dr. Leonard*

*Gaynell K. Boyd*  
Notary Public,  
Chatham County, Georgia

GAYNELL K. BOYD  
Notary Public, Georgia, State at Large  
My Commission Expires Sept. 9, 1986

AS TRUSTEES UNDER ITEM IV AND  
AS TRUSTEES UNDER ITEM V OF  
THE LAST WILL AND TESTAMENT  
OF GEORGE CARLYLE EXLEY, DECEASED

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date May 29 1985  
*John S. Newberry*  
Clerk of Superior Court

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## EXHIBIT "A"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY, AS TRUSTEES, DATED THE 28th DAY OF May, 1985, CONVEYING LOTS, TRACTS OR PARCELS OF LAND IN EFFINGHAM COUNTY, GEORGIA.

ALL those certain lots, tracts or parcels of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lots 1 through 6, Block 54, and adjoining strip, being the same property described in deed dated June 9, 1962, recorded as aforesaid in Deed Book 131, Pages 45 and 46.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 3, Block 26, being the same property described in deeds dated June 3, 1954, recorded as aforesaid in Deed Book 112, Page 4 and Deed Book 112, Page 5.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, known as Lot 1, Block 26, and strip between Lots 1 and 2, Block 26, being the same property described in deed dated October 13, 1948, recorded as aforesaid in Deed Book 102, Pages 323 and 324.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon located at the Northwest corner of the intersection of Laurel and Crawford Streets, being the same property described in deed dated July 31, 1948, recorded as aforesaid in Deed Book 102, Page 195.

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Springfield, Effingham County, Georgia, with improvements thereon, known as Lot 2, Block 26, being the same property described in deed dated September 6, 1944, recorded as aforesaid in Deed Book 95, Page 104.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 1, 2 and 3, Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated April 12, 1971, recorded as aforesaid in Deed Book 154, Folio 202.

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lots 4 and 5, in Block 55. Said lots being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated January 21, 1972, recorded as aforesaid in Deed Book 157, Folio 137.

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Springfield, 11th G. M. District, Effingham County, Georgia, known as Lot 7, Block 54. Said lot being the same property conveyed to George Carlyle Exley, Jr., Jesse William Exley and Thomas Lee Exley, as Executors and Trustees, by deed dated May 8, 1971, recorded as aforesaid in Deed Book 154, Folio 405.



## EXHIBIT "B"

TO TRUSTEES' DEED FROM GEORGE CARLYLE EXLEY, JR., JESSE WILLIAM EXLEY AND THOMAS LEE EXLEY TO HELEN EXLEY HOBBS, DATED THE 28th DAY OF MAY, 1985, CONVEYING A TRACT OF LAND IN THE 9TH G. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA.

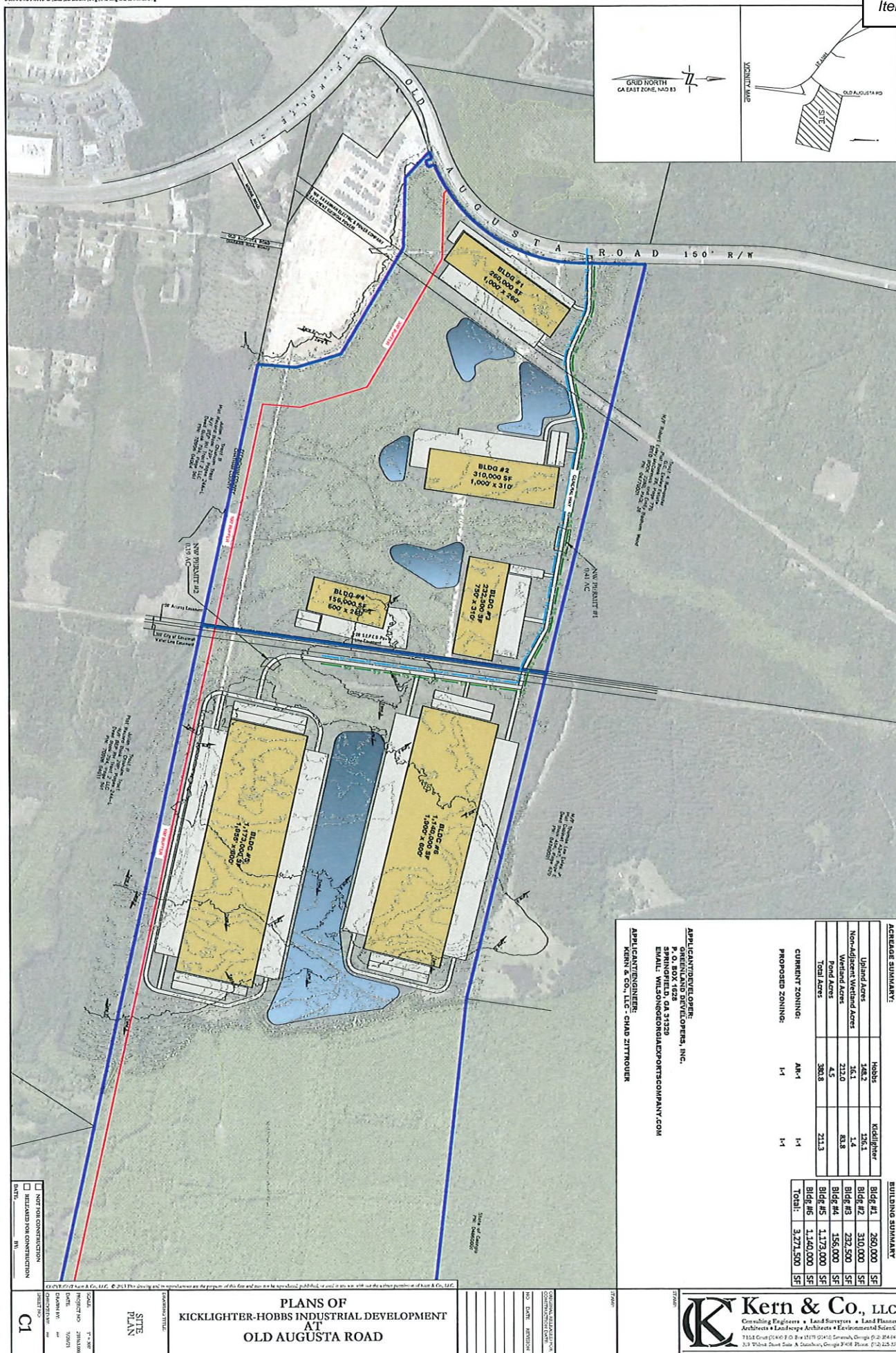
ALL that certain tract or parcel of land situate, lying and being in the 9th G. M. District of Effingham County, Georgia, known as Tract 5 on a plat of Division of G. C. Exley Estate prepared by Paul D. Wilder, Registered Land Surveyor, dated March 28, 1985 and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 13, pages 270 and 271. Said Tract 5 is generally bounded on the North by Tract 6, said Division of G. C. Exley Estate; on the East by said Tract 6, Division of G. C. Exley Estate, and Knoxboro Creek; on the South by the County Line dividing Effingham County, Georgia and Chatham County, Georgia; and on the West by Tract 3, said Division of G. C. Exley Estate. Said Tract 5 hereby conveyed contains 405 acres, more or less.

AND ALSO, a perpetual right of way for ingress and egress to and from said tract over, under and across a 30-foot access road easement as shown on said plat.

SUBJECT, HOWEVER, to a 30-foot access road easement, 15 feet of which is located on Tract 3 and 15 feet of which is located on Tract 5, which runs along the dividing line between said Tract 3 and said Tract 5 into said Tract 4 and said Tract 6; City of Savannah water line easement and to easements for Savannah Electric & Power Company power line and local service line.

For a more complete description of said tract, said access road easement, said water line easement and said power line easements, specific reference is made to the plat dated and recorded as aforesaid.

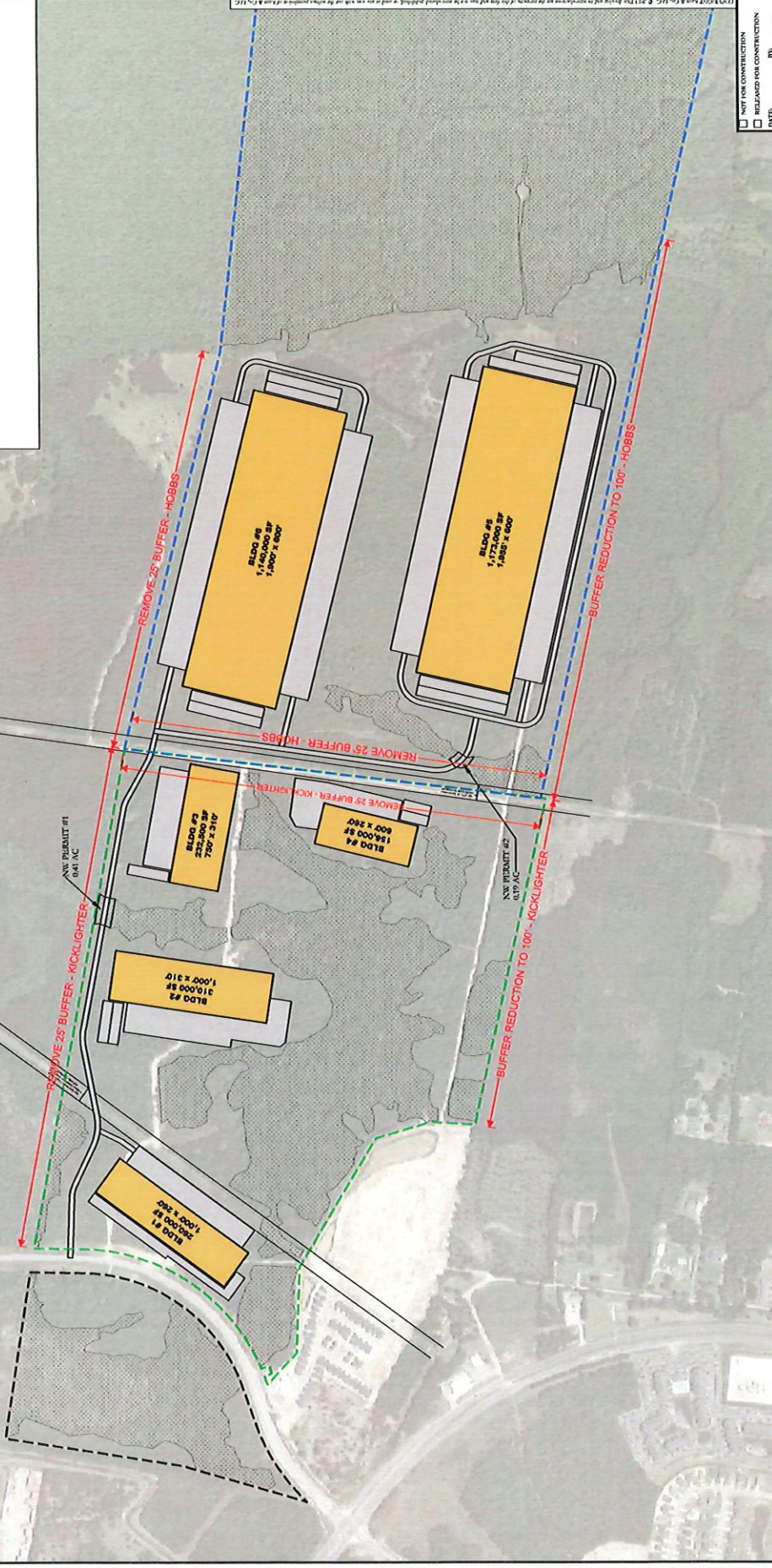
RECORDED May 29 19 85  
*Edw. D. J. Murray*  
 Clerk Superior Court





	Hobbs	Kicklighter
Upland Acres	148.2	126.1
Non-Adjacent Wetland Acres	16.1	1.4
Wetland Acres	212.0	83.8
Pond Acres	4.5	
Total Acres	380.8	211.3

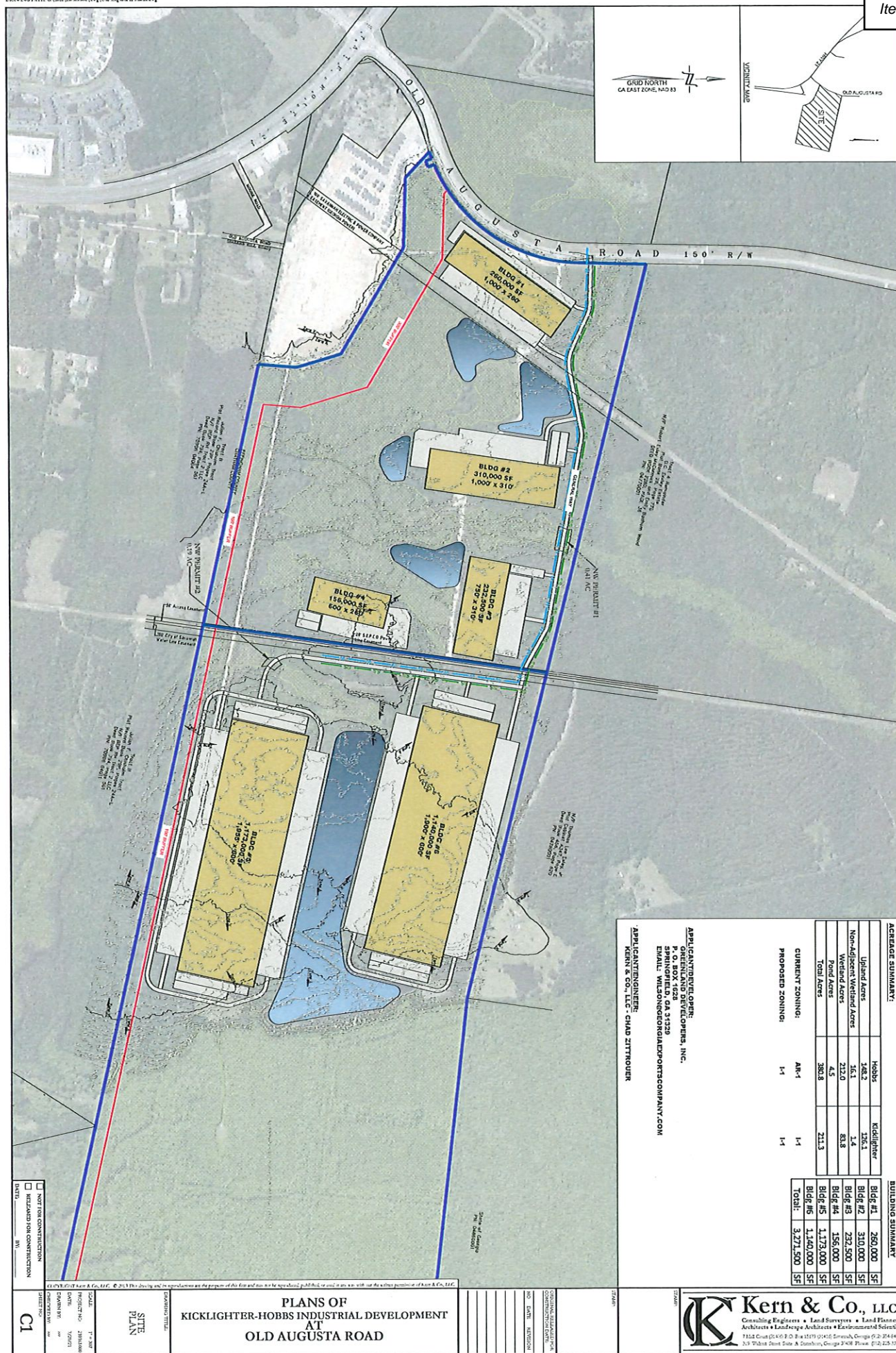
Bldg #1	360,000	SF
Bldg #2	310,000	SF
Bldg #3	232,500	SF
Bldg #4	156,000	SF
Bldg #5	1,173,000	SF
Bldg #6	1,140,000	SF
Total:	3,271,500	SF



NOT FOR CONSTRUCTION  
 RELEASED FOR CONSTRUCTION  
 DATE: 01/11/2011  
 BY: [Signature]

SCENIC MAP



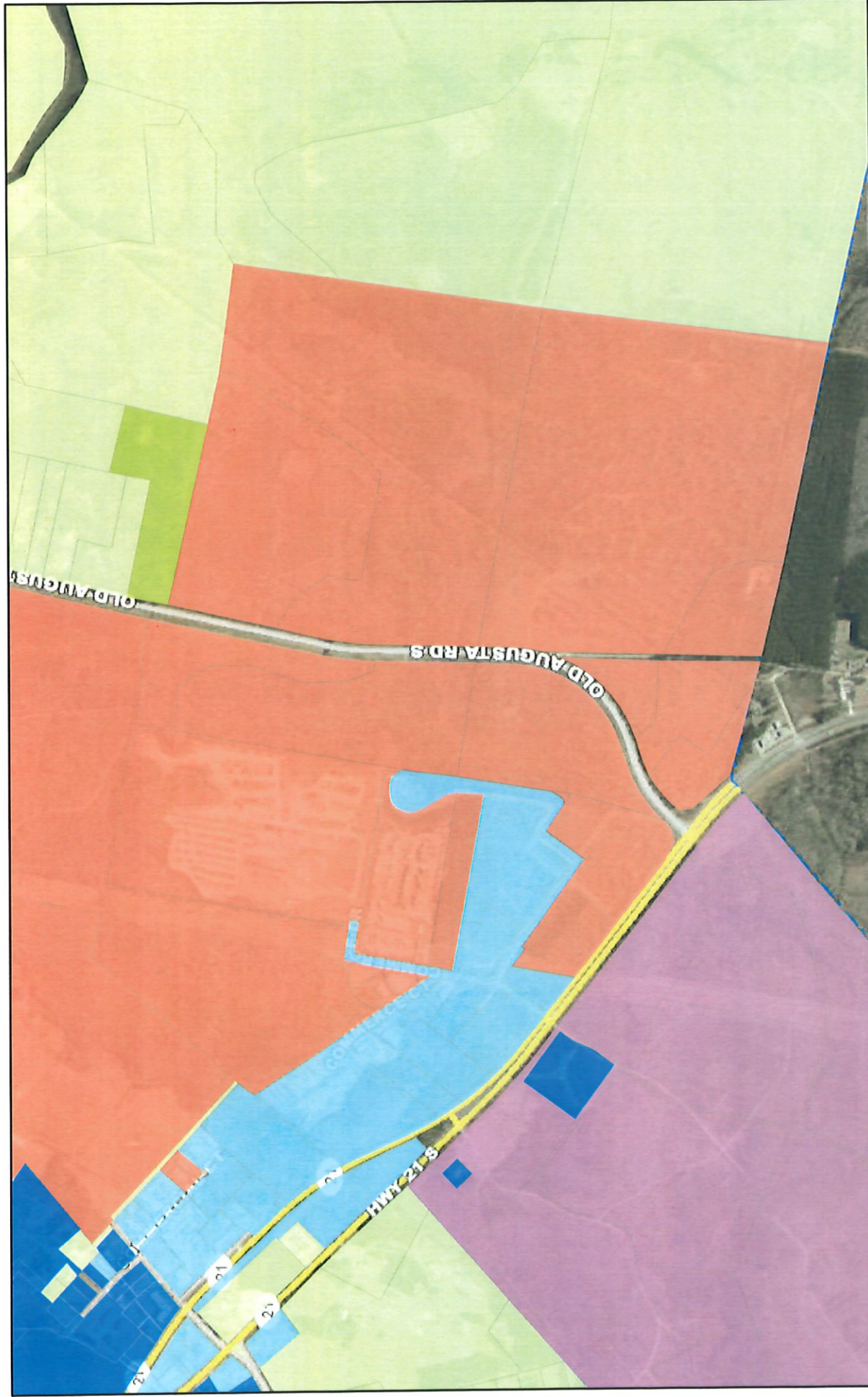








# 2755 OLD AUGUSTA



7/28/2021, 8:16:55 AM

1:18,056

EffinghamCountyZoneClass

- AR-1
- AR-2
- B-2
- B-3
- I-1
- PD

Esri, Inc., City of Naperville, Illinois, Maxar



## An aerial photograph of a land area, likely a wetland or marsh, with a blue boundary line. The map is overlaid with numerous labels, including '488-1', '488-2', '488-3', '488-4', '488-5', '488-6', '488-7', '488-8', '488-9', '488-10', '488-11', '488-12', '488-13', '488-14', '488-15', '488-16', '488-17', '488-18', '488-19', '488-20', '488-21', '488-22', '488-23', '488-24', '488-25', '488-26', '488-27', '488-28', '488-29', '488-30', '488-31', '488-32', '488-33', '488-34', '488-35', '488-36', '488-37', '488-38', '488-39', '488-40', '488-41', '488-42', '488-43', '488-44', '488-45', '488-46', '488-47', '488-48', '488-49', '488-50', '488-51', '488-52', '488-53', '488-54', '488-55', '488-56', '488-57', '488-58', '488-59', '488-60', '488-61', '488-62', '488-63', '488-64', '488-65', '488-66', '488-67', '488-68', '488-69', '488-70', '488-71', '488-72', '488-73', '488-74', '488-75', '488-76', '488-77', '488-78', '488-79', '488-80', '488-81', '488-82', '488-83', '488-84', '488-85', '488-86', '488-87', '488-88', '488-89', '488-90', '488-91', '488-92', '488-93', '488-94', '488-95', '488-96', '488-97', '488-98', '488-99', '488-100'. The map also shows a road labeled 'ROAD ROW' and a railway line labeled 'RAIL ROW'. A blue boundary line is drawn across the map, enclosing a large area. The map is oriented with North at the top.

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 21, 2021  
**Item Description:** Chad Zittrouer as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust** requests a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels. Located on Old Augusta Road, zoned **SPLIT (I-1/B-3)**.

### Map# 478 Parcel# 2

## Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a variance to reduce required buffers from 300' to 100' between differently zoned parcels.

## Executive Summary/Background

- Pursuant to Appendix C, Article VII, Section 7.1.8, variances may only be granted if the following findings are made:

*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*

*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

- The applicant wishes to construct a warehouse development similar to the use proposed in the neighboring industrial-zoned parcels to the east and north.
- The buffer reduction would allow the developer to maximize building and stormwater pond areas, while minimizing effects on wetlands on the site.
- The properties to the south are in Port Wentworth, and are in the Master Plan Overlay (M-P-O) district. Setback requirements in Port Wentworth are: 100' between industrial and M-P-O zoned properties.
- Staff has contacted Port Wentworth and all adjacent property owners for input.
- At the August 23 Planning Board meeting, Brad Smith made a motion to **approve a variance** to reduce required buffers from 300' to 100' between differently zoned parcels.
- Michael Larson seconded the motion. The motion carried unanimously.

## Alternatives

**1. Approve** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.

**2. Deny** the request for a **variance** to reduce required buffers from 300' to 100' between differently zoned parcels.

### Recommended Alternative: 1

### Other Alternative: 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
 2. Ownership Certificate

3. Aerial Photograph

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

486-2

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, CHAD ZITTROUER has filed an application for a variance to reduce the required 300' buffer between I-1 and residential parcels to 100'; map and parcel number 486-2, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on September 21, 2021 and notice of said hearing having been published in the Effingham County Herald on September 1, 2021; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on August 4, 2021; and

IT IS HEREBY ORDAINED THAT a variance to reduce the required 300' buffer between I-1 and residential parcels to 100'; map and parcel number 486-2, located in the 5<sup>th</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