



EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

*Effingham County Administrative Complex
601 North Laurel Street, Springfield GA 31329*

May 19, 2020 – 5:00 PM

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**

Items of Business	Action Requested of Commissioners	Previous Action of Commissioners	Action Taken
I Call to Order	5:00 p.m.		5:03 pm
II Invocation			Vice Chair Deloach
III Pledge to the American Flag			Sounded in unison
IV Agenda Approval	Consideration of a Resolution to approve the agenda		Approved as read
V Minutes	Consideration to approve the May 5, 2020 Regular Commission Meeting minutes,		Approved as read
VI Public Comments	Agenda Items ONLY		Stated by Chair
VII Correspondence	Documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website		Stated by Chair
VIII Consent Agenda			
01 Agreement	Consideration to approve to renew the Rental Agreement with Concerted Services, Inc. for space in the Effingham County Annex Building		Approved
02 Agreement	Consideration to approve to allow the agreement with The City of Pooler for the use of an inmate work detail to renew for an additional 12 month period		Approved
03 Agreement	Consideration to approve to renew the Intergovernmental Agreement with the Georgia Department of Public Safety for antenna/receiver space on the County tower located at the transfer site on Courthouse Road		Approved
04 Agreement	Consideration to approve an amendment to the Lease Agreement with Ricoh USA, Inc. for		Approved

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	copiers for additional accessories		
05 Agreement	Consideration to approve to renew the intergovernmental agreement between the Effingham County School District, Effingham County BOC and the Effingham County Sheriff's Office for Fiscal Year 2021		Approved
06 Agreement	Consideration to approve to renew the Master Agency Agreement, a Product and Service Schedule to the Master Agency Agreement with Alcohol Monitoring Systems Inc. (AMS) for the use and monitoring of SCRAM (Secure Continuous Remote Alcohol Monitor) devices		Approved
07 Agreement	Consideration to approve to renew the Memorandum of Understanding between the Statesboro Regional Sexual Assault Center and the Effingham County Correctional Institution for victim advocacy services and forensic examination services for Fiscal Year 2020-2021		Approved
08 Agreement	Consideration to approve to renew the Rental Agreement with Effingham Victim Witness for office space in the Effingham County Annex Building		Approved
IX New Business			
01 Authorization <i>Vicki Dunn</i>	Consideration to approve to update the Association of County Commissioners of Georgia (ACCG) Schedule F and authorize action to be taken on the Defined Contribution Program		Approved
02 Authorization <i>Vicki Dunn</i>	Consideration to approve to authorize and update the Association of County Commissioner of Georgia (ACCG) Retirement Services Secure Web Access		Approved
03 Policy <i>Vicki Dunn</i>	Consideration to approve to amend section 6.03 – Smoke and Vape Free Workplace of the Human Resources Standards of Practice Policy		Approved
04 Presentation	Presentation of the Budget for Fiscal Year 2020-2021		Presented
05 Budget <i>Christy Carpenter</i>	Consideration to approve the First Reading of the Budget and the Budget Ordinance for Fiscal Year 2020-2021		Approved 1 st Reading
06 Grant <i>Wanda McDuffie</i>	Consideration to approve to accept a noncompetitive Grant from the Georgia Trauma Commission		Approved
07 Grant	Consideration to approve to submit a Grant		Approved

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<i>Christy Carpenter</i>	Application to the Georgia Department of Agriculture Dog and Cat Sterilization Grant Program		
08 Grant <i>Christy Carpenter</i>	Consideration to approve to submit a Grant Application for the Fiscal Year 2020 ACCG Employee Safety Grant Program		Approved
09 Agreement <i>Chris Reed</i>	Consideration to approve a Service Agreement with Motorola Solutions for the SUA II Agreement for the 700/800 Mhz radio system and 911 consoles		Approved
10 Contract <i>Alison Bruton</i>	Consideration to approve to accept a Bid and award a Contract to TCM General Contracting to replace damaged flooring at the Central Gymnasium		Approved
11 Contract <i>Alison Bruton</i>	Consideration to approve to accept a Bid and award a Contract to JD Heating and Air for installation of a HVAC system at the Central Gymnasium		Approved
X Reports from Administrative Staff & Commissioners			T. Callanan S. Johnson Chairman Corbitt
XI Executive Session	Discussion of Personnel, Property and Pending Litigation		No executive session held
XII Executive Session Minutes	No meeting minutes to be approved		
XIII Planning Board	6:00 PM This section of the agenda includes items from two separate Planning Board meetings, May 4th and May 18th. ** The asterisks under the Item of Business represent matters from the May 18, 2020 Planning Board meeting		
01 Public Hearing	The Planning Board recommends approving an application by Travis Andrews for a Conditional Use-Rural Business located at 525 Elkins Cemetery Road to operate a golf cart repair business Map# 273A Parcel# 5 in the First District		Approved w/stipulations
02 Second Reading	Consideration to approve the Second Reading of an application by Travis Andrews for a Conditional Use-Rural Business located at 525 Elkins Cemetery Road to operate a golf cart repair business Map# 273A Parcel# 5 in the First District		Approved 2 nd Reading
03 Public Hearing**	Consideration to approve The Planning Board recommends approving an application by Gerald Odum to rezone 30.75 acres located on Old River Road from AR-1 to I-1 (Heavy		Approved w/ stipulations

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	Industrial) to allow for a warehouse development Map# 304 Parcel# 15 in the First District		
04 Second Reading**	Consideration to approve the Second Reading of an application by Gerald Odum to rezone 30.75 acres located on Old River Road from AR-1 to I-1 (Heavy Industrial) to allow for a warehouse development Map# 304 Parcel# 15 in the First District		Approved 2 nd Reading
05 Public Hearing**	Consideration to approve- The Planning Board recommends approving an application by Gerald Odum for a Variance Use located on Old River Road to eliminate the buffer requirements on the parcel, zoning I-1(Heavy Industrial) Map# 304 Parcel# 15 in the Fifth First District		Approved w/ stipulations
06 Second Reading**	Consideration to approve the Second Reading of an application by Gerald Odum for a Variance Use located on Old River Road to eliminate the buffer requirements on the parcel, zoning I-1(Heavy Industrial) Map# 304 Parcel# 15 in the Fifth First District		Approved 2 nd Reading
07 Public Hearing	The Planning Board recommends approving an application by Emanuel Community Church to rezone 5 out of 10.03 acres located at 4014 Blue Jay Road from R-1 to I-1 to allow for a four acre pond and recreation area Map# 351B Parcel# 8 in the First District		Approved w/ stipulations
08 Second Reading	Consideration to approve the Second Reading of an application by Emanuel Community Church to rezone 5 out of 10.03 acres located at 4014 Blue Jay Road from R-1 to I-1 to allow for a four acre pond and recreation area Map# 351B Parcel# 8 in the First District		Approved 2 nd Reading
09 Public Hearing	The Planning Board recommends approving an application by Yulier Santiago to rezone 1.03 acres located at 172 Horseshoe Road from AR-e1 to AR-2 to allow for a carport addition to the home Map# 355A Parcel# 22 in the First District		Approved w/ stipulations
10 Second Reading	Consideration to approve the Second Reading of an application by Yulier Santiago to rezone 1.03 acres located at 172 Horseshoe Road from AR-e1 to AR-2 to allow for a carport addition to the home Map# 355A Parcel# 22 in the First District		Approved 2 nd Reading

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11 Public Hearing**	Consideration to approve The Planning Board recommends approving an application by Jeffery Hardin, agent for T & T9G LLC to rezone 65.18 acres out of 288.40 acres located off of Midland Road from AR-1 to I-1 to allow for a surface mine pit Map# 396 Parcel# 62 in the Second District		Approved w/ stipulations
12 Second Reading**	Consideration to approve the Second Reading of an application by Jeffery Hardin, agent for T & T9G LLC to rezone 65.18 acres out of 288.40 acres located off of Midland Road from AR-1 to I-1 to allow for a surface mine pit Map# 396 Parcel# 62 in the Second District		Approved 2 nd Reading
13 Public Hearing	The Planning Board recommends approving an application by Allen Newkirk to rezone 9.07 acres located at 399 Hodgeville Road from AR-1 to R-1 Map# 415 Parcel# 20 in the Second District		Approved w/ stipulations
14 Second Reading	Consideration to approve the Second Reading of an application by Allen Newkirk to rezone 9.07 acres located at 399 Hodgeville Road from AR-1 to R-1 Map# 415 Parcel# 20 in the Second District		Approved 2 nd Reading
15 Public Hearing	The Planning Board recommends approving an application by Gregg Cole for a Variance Use located at 514 Amsonia Circle for a reduction of the rear setback to allow for the construction of a porch on an existing slab Map# 418F Parcel# 105 in the Second District		Approved w/ stipulations
16 Second Reading	Consideration to approve the Second Reading of an application by Gregg Cole for a Variance Use located at 514 Amsonia Circle for a reduction of the rear setback to allow for the construction of a porch on an existing slab Map# 418F Parcel# 105 in the Second District		Approved 2 nd Reading
17 Public Hearing	The Planning Board recommends denying an application by The Ratchford Firm, agent for James R. Thompson III to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to I-1 to allow for a light fabrication and storage business at an existing 19,800 sf building Map# 221 Parcel# 9 in the Third District		Withdrawn by vote
18 Second Reading	Consideration to approve the Second Reading of an application by The Ratchford Firm, agent		Withdrawn by vote

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	for James R. Thompson III to rezone 3.67 acres located at 810 Shearwood Road from AR-1 to I-1 to allow for a light fabrication and storage business at an existing 19,800 sf building Map# 221 Parcel# 9 in the Third District		
19 Public Hearing**	Consideration to approve The Planning Board recommends approving an application by Tess Smith to rezone 4 acres located on 4448 Highway 17 North Clark Road AR-1 to AR-2 to allow for a parcel split for future home site Map# 235A Parcel# 311 in the Third District		Approved w/ stipulations
20 Second Reading**	Consideration to approve the Second Reading of an application by Tess Smith to rezone 4 acres located at 4448 Highway 17 North off of Clark Road from AR-1 to AR-2 to allow for a parcel split for future home site Map# 235A Parcel# 311 in the Third District		Approved 2 nd Reading
21 Public Hearing	The Planning Board recommends approving an application by Jeff Kramer, agent for Jason and Loucinda Whatley to rezone 1.03 acres out of 17.09 acres located at 450 Egypt Ardmore Road Map# 245 Parcel# 4 in the Third District		Approved w/ stipulations
22 Second Reading	Consideration to approve the Second Reading of an application by Jeff Kramer, agent for Jason and Loucinda Whatley to rezone 1.03 acres out of 17.09 acres located at 450 Egypt Ardmore Road Map# 245 Parcel# 4 in the Third District		Approved 2 nd Reading
23 Public Hearing	The Planning Board recommends approving an application by Heather April Malphus to rezone 2.50 acres out of 43.21 acres located at 4107 Old Dixie Hwy South from AR-1 to AR-2 for property sale Map# 313 Parcel# 24 in the Third District		Approved w/ stipulations
24 Second Reading	Consideration to approve the Second Reading of an application by Heather April Malphus to rezone 2.50 acres out of 43.21 acres located at 4107 Old Dixie Hwy South from AR-1 to AR-2 for property sale Map# 313 Parcel# 24 in the Third District		Approved 2 nd Reading
25 Public Hearing**	Consideration to approve The Planning Board recommends approving an application by Jason Townsend for a Rural Business Use located at 1005 Old Tusculum Road to operate a small industrial maintenance		Approved w/ stipulations

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	business Map# 343 Parcel# 28 in the Third District		
26 Second Reading**	Consideration to approve the Second Reading of an application by Jason Townsend for a Rural Business Use located at 1005 Old Tusculum Road to operate a small industrial maintenance business Map# 343 Parcel# 28 in the Third District		Approved 2 nd Reading
27 Public Hearing**	Consideration to approve The Planning Board recommends approving an application by Sigrid Scott for a Rural Business Use located at 469 Highway 17 South to operate a floral shop Map# 295 Parcel# 52A in the Fourth District		Approved w/ stipulations
28 Second Reading**	Consideration to approve the Second Reading of an application by Sigrid Scott for a Rural Business Use located at 469 Highway 17 South to operate a floral shop Map# 295 Parcel# 52A in the Fourth District		Approved 2 nd Reading
29 Public Hearing	The Planning Board recommends approving an application by Lauren Lee to rezone 2 acres out of 23.52 acres located at 1671 Highway 17 South from AR-1 to AR-2 Map# 297 Parcel# 59 in the Fourth District		Approved w/ stipulations
30 Second Reading	Consideration to approve the Second Reading of an application by Lauren Lee to rezone 2 acres out of 23.52 acres located at 1671 Highway 17 South from AR-1 to AR-2 Map# 297 Parcel# 59 in the Fourth District		Approved 2 nd Reading
31 Public Hearing**	Consideration to approve The Planning Board recommends an application by Toss Allen, as agent for Yellow Pad Investments to rezone 15.25 acres located off of McCall Road from R-1 to R-6 Map# 389 Parcel# 17 in the Fourth District		Approved w/ stipulations
32 Second Reading**	Consideration to approve the Second Reading of an application by Toss Allen, as agent for Yellow Pad Investments to rezone 15.25 acres located off of McCall Road from R-1 to R-6 Map# 389 Parcel# 17 in the Fourth District		Approved 2 nd Reading
33 Sketch Plan**	Consideration to approve The Planning Board an application by Toss Allen, as agent for Yellow Pad Investments for a Sketch Plan, consisting of 49 lots within a development to be known as Jennie Station located off of McCall Road Map# 389 Parcel# 17 in the Fourth District		Tabled to 06/02/2020

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34 Public Hearing**	Consideration to approve an application by Devin Jones for a Conditional Use located off of Courthouse Road to develop a daycare facility in an AR-1 zoning district Map# 389 Parcel# 17A in the Fourth District		Approved w/ stipulations
35 Second Reading**	Consideration to approve the Second Reading of an application by Devin Jones for a Conditional Use located off of Courthouse Road to develop a daycare facility in an AR-1 zoning district Map# 389 Parcel# 17A in the Fourth District		Approved 2 nd Reading
36 Public Hearing	The Planning Board recommends approving an application by Brandon Falkner to rezone 1.01 acres out of 10.34 acres located at 720 Race Path Road from AR-1 to AR-2 Map# 412 Parcel# 5A01 in the Fourth District		Approved w/ stipulations
37 Second Reading	Consideration to approve the Second Reading of an application by Brandon Falkner to rezone 1.01 acres out of 10.34 acres located at 720 Race Path Road from AR-1 to AR-2 Map# 412 Parcel# 5A01 in the Fourth District		Approved 2 nd Reading
38 Public Hearing	The Planning Board recommends approving an application by Eric Edwards to rezone 7 acres out of 31.50 acres located at 1204 Mill Pond Road from R-1 to I-1 Map# 446 Parcel# 7 in the Fifth District		Approved w/ stipulations
39 Second Reading	Consideration to approve the Second Reading of an application by Eric Edwards to rezone 7 acres out of 31.50 acres located at 1204 Mill Pond Road from R-1 to I-1 Map# 446 Parcel# 7 in the Fifth District		Approved 2 nd Reading
40 Public Hearing	The Planning Board recommends approving an application by HH Real Estate – Greg Howze to rezone 28.85 acres located off of Highway 21 South from B-2 to B-3 to combine with an adjoining parcel Map# 465 Parcel# 3 in the Fifth District		Approved w/ stipulations
41 Second Reading	Consideration to approve the Second Reading of an application by HH Real Estate – Greg Howze to rezone 28.85 acres located off of Highway 21 South from B-2 to B-3 to combine with an adjoining parcel Map# 465 Parcel# 3 in the Fifth District		Approved 2 nd Reading
42 Public Hearing	The Planning Board recommends approving an application by Donnie Bazemore to rezone 1.60 acres located at 5947 Highway 21 South from R-1 to B-3 Map# 465J Parcel# 1C in the		Denied

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	Fifth District		
43 Second Reading	Consideration to approve the Second Reading of an application by Donnie Bazemore to rezone 1.60 acres located at 5947 Highway 21 South from R-1 to B-3 Map# 465J Parcel# 1C in the Fifth District		Denied
44 Public Hearing	The Planning Board recommends denying an application by Roger Burdette to rezone 17.07 acres out of 22.779 acres located off of Highway 21 South from I-1 to I-1 Heavy Industrial Map# 466C Parcel# 1C in the Fifth District		Approved w/ stipulations
45 Second Reading	Consideration to approve the Second Reading of application by Roger Burdette to rezone 17.07 acres out of 22.779 acres located off of Highway 21 South from I-1 to I-1 Heavy Industrial Map# 466C Parcel# 1C in the Fifth District		Tabled to 06/02/2020

XIV Adjournment

10:18 pm

Members Present:

- Wesley Corbitt
- Forrest Floyd
- Roger Burdette
- Jamie Deloach
- Reginald Loper
- Phil Kieffer