

# EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021 – 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJVbXN6L3lTz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**



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
<b>I Call to Order</b>	<b>5:00 p.m.</b>		5:06 pm
<b>II Invocation</b>			Comm. Deloach
<b>III Pledge to the American Flag</b>			Sounded in unison
<b>IV Agenda Approval</b>	Consideration of a Resolution to approve the agenda		Approved w/ removal of NB# 4
<b>V Minutes</b>	Consideration to approve the May 4, 2021 work session and regular Commission Meeting minutes		Approved as read
<b>VI Public Comments</b>	Agenda Items ONLY		Stated by Chair
<b>VII Correspondence</b>	Documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website		Stated by Chair
<b>VIII Presentation</b>	<b>5:05 pm</b> - Recognition of the Frazier Family and presentation to EMS employees Shelley Fields and Chris Boyd		Recognized the Frazier family and presented certificates to Fields and Boyd
<b>VIII Consent Agenda</b>			
<b>01 Agreement 2021-215</b>	Consideration to approve the Rental Agreement with Action Pact ( <i>formerly Concerted Services, Inc.</i> ) for space in the Effingham County Annex		Approved
<b>02 Contract 2021-216</b>	Consideration to approve to renew the Pre-Event Contract with Thompson Consulting Services for Disaster Debris Monitoring and Financial Recovery Services for an additional		Approved

## EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBJOFRmVXJZak0vakJVbXN6L3lTZz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

	one year period		
<b>03 Contract</b> <b>2021-217</b>	Consideration to approve to renew the Pre-Event Contract with Ceres Environmental Services for Disaster Debris Removal for an additional one year period		Approved
<b>04 Contract</b> <b>2021-218</b>	Consideration to approve to renew the Pre-Event Contract with Crowder Gulf for Disaster Debris Removal for an additional one year period		Approved
<b>05 Contract</b> <b>2021-219</b>	Consideration to approve to amend the Contracts with Otis Elevators for service at the New Administrative Complex		Approved
<b>06 Change Order</b> <b>07 2021-220</b>	Consideration to approve a Change Order with Hussey, Gay, Bell for design services related to the CEM Gym		Approved
<b>IX New Business</b>			
<b>01 Proclamation</b> <i>Stephanie Johnson</i> <b>2021-221</b>	Consideration to approve a Proclamation declaring May 16 – 22, 2021 as Emergency Medical Services Week		Approved
<b>02 Funds</b> <i>Wanda McDuffie</i> <b>2021-222</b>	Consideration to approve to accept a Donation to EMS from the Woodmen of the World “WoodmenLife” Chapter 1170		Approved
<b>03 Policy</b> <i>Alison Bruton</i> <b>2021-223</b>	Consideration to approve an Agreement with the Georgia Department of Transportation for an inmate work detail		Approved
<b>04 Public Hearing</b> <i>Christy Carpenter</i> <b>2021-224</b>	Consideration to approve the First Reading of the Budget and Budget Ordinance for Fiscal Year 2021-2022		Approved
<b>05 Contract</b> <i>Neal Groover</i> <b>2021-225</b>	Consideration to approve a Contract with Just Appraised for deed and plat processing for the Tax Assessor’s Office		Approved
<b>06 Contract</b> <i>Alison Bruton</i> <b>2021-226</b>	Consideration to approve Resolution# 021-032 for Surplus of a Volvo Tractor Trailer from the Fire Department		Approved
<b>07 Contract</b> <i>Alison Bruton</i> <b>2021-227</b>	Consideration to approve Change Order# 1 with Parker Engineering, LLC for engineering services for the McCall and Blue Jay Intersection Improvements		Approved
<b>08 Agreement</b> <i>Alison Bruton</i> <b>2021-228</b>	Consideration to approve Supplemental Agreement #3 for Post Design Services for Effingham Parkway under EFF008 Work Order#		Approved

## EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBJOFRmVXJZak0vakJVbXN6L3lTZz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

	6 for the Effingham Parkway		
<b>09 Agreement</b> <i>Alison Bruton</i> <b>2021-229</b>	Consideration to approve the Georgia Probation Case Management System Agreement between Effingham County Probation and the Judicial Alternatives of Georgia, Inc. for case management services		Approved
<b>10 Agreement</b> <i>Alison Bruton</i> <b>2021-230</b>	Consideration to approve a Clinical Services Agreement between Effingham Hospital Inc. and Effingham County for medical and hospital services to inmates in custody at the Effingham County Jail		Approved
<b>X Reports from Commissioners &amp; Administrative Staff</b>			T. Callanan S. Johnson Comm. Kieffer Comm. Burdette
<b>XI Executive Session</b>	Discussion of Personnel, Property and Pending Litigation		
<b>XII Executive Session Minutes</b>	No executive session was held, no minutes to be approved.		No minutes to be approved
<b>XIII Planning Board</b>	<b>6:00 PM</b>		
<b>01 Public Hearing</b> <b>2021-231</b>	The Planning Board recommends approving an application by <b>Victor Vanderlugt</b> , as agent for <b>Lena Faye T. Griner</b> to rezone 1.04 acres located at 1064 Old River Road from AR-1 to I-1 to allow for combination with an adjacent parcel and for development of a timber and grain export distribution facility Map# 304 Parcel# 4 in the First District		Approved w/ stipulations
<b>02 Second Reading</b> <b>2021-232</b>	Consideration to approve the Second Reading of an application by <b>Victor Vanderlugt</b> , as agent for <b>Lena Faye T. Griner</b> to rezone 1.04 acres located at 1064 Old River Road from AR-1 to I-1 to allow for combination with an adjacent parcel and for development of a timber and grain export distribution facility Map# 304 Parcel# 4 n the First District		Approved 2 <sup>nd</sup> Reading
<b>03 Public Hearing</b> <b>2021-233</b>	The Planning Board recommends denying an application by <b>Victor Vanderlugt</b> , as agent for <b>Lena Faye T. Griner</b> for a Variance to reduce the required buffer on the southern border of a property located at 1064 Old River Road Map#		Approved w/ stipulations

**EFFINGHAM COUNTY BOARD OF COMMISSIONERS  
(FINAL) MEETING AGENDA**

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJVbXN6L3lTz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

	304 Parcel# 4 in the First District		
04 Second Reading 2021-234	Consideration to approve the Second Reading of an application by <b>Victor Vanderlugt</b> , as agent for <b>Lena Faye T. Griner</b> for a Variance to reduce the required buffer on the southern border of a property located at 1064 Old River Road Map# 304 Parcel# 4 in the First District		Approved 2 <sup>nd</sup> Reading
05 Public Hearing 2021-235	The Planning Board recommends approving an application by <b>Victor Vanderlugt</b> , as agent for <b>Odell Talley</b> for a Variance to reduce the required buffer to 75 feet located at 1054 Old River Road Map# 304 Parcel# 9 and 9A in the First District		Approved w/ stipulations
06 Second Reading 2021-236	Consideration to approve the Second Reading of an application by <b>Victor Vanderlugt</b> , as agent for <b>Odell Talley</b> for a Variance to reduce the required buffer to 75 feet located at 1054 Old River Road Map# 304 Parcel# 9 and 9A in the First District		Approved 2 <sup>nd</sup> Reading
07 Public Hearing 2021-237	The Planning Board recommends approving an application by <b>Drayton-Parker Companies, LLC</b> , as agent for <b>Robert &amp; Lynette Waldhour</b> to rezone 4.67 acres located at 4366 Highway 17 South from AR-1 to B-3 with conditions to allow for the development of a convenience store Map# 326 Parcel# 17C in the First District		Approved w/ stipulations
08 Second Reading 2021-238	Consideration to approve the Second Reading of an application by <b>Drayton-Parker Companies, LLC</b> , as agent for <b>Robert &amp; Lynette Waldhour</b> to rezone 4.67 acres located at 4366 Highway 17 South from AR-1 to B-3 with conditions to allow for the development of a convenience store Map# 326 Parcel# 17C in the First District		Approved 2 <sup>nd</sup> Reading
09 Public Hearing 2021-239	The Planning Board recommends approving an application by <b>Tim Weredyk</b> , as agent for <b>Phillip &amp; Kathleen Morgan</b> to rezone 54.75 acres located at 2302 Midland Road from AR-1 to I-1 to allow for a surface mine Map# 350 Parcel# 18A in the First District		Approved w/ stipulations
10 Second Reading 2021-240	Consideration to approve the Second Reading of an application by <b>Tim Weredyk</b> , as agent for		Approved 2 <sup>nd</sup> Reading

## EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJVbXN6L3lTz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

	<b>Phillip &amp; Kathleen Morgan</b> to rezone 54.75 acres located at 2302 Midland Road from AR-1 to I-1 to allow for a surface mine Map# 350 Parcel# 18A in the First District		
11 Public Hearing 2021-241	The Planning Board recommends approving an application by <b>Robert Nolan Conley</b> for a Variance located at 300 Zettler Loop to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence, property zoned AR-1 Map# 417B Parcel# 38 in the Second District		Approved w/ stipulations
12 Second Reading 2021-242	Consideration to approve the Second Reading of an application by <b>Robert Nolan Conley</b> for a Variance located at 300 Zettler Loop to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence, property zoned AR-1 Map# 417B Parcel# 38 in the Second District		Approved 2 <sup>nd</sup> Reading
13 Public Hearing 2021-243	The Planning Board recommends approving an application by <b>Keith D. &amp; Roberta A. Walden</b> for a Variance located at 111 South Court, zoned R-1 to reduce the rear setback from 25 feet to 13 feet to shade an existing slab Map# 436A Parcel# 18 in the Second District		Approved w/ stipulations
14 Second Reading 2021-244	Consideration to approve the Second Reading of an application by <b>Keith D. &amp; Roberta A. Walden</b> for a Variance located at 111 South Court, zoned R-1 to reduce the rear setback from 25 feet to 13 feet to shade an existing slab Map# 436A Parcel# 18 in the Second District		Approved 2 <sup>nd</sup> Reading
15 Sketch Plan 2021-245	The Planning Board recommends approving an application by <b>Haydon Rollins</b> , as agent for <b>Creekside Savannah, LLC</b> for a Sketch Plan located on Creekside Boulevard off of Noel C. Conaway Road for Creekside Subdivision, Phase 2 consisting of 76 lots Map# 436 Parcel# 46 in the Second District		Approved w/ stipulations
16 Public Hearing 2021-246	The Planning Board recommends approving an application by <b>Meredith Scaccia</b> for a Rural Business Conditional Use located at 500 Keller Road for an equine boarding and lesson facility <i>d/b/a James Stables LLC</i> Map# 452A Parcel# 3		Approved w/ stipulations

## EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJVbXN6L3lTz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

	in the Second District		
17 Second Reading <b>2021-247</b>	Consideration to approve the Second Reading of an application by <b>Meredith Scaccia</b> for a Rural Business Conditional Use located at 500 Keller Road for an equine boarding and lesson facility <i>d/b/a James Stables LLC</i> Map# 452A Parcel# 3 in the Second District		Approved 2 <sup>nd</sup> Reading
18 Public Hearing <b>2021-248</b>	The Planning Board recommends approving an application by <b>Thomas F. &amp; Lucia Williams</b> to rezone 5.43 acres located at 2110 Highway 17 North from AR-1 to AR-2 for the separation of a home site Map# 269 Parcel# 18 in the Third District		Approved w/ stipulations
19 Second Reading <b>2021-249</b>	Consideration to approve the Second Reading of an application by <b>Thomas F. &amp; Lucia Williams</b> to rezone 5.43 acres located at 2110 Highway 17 North from AR-1 to AR-2 for the separation of a home site Map# 269 Parcel# 18 in the Third District		Approved 2 <sup>nd</sup> Reading
20 Public Hearing <b>2021-250</b>	The Planning Board recommends approving an application by <b>David E. Deason</b> to rezone 16.50 acres located on Honey Ridge Road from AR-1 to AR-2 for the creation of a 5 lot subdivision Map# 273 Parcel# 10 in the Third District		Approved w/ stipulations
21 Second Reading <b>2021-251</b>	Consideration to approve the Second Reading of an application by <b>David E. Deason</b> to rezone 16.50 acres located on Honey Ridge Road from AR-1 to AR-2 for the creation of a 5 lot subdivision Map# 273 Parcel# 10 in the Third District		Approved 2 <sup>nd</sup> Reading
22 Public Hearing <b>2021-252</b>	The Planning Board recommends approving an application by <b>James M. Carlson</b> for a Conditional Use located at 1979 Highway 119 South, zoned B-2 for the addition of a crematory to an existing funeral home Map# 345 Parcel# 1 in the Third District		Approved w/ stipulations
23 Second Reading <b>2021-253</b>	Consideration to approve the Second Reading of an application by <b>James M. Carlson</b> for a Conditional Use located at 1979 Highway 119 South, zoned B-2 for the addition of a crematory to an existing funeral home Map# 345 Parcel# 1 in the Third District		Approved 2 <sup>nd</sup> Reading

## EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBjOFRmVXJZak0vakJVbXN6L3lTZz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

24 Public Hearing <b>2021-254</b>	The Planning Board recommends approving an application by <b>Jack E. Williford</b> to rezone 8.90 acres located at 1745 Highway 17 South from AR-1 to B-3 for the future development of a youth-centered church program and retail plaza Map# 297 Parcel# 59C in the Fourth District		Approved w/ stipulations
25 Second Reading <b>2021-255</b>	Consideration to approve the Second Reading of an application by <b>Jack E. Williford</b> to rezone 8.90 acres located at 1745 Highway 17 South from AR-1 to B-3 for the future development of a youth-centered church program and retail plaza Map# 297 Parcel# 59C in the Fourth District		Approved 2 <sup>nd</sup> Reading
26 Public Hearing <b>2021-256</b>	The Planning Board recommends denying an application by <b>Ben H. Blackston Jr.</b> for a Variance located on Pound Road to reduce the road frontage requirement from 150 feet to 113 feet for an AR-1 zoned parcel Map# 321 Parcel# 7 in the Fourth District		Denied
27 Second Reading <b>2021-257</b>	Consideration to approve the Second Reading of an application by <b>Ben H. Blackston Jr.</b> for a Variance located on Pound Road to reduce the road frontage requirement from 150 feet to 113 feet for an AR-1 zoned parcel Map# 321 Parcel# 7 in the Fourth District		Denied
28 Public Hearing <b>2021-258</b>	The Planning Board recommends approving an application by <b>Leon L. Hood Jr.</b> to rezone 5 out of 10 acres located at 259 Shirley Drive from AR-1 to AR-2 Map# 370C Parcel# 2 in the Fourth District		Approved w/ stipulations
29 Second Reading <b>2021-259</b>	Consideration to approve the Second Reading of an application by <b>Leon L. Hood Jr.</b> to rezone 5 out of 10 acres located at 259 Shirley Drive from AR-1 to AR-2 Map# 370C Parcel# 2 in the Fourth District		Approved 2 <sup>nd</sup> Reading
30 Public Hearing <b>2021-260</b>	The Planning Board recommends approving an application by <b>Freddie H. Mitchell</b> for a Variance located on White Branch Road to waive the restriction of no more than three lots being served by an unpaved, private road and allow for the creation of two additional home sites Map# 393 Parcel# 8A in the Fourth District		Approved w/ stipulations

## EFFINGHAM COUNTY BOARD OF COMMISSIONERS (FINAL) MEETING AGENDA

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

**May 18, 2021– 5:00 PM**

**Also aired via Zoom Meeting**

<https://zoom.us/j/98715219287?pwd=ZHBJOFRmVXJZak0vakJVbXN6L3lTZz09>

Meeting ID: 987 1521 9287

**Dial 1-929-436-2866 Access Code – 901128**

31 Second Reading 2021-261	Consideration to approve the Second Reading of an application by <b>Freddie H. Mitchell</b> for a Variance located on White Branch Road to waive the restriction of no more than three lots being served by an unpaved, private road and allow for the creation of two additional home sites Map# 393 Parcel# 8A in the Fourth District		Approved 2 <sup>nd</sup> Reading
32 Public Hearing 2021-262	The Planning Board recommends approving an application by <b>Jean Marie McCann &amp; William D. Shaw</b> to rezone 1.01 acre located at 224 Chester Street from R-1 to AR-2 to allow for combination with an adjacent parcel Map# 460C Parcel# 23 in the Fourth District		Approved w/ stipulations
33 Second Reading 2021-263	Consideration to approve the Second Reading of an application by <b>Jean Marie McCann &amp; William D. Shaw</b> to rezone 1.01 acre located at 224 Chester Street from R-1 to AR-2 to allow for combination with an adjacent parcel Map# 460C Parcel# 23 in the Fourth District		Approved 2 <sup>nd</sup> Reading
34 Public Hearing 2021-264	The Planning Board recommends approving an application by <b>Catherine Garner</b> for a Variance located at 381 Nellie Road, zoned AR-1 from the 150 foot road frontage requirement Map# 461 Parcel# 21 in the Fifth District		Approved w/ stipulations
35 Second Reading 2021-265	Consideration to approve the Second Reading of an application by <b>Catherine Garner</b> for a Variance located at 381 Nellie Road, zoned AR-1 from the 150 foot road frontage requirement Map# 461 Parcel# 21 in the Fifth District		Approved 2 <sup>nd</sup> Reading

**XIII Adjournment**

7:53 pm

**Members Present:**

Wesley Corbitt  
Forrest Floyd  
Roger Burdette  
Jamie Deloach  
Phil Kieffer

**Absent:**

Reginald Loper