



County  
**Effingham**  
*Georgia*  
Board of Commissioners

**BOARD OF COMMISSIONERS REGULAR MEETING**

**April 05, 2022 – 5:00 PM**

Effingham County Administrative Complex  
804 South Laurel Street, Springfield GA 31329

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

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

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

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**Agenda**

**Virtual Meeting Information:**

Zoom link:

<https://us06web.zoom.us/j/88387585556?pwd=bDhncFEvSlMwdmN2VW9NWUR5OHduQT09>

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

Meeting ID: **883 8758 5556**

Access Code: **645218**

- I. Roll Call**
- II. Call to Order**
- III. Invocation**
- IV. Pledge to the American Flag**
- V. Agenda Approval** - Consideration of a resolution to approve the agenda.
- VI. Minutes** - Consideration to approve the March 15, 2022 Board of Commissioners regular meeting 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. [2022-162 Contracts]**

Renewal of the Indefinite Delivery Contracts (IDC) for Engineering and Architectural Services for one (1) year

**X. Old Business**

**1. [2022-129 Public Hearing] *Teresa Concannon***

The Planning Board recommends denying an application by **Jerome S. Konter** as Agent for **JGH Commercial LLC** to rezone 18.67 acres located on Hodgeville Road from **PD (commercial)** to **PD (residential)** to allow for a 206-unit multi-family residential development **Map# 416 Parcel# 20D** in the Second District (*postponed from the 3/1/2022 meeting*)

**2. [2022-130 Second Reading]**

Consideration to approve the Second Reading of an application by **Jerome S. Konter** as Agent for **JGH Commercial LLC** to rezone 18.67 acres located on Hodgeville Road from **PD (commercial)** to **PD (residential)** to allow for a 206-unit multi-family residential development **Map# 416 Parcel# 20D** in the Second District (*postponed from the 3/1/2022 meeting*)

**XI. New Business**

**1. [2022-163 Audit Presentation] *Mark Barnes***

Presentation of the Fiscal Year 2021 audited financial report by Lanier, Deal & Proctor

**2. [2022-164 Audit] *Mark Barnes***

Consideration to approve the transmission of the Fiscal Year 2021 audited annual financial report to the State of Georgia

**3. [2022-165 Resolution] *Stephanie Johnson***

Consideration to approve Resolution# 022-020 in recognition of the Eden Missionary Baptist Church 150th Anniversary

**4. [2022-166 Agreement/DC Plan] *Sarah Mausolf***

Consideration to approve an Agreement and Resolution (#022-021) to Adopt the 2022 Defined Contribution Plan with the Association of County Commissioners of Georgia (ACCG)

**5. [2022-167 Ordinance] *Eric Larson***

Consideration to approve an Ordinance to reduce the speed limit from 45 mph to 35 mph on Blue Jay Road and McCall Road at their new intersection

**6. [2022-168 Change Order] *Alison Bruton***

Consideration to approve Change Order #2 for Contract 21-25-005 with McLendon Enterprises, Inc. for TSPLOST/LMIG Road Resurfacing

**7. [2022-169 Positions] *Sarah Mausolf***

Consideration to approve reorganization of current personnel, authorized positions and addition of requested positions for the Recreation and Sports Management Department

8. **[2022-170 Contract]** *Mark Barnes*

Consideration to approve Contract Amendment 2022-08.36 from the Coastal Regional Commission for the 2022 grant budget related to home delivered and congregate meals

9. **[2022-171 Contract]** *Mark Barnes*

Consideration to approve a Contract with ACCG Civic Affairs Foundation Georgia County Internship Program (GCIP)

10. **[2022-172 Grant]** *Mark Barnes*

Consideration to ratify and affirm acceptance of a Grant Award from the Governor's Office of Planning and Budget (OPB) for the Georgia Public Safety Officials and First Responders Supplement Grant

11. **[2022- 173 Change Order]** *Eric Larson*

Consideration to approve Change Order# 1 with Pond Company for a design and traffic study of the Blue Jay Road and Effingham Parkway

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

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

**XIV. Executive Session Minutes** - Consideration to approve the March 15, 2022 executive session minutes

**XV. Planning Board**

1. **[2021-174 Public Hearing]** *Teresa Concannon*

The Planning Board recommend approving an application by **Zeny Carmen Rafael** to **rezone** 3 of 14 acres located at 591 Zittrouer Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 374 Parcel# 29 (First District)**

2. **[2022-175 Second Reading]**

Consideration to approve the Second Reading of an application by **Zeny Carmen Rafael** to **rezone** 3 of 14 acres located at 591 Zittrouer Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 374 Parcel# 29 (First District)**

3. **[2022-176 Sketch Plan]**

The Planning Board recommends approving an application by **Buckel Design Group, LLC** as Agent for **Drayton-Parker Companies, LLC** for a **Sketch Plan** for: "Parker's Kitchen ".located at US Highway 80 & GA Highway 17 South, zoned B-3. **Map# 378 Parcels# 40 & 41 (First District)**

4. **[2022-177 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Alan Fred Hazard Jr.** to **rezone** 3.5 acres located at 3535 Noel C. Conaway Road from **AR-1** to **AR-2** allow for the creation of two lots under 5 acres **Map# 436 Parcel# 44 (Second District)**

5. **[2022-178 Second Reading]**

Consideration to approve the Second Reading of an application by **Alan Fred Hazard Jr.** to **rezone** 3.50 acres located at 3535 Noel C. Conaway Road from **AR-1** to **AR-2** allow for the creation of two lots under 5 acres **Map# 436 Parcel# 44 (Second District)**

6. [2022-179 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Shelley McCraw** requests a **conditional use** for a **rural business**. Located at 238 Griffin Lake Road, zoned **AR-1**. **Map# 234 Parcel# 7 (Third District)**

7. [2022-180 Second Reading]

Consideration to approve the Second Reading of an application by **Shelley McCraw** requests a **conditional use** for a **rural business**. Located at 238 Griffin Lake Road, zoned **AR-1**. **Map# 234 Parcel# 7 (Third District)**

8. [2022-181 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **La Von Morell** to **rezone** 3.84 of 10.15 acres located at 519 Savannah Town Road from **AR-1** to **AR-2**, to allow for the separation of a home site **Map# 264 Parcel# 23 (Third District)**

9. [2022-182 Second Reading]

Consideration to approve the Second Reading of an application by **La Von Morell** to **rezone** 3.84 of 10.15 acres located at 519 Savannah Town Road from **AR-1** to **AR-2**, to allow for the separation of a home site **Map# 264 Parcel# 23 (Third District)**

10. [2022-183 Public Hearing] *Stephanie Johnson*

The Planning Board recommends approving an application by **Katie McGrory Brown** requests a **conditional use** for a **rural business** to offer equine therapy to clients. Located at 716 Floyd Avenue, zoned **AR-1**. **Map# 296 Parcel# 27 (Third District)**

11. [2022-184 Second Reading]

Consideration to approve the Second Reading of an application by **Katie McGrory Brown** requests a **conditional use** for a **rural business** to offer equine therapy to clients. Located at 716 Floyd Avenue, zoned **AR-1**. **Map# 296 Parcel# 27 (Third District)**

12. [2022-185 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** to **rezone** 38.495 acres located at 2800 Little McCall Road from **R-1** to **AR-1** to allow for a telecommunications tower **Map# 392 Parcel# 2A (Fourth District)**

13. [2022-186 Second Reading]

Consideration to approve the Second Reading of by **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** to **rezone** 38.495 acres located at 2800 Little McCall Road from **R-1** to **AR-1** to allow for a telecommunications tower **Map# 392 Parcel# 2A (Fourth District)**

14. [2022-187 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** for a **Conditional Use** located at 2800 Little McCall Road to allow for a telecommunications tower, zoned **R-1** proposed zoning **AR-1**. **Map# 392 Parcel# 2A (Fourth District)**

[15.](#) [2022-188 Second Reading]

Consideration to approve the Second Reading of an application by **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** for a **Conditional Use** located at 2800 Little McCall Road to allow for a telecommunications tower, zoned **R-1** proposed zoning **AR-1. Map# 392 Parcel# 2A (Fourth District)**

[16.](#) [2022-189 Public Hearing] *Teresa Concannon*

The Planning Board recommends denying an application by **On Site Truck Maintenance, LLC** as Agent for **William Henry Webb** requests a **conditional use** to allow for a diesel truck and semi-truck service business. Located at 1105 Stillwell Road, zoned **B-2. Map# 409 Parcel# 49A (Fourth District)**

[17.](#) [2022-190 Second Reading]

Consideration to approve the Second Reading of an application by **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** for a **Conditional Use** located at 2800 Little McCall Road to allow for a telecommunications tower, zoned **R-1** proposed zoning **AR-1. Map# 392 Parcel# 2A (Fourth District)**

[18.](#) [2022-191 Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **DR Horton** for a **Variance** located at 136 Ramsey Way from *Section 6.1*, to eliminate the sidewalk requirement in a major subdivision, zoned **R-1 Map# 445C Parcel# 141 (Fourth District)**

[19.](#) [2022-192 Second Reading]

Consideration to approve Second Reading by **DR Horton** for a **Variance** located at 136 Ramsey Way from *Section 6.1*, to eliminate the sidewalk requirement in a major subdivision, zoned **R-1 Map# 445C Parcel# 141 (Fourth District)**

[20.](#) [2022-193 [Public Hearing] *Teresa Concannon*

The Planning Board recommends approving an application by **Dennis Trotter** as Agent for **Krista Seckinger** to **rezone** 2 of 23.32 acres located at 1369 Ebenezer Road from **AR-1** to **B-2**, to allow for the future development of a Dollar General store **Map# 460 Parcel# 48 (Fourth District)**

[21.](#) [2022-194 Second Reading]

Consideration to approve the Second Reading of an application by **Dennis Trotter** as Agent for **Krista Seckinger** to **rezone** 2 of 23.32 acres located at 1369 Ebenezer Road from **AR-1** to **B-2**, to allow for the future development of a Dollar General store **Map# 460 Parcel# 48 (Fourth District)**

**XVI. Adjournment**