



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

May 03, 2022 – 5:00 PM

Effingham County Administrative Complex
Meeting Chambers

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**

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. **Call to Order – 5:09 pm**
- II. **Roll Call – *Corbitt/Floyd/Burdette/Deloach/Loper/Kieffer***
- III. **Invocation – *Commissioner Burdette***
- IV. **Pledge to the American Flag**
- V. **Agenda Approval** - Consideration of a resolution to approve the agenda – *(approved w/ removal of Consent Agenda# 1 and Planning Board 16-18)*
- VI. **Minutes**- Consideration to approve the April 19, 2022 work session and regular meeting minutes and the April 21, 2022 work session 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. **[2022-220 Agreement]** *(removed at agenda approval)*
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
2. **[2022-221 Agreement]** *(approved)*
Consideration to approve the renewal of an Intergovernmental Agreement for School Resource Officers between the Effingham County School District, Effingham County BOC and the Effingham County Sheriff's Office for FY23
3. **[2022-222 Agreement]** *(approved)*
Consideration to approve the renewal of 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
4. **[2022-223 Contract]** *(approved)*
Consideration to approve to allow the Contract for inmate commissary services at Effingham County Prison with McDaniel Supply Company to renew for a one-year term from July 1, 2022 to June 30, 2023
5. **[2022-224 Agreement]** *(approved)*
Consideration to approve the renewal of Accountability Court Agreement (Mental Health/Drug Court)
6. **[2022-225 Grant Award]** *(approved)*
Consideration to approve to accept a Grant Award from the CRC Senior Center Mini-Grant in the amount of \$6000
7. **[2022-226 Grant Award]** *(approved)*
Consideration to approve acceptance of a Grant Award from Petco Love Animal Welfare Grant Program in the amount of \$7500

X. Old Business

1. **[2022-189 Public Hearing]** *Teresa Concannon (denied)*
The Planning Board recommends denying an application by **On Site Truck Maintenance, LLC** as Agent for **William Henry Webb** for a **conditional use** located at 1105 Stillwell Road to allow for a diesel truck and semi-truck service business, zoned **B-2 Map# 409 Parcel# 49A (Fourth District)** *(this item was postponed from the 04/05/2022 meeting)*
2. **[2022-190 Second Reading]** *(denied)*
Consideration to approve the Second Reading of an application by **On Site Truck Maintenance, LLC** as Agent for **William Henry Webb** for a **conditional use** located at 1105 Stillwell Road to allow for a diesel truck and semi-truck service business, zoned **B-2 Map# 409 Parcel# 49A (Fourth District)** *(this item was postponed from the 04/05/2022 meeting)*

3. **[2022-214 Contract]** *Eric Larson (approved)*

Consideration to approve the creation of a pavement management program and Contract with First Step Pavement Management to conduct an assessment of all county roads in the amount of \$57,000 *(this item was postponed from the 04/19/2022 meeting)*

XI. New Business

1. **[2022-227 Agreement]** *Pamela Melser (approved)*

Consideration to approve an On-Call Services Task Proposal from Spatial Engineering to extract utility features from scanned as-built records

2. **[2022-228 Agreement]** *Pamela Melser (approved)*

Consideration to approve an On-Call Services Task Proposal from Spatial Engineering to scan and catalog Effingham County's hard copy drawing records library

3. **[2022-229 Funds]** *Mark Barnes (approved)*

Consideration to approve to merge the Wastewater Treatment Plant fund into the Water & Sewer Operating fund

4. **[2022-230 Resolution]** *Mark Barnes (approved)*

Consideration to approve Resolution# 022-023 to amend the Fiscal Year 2021-2022 Budget

5. **[2022-231 Purchase Order]** *Alison Bruton (approved)*

Consideration to approve Purchase Order #22-17-001 with scDataCom for the new camera system for the Effingham County Sheriff's Office and Jail

6. **[2022-232 Agreement]** *Alison Bruton (approved)*

Consideration to approve an Agreement with RICOH for a new copier for the Tax Commissioners Office

7. **[2022-233 Agreement]** *Alison Bruton (approved)*

Consideration to approve an Agreement with Enterprise Fleet Management for the collection and auction of the county's old fleet vehicles

8. **[2022-234 Agreement]** *Alison Bruton (approved)*

Consideration to approve an updated Agreement with CoStar for Software used by the Tax Assessor's Office

9. **[2022-235 Resolution]** *Alison Bruton (approved)*

Consideration to approve Resolution# 022-024 for surplus of items

10. **[2022-236 Change Order]** *Eric Larson (approved)*

Consideration to approve Change Order# 4 with Atlas Technical Consultants related to the Effingham Parkway Intersections

11. **[2022-237 Contract]** *Eric Larson (approved)*

Consideration to approve a Contract related to the realignment of Courthouse Road at McCall Road

12. **[2022-238 Contract]** *Eric Larson (approved)*

Consideration to approve a Contract Amendment with Hussey, Gay & Bell for the Blue Jay Water Main Extension (Loop B)

XII. Reports from Commissioners & Administrative Staff

1. Discussion on the General Fund operating reserve and General Fund Balance policy

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – 9:33 pm

XIV. Executive Session Minutes -Consideration to approve the April 19, 2022 executive session minutes (approved as read)

XV. Planning Board - 6:00 pm

1. **[2022-239 Public Hearing]** *Teresa Concannon (approved)*

The Planning Board recommends approving an application by **Dee A. Griffin** to **rezone** 4.94 acres located at 384 Zipperer Road from **AR-1** to **AR-2**, to allow for the separation of a home site **Map# 396 Parcel# 56** in the Second District

2. **[2022- 240 Second Reading]** *(approved)*

Consideration to approve the Second Reading of an application by **Dee A. Griffin** to **rezone** 4.94 acres located at 384 Zipperer Road from **AR-1** to **AR-2**, to allow for the separation of a home site **Map# 396 Parcel# 56** in the Second District

3. **[2022- 241 Public Hearing]** *Teresa Concannon (approved)*

The Planning Board recommends approving an application by **Steven Reid** as Agent for **Paul E. Bruner** to **rezone** 0.8 acres located at 205 Pitts Road from **AR-1** to **AR-2**, to allow for combination with an adjacent parcel **Map# 244 Parcel# 9**, in the Third District

4. **[2022- 242 Second Reading]** *(approved)*

Consideration to approve the Second Reading of an application by **Steven Reid** as Agent for **Paul E. Bruner** to **rezone** 0.8 acres located at 205 Pitts Road from **AR-1** to **AR-2**, to allow for combination with an adjacent parcel. **Map# 244 Parcel# 9**, in the Third District

5. **[2022- 243 Public Hearing]** *Teresa Concannon (approved)*

The Planning Board recommends approving an application by **Hubert T. Griner Jr.** to **rezone** 3.21 acres located at 1360 Highway 17 South from **AR-2** to **AR-1** to allow for combination with an adjacent parcel **Map# 296 Parcel# 49**, in the Third District

6. **[2022- 244 Second Reading]** *(approved)*

Consideration to approve the Second Reading of an application by **Hubert T. Griner Jr.** to **rezone** 3.21 acres located at 1360 Highway 17 South from **AR-2** to **AR-1** to allow for combination with an adjacent parcel **Map# 296 Parcel# 49**, in the Third District

7. **[2022- 245 Public Hearing]** *Teresa Concannon (approved)*

The Planning Board recommends approving an application by **James M. Carlson** to **rezone** 3.87 acres located at 2077 Highway 119 North from **AR-1** to **AR-2** to allow for a 5-lot subdivision **Map# 387 Parcel# 1** in the Third District

8. **[2022- 246 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **James M. Carlson** to **rezone** 3.87 acres located at 2077 Highway 119 North from **AR-1** to **AR-2** to allow for a 5-lot subdivision **Map# 387 Parcel# 1** in the Third District
9. **[2022-247 Public Hearing]** *Teresa Concannon (denied)*
 The Planning Board recommends approving an application by **Reuben E. Jenkins III** requests to **rezone** 1.05 acres located at 351 Webb Road from **AR-1** to **B-2** to allow for commercial use **Map# 389 Parcel# 18**, in the Fourth District
10. **[2022-248 Second Reading]** *(denied)*
 Consideration to approve the Second Reading of an application by **Reuben E. Jenkins III** requests to **rezone** 1.05 acres located at 351 Webb Road from **AR-1** to **B-2** to allow for commercial use **Map# 389 Parcel# 18**, in the Fourth District
11. **[2022-249 Public Hearing]** *Teresa Concannon (postponed to 06/07/2022)*
 The Planning Board recommends approving an application by **Gary Ferrell** for a **variance** from section 3.3 to reduce required accessory building setbacks, located at 1129 Ralph Rahn Road to allow for a replacement accessory structure, zoned **R-1. Map# 391B Parcel# 2** in the Fourth District
12. **[2022-250 Second Reading]** *(postponed to 06/07/2022)*
 Consideration to approve the Second Reading of an application by **Gary Ferrell** for a **variance** from section 3.3 to reduce required accessory building setbacks, located at 1129 Ralph Rahn Road to allow for a replacement accessory structure, zoned **R-1. Map# 391B Parcel# 2** in the Fourth District
13. **[2022-251 Public Hearing]** *Teresa Concannon (approved)*
 The Planning Board recommends approving an application by **Braly Investments** as Agent for the **Estate of Robert North** to **rezone** 85 (+/-) acres located on Zittrouer Road from **R-1** to **R-6** to allow for the future development of a residential subdivision **Map# 352 Parcel# 79** in the First District
14. **[2022-252 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **Braly Investments** as Agent for the **Estate of Robert North** to **rezone** 85 (+/-) acres located on Zittrouer Road from **R-1** to **R-6** to allow for the future development of a residential subdivision **Map# 352 Parcel# 79** in the First District
15. **[2022-253 Sketch Plan]** *Teresa Concannon (approved)*
 The Planning Board recommends approving an application by **Braly Investments** as Agent for the **Estate of Robert North** for a **sketch plan** for “North Tract Subdivision”, a single-family residential development located on Zittrouer Road, zoned **R-1, (proposed zoning R-6) Map# 352 Parcel# 79**, in the First District
16. **[2022-254 Public Hearing]** *Teresa Concannon (removed at agenda approval)*
 The Planning Board recommends denying an application by **Catalyst Investment Partners, LLC** as Agent for **Ernest J. Oetgen** requests a **variance** from *section 3.4 Buffers* to reduce required buffers for an industrial property, to accommodate a

proposed industrial development located on Godley Road, zoned **I-1. Map# 399 Parcel# 3R**, in the First District

17. **[2022-255 Second Reading]** *(removed at agenda approval)*

Consideration to approve the Second Reading of an application by **Catalyst Investment Partners, LLC** as Agent for **Ernest J. Oetgen** requests a **variance** from *section 3.4 Buffers* to reduce required buffers for an industrial property, to accommodate a proposed industrial development located on Godley Road, zoned **I-1. Map# 399 Parcel# 3R**, in the First District

18. **[2022-256 Sketch Plan]** *Teresa Concannon (removed at agenda approval)*

The Planning Board recommends denying an application by **Catalyst Investment Partners, LLC** as Agent for **Ernest J. Oetgen** for a **sketch plan** for "Stagecoach Industrial Site". Located on Godley Road, zoned **I-1 Map# 399 Parcel# 3R** in the First District

19. **[2022-257 Sketch Plan]** *Teresa Concannon (approved)*

The Planning Board recommends approving an application by **Brett Bennett** as Agent for **Greenland Developers, Inc.** for a **sketch plan** for: "Goshen Ext. Apartments" located off of Goshen Commercial Park Drive, a 408-unit multifamily development on 34.6 acres, zoned **B-2. Map# 465 Parcels# 2, 2A, 2B, 2C** in the Fifth District

20. **[2022-258 Public Hearing]** *Teresa Concannon (withdrawn by the applicant)*

The Planning Board recommends approving an application by **K&M Effingham Properties, LLC** for a **variance** from *Section 3.4 -Buffers* to reduce required vegetative buffers for an industrial property located at 1204 Mill Pond Road. **Map# 446 Parcel# 7C**, in the Fifth District

21. **[2022-259 Second Reading]** *(withdrawn by the applicant)*

Consideration to approve the Second Reading of an application by **K&M Effingham Properties, LLC** for a **variance** from *Section 3.4 -Buffers* to reduce required vegetative buffers for an industrial property located at 1204 Mill Pond Road. **Map# 446 Parcel# 7C**, in the Fifth District

22. **[2022-260 Sketch Plan]** *Teresa Concannon (withdrawn by the applicant)*

The Planning Board recommends approving an application by **Linda Sims** as Agent for **K&M Effingham Properties, LLC** for a **sketch plan** for: "ACTION OVERHEAD DOOR WAREHOUSES" located at 1204 Mill Pond Road, zoned **I-1. Map# 446 Parcel# 7C** in the Fifth District

XVI. Adjournment -10:28 pm