



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

**June 07, 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**

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## Agenda

### Virtual Meeting Information:

Zoom Link:

<https://us06web.zoom.us/j/88387585556?pwd=bDhncFEvSlMwZmN2VW9NWUR5OHduQT09>

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

Meeting ID: **987 1521 9287**

Access Code: **901128**

- I. Call to Order -5:03 pm**
- II. Roll Call – (Corbitt/Floyd/Burdette/DeLoach/Loper/Kieffer)**
- III. Invocation – (Commissioner Burdette)**
- IV. Pledge to the American Flag – (sounded in unison)**
- V. Agenda Approval - Consideration of a resolution to approve the agenda – (approved w/ changes)**
- VI. Minutes – (approved as read)**
- VII. Public Comments - Comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak**
- 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. **[2022-286] Agreement** *(approved)*  
Consideration to approve renewal of the Agreement for Lodging Excise Tax Distribution with the Effingham County Chamber of Commerce
2. **[2022-287 Agreement]** *(approved)*  
Consideration to approve renewal of communications tower lease Agreement with the State Properties Commission for antenna/receiver space
3. **[2022-288] Agreement** *(approved)*  
Consideration to approve renewal of the Memorandum of Understanding with Effingham County Board of Education for the use of schools as disaster shelters
4. **[2022-289 Agreement]** *(approved)*  
Consideration to approve a Consulting Services Agreement with Eavenson Consulting Group
5. **[2022-290 Agreement]** *(approved)*  
Consideration to approve a Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services – Division of Family and Children Services, Lease #3362
6. **[2022-291 Agreement]** *(removed at agenda approval)*  
Renewal of the fire services agreement with The City of Springfield for a one-year period
7. **[2022-292 Contract]** *(approved)*  
Consideration to approve Contract 2022-08-3 with the Coastal Regional Commission for the provision of congregate and home delivered meals for the 2021-2022 budget

## X. Old Business

1. **[2022-249 Public Hearing]** *Teresa Concannon (approved)*  
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 *(postponed from the 05/03/2022 meeting)*
2. **[2022-250 Second Reading]** *(approved)*  
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 *(postponed from the 05/03/2022 meeting)*

3. **[2022-270 Final Plat]** *Teresa Concannon (approved)*  
Consideration to approve a Final Plat for Savannah Gateway Industrial Hub Area 2, located off of McCall Road, consisting of 7 lots. Map# 450F Parcel# 21 in the Second District *(postponed from the 05/17/2022 meeting)*

## **XI. New Business**

1. **[2022-293 Public Hearing]** *Mark Barnes (approved 1<sup>st</sup> Reading)*  
Consideration to approve the First Reading of the Fiscal Year 2022-2023 Budget and Budget Ordinance
2. **[2022-294 Agreement]** *Alison Bruton (approved)*  
Consideration to approve Amendment 1 to the Professional Services Agreement with the Effingham County Chamber of Commerce
3. **[2022-295 Agreement]** *Alison Bruton (approved)*  
Consideration to approve Amendment 1 for the Agreement with The City of Pooler for the use of an inmate work detail
4. **[2022-296 Agreement]** *Alison Bruton (approved)*  
Consideration to approve Amendment 1 for the agreement with The City of Rincon for the use of an inmate work detail
5. **[2022-297 Agreement]** *Alison Bruton (approved)*  
Consideration to approve Amendment 1 to the Agreement with The City of Guyton for the use of an inmate work detail
6. **[2022-298 Agreement]** *Alison Bruton (approved)*  
Consideration to approve Amendment 1 to the Agreement with The City of Springfield for the use of an inmate work detail
7. **[2022-299 Agreement]** *Alison Bruton (approved)*  
Consideration to approve an Agreement with Georgia Department of Transportation for an inmate work detail to perform work on public works projects for Fiscal Year 2023
8. **[2022-300 Quote]** *Alison Bruton (approved)*  
Consideration to approve a Quote from Play South for Playground Equipment for McCall Park
9. **[2022-301 Agreement]** *Alison Bruton (approved)*  
Approval of Amendment to the Food Services Agreement between Effingham County and Summit Food Service
10. **[2022-302 Agreement]** *Alison Bruton (approved)*  
Consideration to approve a Professional Services Agreement with Schneider Geospatial, LLC for the Effingham County Tax Assessor's Office

11. **[2022-303 Quote/Proposal]** *Alison Bruton (approved)*  
Consideration to approve Quote OG-0003699 and Proposal from OpenGov for a Procurement Management System
12. **[2022-304 Form]** *Mark Barnes (approved)*  
Consideration to approve to accept a donation from Mr. Keith Sapp for McCall Park improvements
13. **[2022-305 Payment]** *Mark Barnes (approved)*  
Consideration to approve to disburse TSPLOST bond proceeds funds to the cities of Springfield and Guyton
14. **[2022-306 Bank Account]** *Mark Barnes (approved)*  
Consideration to approve establishment of two (2) new bank accounts for Special Purpose Local Option Sales Tax (SPLOST) 2021 funds
15. **[2022-307 Resolution]** *Mark Barnes (approved)*  
Consideration to approve Resolution# 022-027 to amend the the Fiscal Year 2021-2022 Budget
16. **[2022-308 Form]** *Mark Barnes (removed at agenda approval)*  
Consideration to approve acceptance of a donation from the Effingham County Veterans Park Board in the amount of \$25,000 towards the cost of a bathroom facility at the Veteran's Park and to approve for Effingham County to cover the remaining cost for the project
17. **[2022-309 Resolution]** *Mark Barnes (approved)*  
Consideration to approve a Bond Resolution (#022-028) in the amount of \$14,679,000 principal for the county wide projects approved in the SPLOST referendum passed November 2021
18. **[2022-310 Work Order]** *Mark Barnes (approved)*  
Consideration to approve the submission of Work Order# 3 to First Tryon for the general obligation sales tax bond related to SPLOST
19. **[2022-311 ~~Change Order~~ Presentation]** *Eric Larson (presented)*  
~~Consideration to approve a Change Order to~~ Presentation of a study performed by POND related to modification of the intersection of Forest Haven Drive to create a dead end on Forest Haven Drive and elimination of the connection to the Effingham Parkway
20. **[2022-312 Contract]** *Eric Larson (approved)*  
Consideration to approve an engineering consultant Contract with Hussey, Gay and Bell to design a water line to serve the Savannah Portside International Park (SPIP), located on Old River Road
21. **[2022-313 Agreement]** *Eric Larson (approved)*  
Consideration to approve a Water and Sewer Agreement with Port Wentworth to serve the Georgia International Trade Center (GITC) Phase 4A development

22. **[2022-314 Change Order]** *Eric Larson (approved)*  
 Consideration to approve a Change Order with Baker Constructors for construction of the Old Louisville Road pipe collapse repair
23. **[2022-315 Change Order]** *Eric Larson (approved)*  
 Consideration to approve Change Order #3 for Contract with 21-25-005 with McLendon Enterprises, Inc. for TSPLOST/LMIG Road Resurfacing to add paving of the parking lot and driveway of the Cloy Fire Station
24. **[2022-316 Presentation]** *Eric Larson (presented by POND)*  
 Presentation on an engineering analysis of a traffic model, traffic impacts, and performance of an alternative intersection design to the Effingham Parkway and Blue Jay Road intersection
25. **[2022-317 Public Hearing/Resolution]** *Eric Larson (First public hearing held; approved the Resolution)*  
 First public hearing for the abandonment of a portion of Webb Road and approval of Resolution# 022-028
26. **[2022-318 Funding]** *Eric Larson (approved)*  
 Consideration to approve funding for the addition of a water valve related to the utility relocation for the Effingham Parkway
27. **[2022-319 Contract]** *Eric Larson (removed at agenda approval)*  
 Consideration to approve to award a design build construction Contract to Rain-N-Shine to construct a restroom facility at the Veteran's Park
28. **[2022-320 Agreement]** ~~*Eric Larson*~~ *Tim Callanan (approved)*  
 Consideration to approve a Purchase and Sale Agreement for property located at 101 E Tenth Street, Rincon, GA 31326

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

*T. Callanan/S. Johnson/F. Floyd/R. Burdette/J. Deloach*

**XIII. Executive Session** - Discussion of Personnel, Property and Pending Litigation *(no executive session was held)*

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

**XV. Planning Board - 6:00 PM**

1. **[2022-321 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*  
 The Planning Board recommends approving an application by **Stanley Redding III** as Agent for **Paula M. Redding to rezone** ~2.9 acres located at 109 Redding Drive from **AR-1** to **AR-2** to allow for the creation of two home sites **Map# 302 Parcel# 5**, in the First District
2. **[2022-322 Second Reading]** *(approved)*  
 Consideration to approve the Second Reading of an application by **Stanley Redding III** as Agent for **Paula M. Redding to rezone** ~2.9 acres located at 109 Redding Drive from **AR-1** to **AR-2** to allow for the creation of two home sites **Map# 302 Parcel# 5**, in the First District

3. **[2022-323 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*  
 The Planning Board recommends approving an application by **Lonnie & Candace Bott** for a **variance located** at 300 Early Street Extension to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence, zoned **AR-1. Map# 388 Parcel# 15**, in the Fourth District
4. **[2022-324 Second Reading]** *(approved)*  
 Consideration to approve the Second Reading of an application by **Lonnie & Candace Bott** for a **variance located** at 300 Early Street Extension to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence, zoned **AR-1. Map# 388 Parcel# 15**, in the Fourth District
5. **[2022-325 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*  
 The Planning Board recommends approving an application by **Eric & Kristen Reamy** to **rezone** 10.75 located at 136 Bunyan Kessler Road from **AR-1 to AR-2** to allow for the separation of a home site **Map# 463 Parcel# 49** in the Fifth District
6. **[2022-326 Second Reading]** *(approved)*  
 Consideration to approve the Second Reading of an application by **Eric & Kristen Reamy** to **rezone** 10.75 located at 136 Bunyan Kessler Road from **AR-1 to AR-2** to allow for the separation of a home site **Map# 463 Parcel# 49** in the Fifth District
7. **[2022-327 Public Hearing]** *Teresa Concannon (withdrawn by the applicant)*  
 The Planning Board recommends denying an application by **W.T. Wasden** as agent for **Millen Timber**, requests to **rezone** 46.62 of 52.80 acres from **AR-1 to I-1**, for development of a surface mine. Located at 1080 Midland Road. **Map# 324 Parcel# 115**, in the Fifth District
8. **[2022-328 Second Reading]** *(withdrawn by the applicant)*  
 Consideration to approve the Second Reading of an application by **W.T. Wasden** as agent for **Millen Timber**, requests to **rezone** 46.62 of 52.80 acres located at 1080 Midland Road from **AR-1 to I-1**, for development of a surface mine **Map# 324 Parcel# 115**, in the Fifth District
9. **[2022- 329 Public Hearing]** *Teresa Concannon (postponed at the request of the applicant to 07/19/2022)*  
 The Planning Board recommends denying the application by **Backwater Expeditions, LLC**. As agent for **Marie Raimondo** to **rezone** 69.103 acres located at 545 Wylly Road from **AR-1 to PD (Recreation)** to allow for the development of an ecotourism site **Map# 459 Parcel# 84**, in the Fourth District
10. **[2022-330 Second Reading]** *(postponed at the request of applicant to 07/19/2022)*  
 Consideration to approve the Second Reading of an application by **Backwater Expeditions, LLC**, as agent for **Marie Raimondo**, to **rezone** 69.103 acres from **AR-1 to PD (Recreation)** to allow for the development of an ecotourism site. Located at 545 Wylly Road. **Map# 459 Parcel# 84**, in the Fourth District

11. **[2022-331 Public Hearing]** *Teresa Concannon (postponed at the request of the applicant to 09/06/2022)*

The Planning Board recommends denying an application by **3 Byrds Development, LLC** requests to **rezone** 39.46 acres from **AR-1** to **R-3** to allow for a multi-family residential development. Located on Hwy 30. **[Map# 352 Parcel# 18]**, in the First District

12. **[2022-332 Second Reading]** *(postponed at the request of the applicant to 09/06/2022)*

Consideration to approve the Second Reading of an application by **3 Byrds Development, LLC** requests to **rezone** 39.46 acres from **AR-1** to **R-3** to allow for a multi-family residential development. Located on Hwy 30. **[Map# 352 Parcel# 18]**, in the First District

13. **[2022-333 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends denying an application by **Chesterfield, LLC** as Agent for **Janis Z. Bevill et al.** for a **variance** from *Section 3.4* located on Hodgeville Road to reduce the required buffer between industrial and various zoned parcels, zoned **I-1** **[Map# 434 Parcels# 24,24A,26,26C]**, in the Second District

14. **[2022-334 Second Reading]** *(automatically postponed to 06/21/2022 due to added stipulations)*

Consideration to approve the Second Reading of an application by **Chesterfield, LLC** as Agent for **Janis Z. Bevill et al.** for a **variance** from *Section 3.4* located on Hodgeville Road to reduce the required buffer between industrial and various zoned parcels, zoned **I-1** **[Map# 434 Parcels# 24,24A,26,26C]**, in the Second District

**XVI. Adjournment -9:12 pm**