



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

**January 03, 2023 – 5:00 PM**

Effingham County Administrative Complex  
Meeting Chambers

804 South Laurel Street, Springfield GA 31329

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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

**Watch us live on our YouTube page:**

<https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ>

- I. Call to Order**
- II. Roll Call**
- III. Invocation**
- IV. Pledge to the American Flag**
- V. Vice Chair Election** - Officials will vote to elect a Vice Chair for the 2023 year
- VI. Agenda Approval** - Consideration of a resolution to approve the agenda
- VII. Minutes** - Consideration to approve the December 5, 2022 work session minutes and the December 6, 2022 work session and regular commission meeting minutes
- VIII. 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
- IX. Correspondence** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.
- X. Consent Agenda** - This section shall include all routine items for which there will be no discussion. Should a need arise for a debate the item can be moved to the appropriate area of the agenda

1. **[2023-001 Purchases]**  
Consideration to ratify and affirm the Purchase of vehicles from Enterprise for multiple departments
2. **[2023-002 Quote]**  
Consideration to ratify and affirm approval of a Quote to Purchase new Firewalls for the county network.
3. **[2023-003 Agreement]**  
Consideration to approve a Second Amended Lease Agreement between the Board of Commissioners and Renasant Bank related to property located at 802 S. Laurel Street, Springfield
4. **[2023-004 Agreement]**  
Consideration to ratify and affirm a Second Amended and Restated Agreement by and between Effingham County and the Effingham County Hospital Authority
5. **[2023-005 Payment Program]**  
Consideration to approve participation in the Georgia Department of Community Health (DCH) to join in the GA Medicaid Fee-for-service (FFS) Ground Ambulance Upper Payment Limit (UPL) Supplemental Payment Program
6. **[2023-006 Grant Award]**  
Consideration of approval to accept a Grant Award from the Governor's Office of Planning and Budget (OPB) Drinking Water Projects to Support Increased Population Grant Program
7. **[2023-007 Application]**  
Consideration to approve a Grant Application for the Local Assistance and Tribal Consistency Fund for Effingham County's formula amount of \$50,00 over two years
8. **[2023-008 Contract]**  
Consideration to approve the Fiscal Year 2023 CRC Senior Meals Contract Amendment 2023-08.1
9. **[2023- 009 Appointment]**  
Consideration to approve to reappoint/appoint members to the Construction Board of Adjustments and Appeals

## **XI. Old Business**

1. **[2022-521 Second Reading]**  
Consideration to approve the Second Reading of an application by **Cindy Howze** as Agent for **Ansgarhay, LLC** to rezone 72.15 acres located at 108 Godley Road from AR-1 to I-1, to allow for future industrial use **Map# 419 Parcel# 1A**, in the First and Second District (*postponed 09/06/2022 and 11/01/2022*)
2. **[2022-604 Second Reading]**  
Consideration to approve the Second Reading of an application by **The McGraley Co.** requests to rezone 65.29 of 97.36 acres located on McCall Road from AR-1 to I-1, to allow

for a surface mine **Map# 391 Parcels# 11C & 11F Map# 412 Parcel# 24** in the **Fourth District** (*postponed 11/01/2022 and 11/15/2022*)

3. **[2022-606 Second Reading]**

Consideration to approve the Second Reading of an application by **The McGraley Co.** as Agent for **Richard Hall** to rezone 27.17 of 64.8 acres located on Horse Pen Road from AR-1 to I-1, to allow for a surface mine **Map# 394 Parcels# 29 & 30** in the **Fourth District** (*postponed 11/01/2022 and 11/15/2022*)

4. **[2022-609 Refund Request]** *Jennifer Keyes*

Consideration to approve a Tax Refund to Rex Allan Husband related to a property located at 213 Zittrouer Road, **Map# 374A Parcel# 023** (*postponed 11/15/2022*)

5. **[2022-629A Second Reading]**

Consideration to approve the Second Reading of an ordinance to amend **Section 3.17** *Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands*; **Section 5.1** *Agriculture Residential districts*; **Section 5.2** *Agriculture Residential districts*; and add a new **Section 5.15.7.9** *Mining and Reclamation (PD-MR)* (*1st reading approved - 12/06/2022*)

6. **[2022-630A Second Reading]**

Consideration to approve the Second Reading of an Ordinance to amend **Article II – Definitions, Article III- Section 3.3** *Accessory Structures in Residential Districts*, **Article V - Section 5.12. 1-1** *Industrial districts*, and add a new **Section 3.16A** *Shipping Container Facility* (*1st reading approved - 12/06/2022*)

7. **[2022-662 Second Reading]**

Consideration to approve the Second Reading of an application by **Jeffrey Hardin** as Agent for **Harrison Clark Ale Jr., Trustee** to rezone 11+/- of 106.35 acres located on Lowground Road from AR-1 to I-1 to allow for the expansion of an existing permitted surface mine **Map# 373 Parcel# 38** in the **First District**

8. **[2022-664 Second Reading]**

Consideration to approve the Second Reading of an application by **Jeffrey Hardin** as Agent for **Donald R. Shrum & Donna A. Shrum** to rezone 11+/- of 91.83 acres located on Lowground Road from AR-1 to I-1 to allow for the expansion of a surface mine **Map# 373 Parcel# 39** in the **First District**

**XII. New Business**

1. **[2023-010 Contract]** *Alison Bruton*

Consideration to approve Amendment #5 to the Contract for Roadside Mowing Services with the McGraley Company, LLC

2. **[2023-011 Change Order]** *Alison Bruton*

Consideration to approve Change Order #4 for Agreement 22-25-010 with McLendon Enterprises

3. **[2023-012 Proposal]** *Alison Bruton*

Consideration to approve a Proposal from Pond & Company for a Traffic Analysis and Concept Design of Goshen Road

4. **[2023-013 Contract]** *Alison Bruton*  
Consideration to approve a new Signature Contract with Otis Elevators for the 804 S building elevator
5. **[2023-014 Final Plat]** *Teresa Concannon*  
Consideration to approve a Final Plat for Primrose Place, a four-lot subdivision on Courthouse Road, **Map 370 Parcel 16B**, in the **Fourth District**
6. **[2023-015 Funds]** *Mark Barnes*  
Consideration to accept Effingham County's formula amount from the Johnson & Johnson opioid settlement
7. **2023-016 Agreement]** *Chris Reed*  
Consideration to approve a Service Agreement with Planters Communications to provide phone and Layer 2 fiber Network to multiple county sites
8. **[2023-017 Agreement]** *Chris Reed*  
Consideration to approve a Service Agreement with Planters Communications to provide a Layer 2 fiber Network to the three Public Safety Radio Towers for interconnectivity.
9. **[2023-018 Agreement]** *Chris Reed*  
Consideration to approve a Service Agreement with Planters Communications to provide a Layer 2 fiber Network to the Clys Fire Station
10. **[2023-019 Agreements]** *Tim Callanan*  
Consideration to approve (3) three Utility Easement Agreements and (2) two Temporary Construction Easement Agreements related to the extension of county water and sewer lines
11. **[2023-020 Contract]**  
Consideration to approve a revised Contract for the County Manager of Effingham County

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

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

**XV. Executive Session Minutes** - Consideration to approve the December 6, 2022 executive session minutes

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

1. **[2023-021 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **New Life Worship Center Church** to **rezone** 1 of 7.24 acres located at 103 Dogwood Drive from **AR-1** to **AR-2** to allow for a parsonage **Map# 450D Parcel# 31** in the **Second District**
2. **[2023-022 Second Reading]**  
Consideration to approve the Second Reading of an application by **New Life Worship Center Church** to **rezone** 1 of 7.24 acres located at 103 Dogwood Drive from **AR-1** to **AR-2** to allow for a parsonage **Map# 450D Parcel# 31** in the **Second District**

3. **[2023-023 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Ronald Tyler** to **rezone** .162 of 3.34 acres located on Ebenezer Road from **R-1** to **R-2** to allow for a recombination with an adjacent parcel **Map# 460 Parcel# 50** in the **Fifth District**
4. **[2023-024 Second Reading]**  
Consideration to approve the Second Reading of an application by **Ronald Tyler** requests to **rezone** .162 of 3.34 acres from **R-1** to **R-2** to allow for a recombination with an adjacent parcel. Located on Ebenezer Road. **Map# 460 Parcel# 50** in the **Fifth District**
5. **[2023-025 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Kristy Canas** requests to **rezone** 1 of 6.8 acres located at 346 Blandford Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 432 Parcel# 25** in the **Fourth District**
6. **[2023-026 Second Reading]**  
Consideration to approve the Second Reading of an application by **Kristy Canas** requests to **rezone** 1 of 6.8 acres located at 346 Blandford Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 432 Parcel# 25** in the **Fourth District**
7. **[2023-027 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **James Dasher** to **rezone** 1.5 acres located at 150 Scuffletown Road from **AR-2** to **R-1** to allow for the separation of home sites **Map# 436 Parcel# 4** in the **Second District**
8. **[2023-028 Second Reading]**  
Consideration to approve the Second Reading of an application by **James Dasher** to **rezone** 1.5 acres located at 150 Scuffletown Road from **AR-2** to **R-1** to allow for the separation of home sites **Map# 436 Parcel# 4** in the **Second District**
9. **[2022-029 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Craig Conaway** for a **variance** from section 6.2.12(1) located off of Blue Jay Road to allow more than three lots on a private road or easement, zoned **AR-1**. **Map# 351 Parcel# 4** in the **First District**
10. **[2023-030 Second Reading]**  
Consideration to approve the Second Reading of an application by **Craig Conaway** for a **variance** from section 6.2.12(1) located off of Blue Jay Road to allow more than three lots on a private road or easement, zoned **AR-1**. **Map# 351 Parcel# 4** in the **First District**
11. **[2023-031 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends denying an application by **Fetzer Lakes Development, LLC** as Agent for **Douglas Winwood Boykin & Peggy Ann Boykin Medaugh** to **rezone** 116 of 129 acres located at Hodgeville and Earl Lain Roads from **AR-1** to **PD-Residential** to allow for development of “Winwood”, a 152-unit, single-family subdivision **Map# 435 Parcels# 21,21A,21B, and Map# 436 Parcel# 3** in the **Second District**

12. **[2023-032 Second Reading]**  
Consideration to approve the Second Reading of an application by **Fetzer Lakes Development, LLC** as Agent for **Douglas Winwood Boykin & Peggy Ann Boykin Medaugh** to **rezone** 116 of 129 acres located at Hodgeville and Earl Lain Roads from **AR-1** to **PD-Residential** to allow for development of “Winwood”, a 152-unit, single-family subdivision **Map# 435 Parcels# 21,21A,21B, and Map# 436 Parcel# 3** in the **Second District**
13. **[2023-033 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Ernest Zipperer** to **rezone** 9 of 90.90 acres located at 835 Horsepen Road & 1886 Blue Jay Road from **AR-1** to **I-1** to allow for a GDOT approved borrow source/pit **Map# 394 Parcels# 14&15** in the **Fourth District**
14. **[2022-034 Second Reading]**  
Consideration to approve the Second Reading of an application by **Ernest Zipperer** requests to **rezone** 9 of 90.90 acres from **AR-1** to **I-1** to allow for a GDOT approved borrow source/pit. Located at 835 Horsepen Road & 1886 Blue Jay Road. **Map# 394 Parcels# 14&15** in the **Fourth District**
15. **[2023-035 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Chance Raehn** as Agent for **SFG GITC West, LLC** requests approval of a **sketch plan** for “Georgia International Trade Center – West” located on Hodgeville Road **Map# 434 Parcels# 24,24A,26,26C** in the **Second District**
16. **[2023-036 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Oleg Mitnik** requests to **rezone** 9.7 of 14.99 acres located on Highway 21 from **B-3** to **I-1** to allow for the expansion of adjacent industrial use **Map# 465 Parcel# 1** in the **Fifth District**
17. **[2023-037 Second Reading]**  
Consideration to approve the Second Reading of an application by **Oleg Mitnik** requests to **rezone** 9.7 of 14.99 acres located on Highway 21 from **B-3** to **I-1** to allow for the expansion of adjacent industrial use **Map# 465 Parcel# 1** in the **Fifth District**
18. **[2023-038 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Jay Maupin** as Agent for **Oleg Mitnik** requests a **variance** to reduce required buffers between industrial and various-zoned parcels located on Highway 21, zoned **B-3** proposed zoning **B-3 & I-1**. **Map# 465 Parcel# 1** in the **Fifth District**
19. **[2023-039 Second Reading]**  
Consideration to approve the Second Reading of an application by **Jay Maupin** as Agent for **Oleg Mitnik** requests a **variance** to reduce required buffers between industrial and various-zoned parcels located on Highway 21, zoned **B-3** proposed zoning **B-3 & I-1**. **Map# 465 Parcel# 1** in the **Fifth District**

20. **[2023-040 Ordinance/1st Reading]** *Katie Dunnigan*

Consideration of a First Reading to approve an amendment to **Appendix C, Article VII – Planning Board, Section 7.1.2 Meetings**, to change the Planning Board meeting night from the third Monday, to the second Tuesday, of each month

**XVII. Adjournment**