The Georgia Conflict of Interest in Zoning Action Statue (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://zoom.us/meeting/88387585556#:~:text=https%3A//us06web.zoom.us/j/88387585556%3Fpwd%3DbDhncFEvSIMwZmN2VW9NWUR5OHduQT09

Phone Number: 1-929-436-2866

Meeting ID: 883 8758 5556

Access Code: 645218

I. Call to Order  
II. Roll Call  
III. Invocation  
IV. Pledge to the American Flag  
V. Election of Vice Chair  
VI. Agenda Approval - Consideration of a resolution to approve the agenda.  
VII. Minutes - Consideration to approve the December 7, 2021 regular commission meeting minutes  
VIII. Public Comments - Comments shall pertain to agenda items only. Prior to speaking please sound your full name clearly into the microphone  
IX. Correspondence - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website
X. Consent Agenda

1. **[2022-001 Agreement]** Consideration to ratify the approval of the Probation Services agreement with the City of Guyton

2. **[2022-002 Agreement]** Consideration to ratify the approval of the Probation Services agreement with the City of Springfield

3. **[2022-003 Agreement]** Consideration to ratify the approval of the Probation Services agreement with State Court

4. **[2022-004 Agreement]** Consideration to ratify the approval of the Probation Services agreement with Superior Court

XI. Recognition - Evan Zeigler, BSA Eagle Scout Candidate

1. Local Eagle Scout Candidate Evan Zeigler has chosen to donate park benches to the County and local churches.

XII. Old Business

1. **[2021-642 Ordinance] Teresa Concannon**
   Consideration to approve the Second Reading of an ordinance to amend Appendix C, Article V – Uses Permitted in Districts, Section 5.15 PD – Planned Development District (1st reading approved 12/07/2021)

2. **[2021-650 Second Reading] Teresa Concannon**
   Consideration to approve the Second Reading of an application by Alec Metzger as Agent for Randy Hadden, Jeremy Nease, & Chuck Hildebrandt to rezone 52.84 acres from AR-1 to B-3 to allow for the development of a container storage facility & freight terminal. Located at 2361 Hwy 80. Map# 354 Parcel# 21 in the First District (postponed from the 12/7/2021 meeting)

XIII. New Business

1. **[2022-005 Quote] Alison Bruton**
   Consideration to ratify approval of Quote #1619295 from Motorola Solutions for the purchase of five (5) radios and appropriate equipment for new ambulances for EMS

2. **[2022-006 Agreement] Alison Bruton**
   Consideration to approve a Letter of Intent for the Lease Agreement for 204 Franklin Street between Effingham County Board of Commissioners and the State Properties Commission for use by Department of Human Services - Department of Family and Children Services, Lease #3362

3. **[2022-007 Agreement] Alison Bruton**
   Consideration to ratify approval of updates to the Enterprise Vehicle Orders for multiple departments

4. **[2022-008 Agreement] Alison Bruton**
   Consideration to ratify approval for the order of additional finishing options to the Admin copier and lease of a new copier for HR from Ricoh for the new Administration Complex

(Tentative) Board of Commissioners Regular Meeting – January 04, 2022
5. **[2022-009 Resolution] Alison Bruton**  
   Consideration to approve Resolution# 022-001 for Surplus of various items

6. **[2022-010 Agreement] Alison Bruton**  
   Consideration to approve an Agreement with i3 Verticals, LLC (dba CJT Software) for a new software program for Effingham County Probate Court

7. **[2022-011 Job Description] Tim Callanan**  
   Consideration to approve a Job Description for Director of Development Services

8. **[2022-012 Resolution] Mark Barnes**  
   Consideration to approve Resolution# 022-002 to amend the 2021-2022 Fiscal Budget

   Consideration to approve to submit a Grant Application to the Georgia Emergency Management Agency (GEMA) Local Emergency Management Performance Grants Program

10. **[2022-014 Intent of Closure] Eric Larson**  
    Consideration to approve notification of intent of a railroad crossing closure at DeWitt Road and seek public input

    Consideration to approve an addendum to Resolution# 021-048 to extend a moratorium on rezoning for multifamily housing and R-6 single family residential development, for a period of thirty (30) days

    Consideration to approve funding and payment to Clover Point Development, LLC. for reimbursement for the design and construction of a sanitary sewer lift station at New Haven at Belmont Glen

13. **[2022-017 Change Order] Eric Larson**  
    Consideration to approve Change Order# 3 with Rain -N-Shine Irrigation LLC for McCall Park

    Consideration to ratify approval of a Contract with Roberts Civil Engineering to provide Phase 1 engineering services for the Local Maintenance Improvement Grant (LMIG) for the 2022 application to Georgia Department of Transportation

    Consideration to approve a Contract with Roberts Civil Engineering for Local Maintenance Improvement Grant (LMIG) projects for Phase 2 for the 2022 year

16. **[2022-020 Meeting] Stephanie Johnson**  
    Consideration to approve to cancel the February 1, 2022 Board of Commissioners meeting

(Tentative) Board of Commissioners Regular Meeting – January 04, 2022
XIV. Reports from Commissioners & Administrative Staff
   1. Information on revisions to R-3, R-6, B-1, B-2, and B-3 zoning districts.

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

XVI. Executive Session Minutes - Consideration to approve the December 7, 2021 executive session minutes

XVII. Planning Board - 6:00 pm
   1. [2022-021 Sketch Plan] Teresa Concannon
      The Planning Board recommends approving an application by MLRE Partners Land Company, Inc. for a Sketch Plan for “Pine Grove”, a 141-unit residential development on 16.95 acres located on Hwy 30, zoned R-3. Map# 376 Parcel# 16 in the First District

   2. [2022-022 Public Hearing] Teresa Concannon
      The Planning Board recommends approving an application by Drayton – Parker Companies, LLC as agent for Ernest C. Slater to rezone 4.67 acres located between US Hwy 80 & GA Hwy 17 S from AR-1 to B-3 to allow for the development of a convenience store and fueling station. Map# 378 Parcel# 41 in the First District.

   3. [2022-023 Second Reading] Teresa Concannon
      Consideration to approve the Second Reading of an application by Drayton – Parker Companies, LLC as agent for Ernest C. Slater requests to rezone 4.67 acres located between US Hwy 80 & GA Hwy 17 S from AR-1 to B-3 to allow for the development of a convenience store and fueling station Map# 378 Parcel# 41 in the First District.

   4. [2022-024 Public Hearing] Teresa Concannon
      The Planning Board recommends approving an application by Ramon & Casandra Polanco to rezone 10 acres located at 1379 Low Ground Road from AR-1 to AR-2 to allow for future subdivision, creating residential lots under 5 acres Map# 393 Parcel# 22 in the Second District

   5. [2022-025 Second Reading] Teresa Concannon
      Consideration to approve the Second Reading of an application by Ramon & Casandra Polanco to rezone 10 acres located at 1379 Low Ground Road from AR-1 to AR-2 to allow for future subdivision, creating residential lots under 5 acres. Map# 393 Parcel# 22 in the Second District

   6. [2022-026 Public Hearing] Teresa Concannon
      The Planning Board recommends approving an application by Donnie Nease to rezone 2.56 acres located at 285 Hodgeville Road from AR-1 to AR-2, to allow for an adjustment to property lines Map# 415 Parcel# 23 in the Second District

   7. [2022-027 Second Reading] Teresa Concannon
      Consideration to approve the Second Reading of an application by Donnie Nease to rezone 2.56 acres from AR-1 to AR-2, to allow for an adjustment to property lines. Located at 285 Hodgeville Road. Map# 415 Parcel# 23 in the Second District.
8. [2022-028 Public Hearing] Teresa Concannon
   The Planning Board recommends approving an application by Dennis L. Hammock as agent for William Jenkins to rezone 2 of 8.5 acres located at 1510 Goshen Road from AR-1 to AR-2, to allow for the separation of a home site Map# 434 Parcel# 3 in the Second District

9. [2022-029 Second Reading]
   Consideration to approve the Second Reading of an application by Dennis L. Hammock as agent for William Jenkins to rezone 2 of 8.5 acres located at 1510 Goshen Road from AR-1 to AR-2, to allow for the separation of a home site Map# 434 Parcel# 3 in the Second District

10. [2022-030 Public Hearing] Teresa Concannon
    The Planning Board recommends approving an application by Janis Z. Bevill, Kathy Z. Zittrouer, & Alan B. Zipperer request to rezone 76.84 acres located on Hodgeville Road from AR-1 to I-1 for future industrial use Map# 434 Parcel# 24A in the Second District

11. [2022-031 Second Reading]
    Consideration to approve the Second Reading of application by Janis Z. Bevill, Kathy Z. Zittrouer, & Alan B. Zipperer request to rezone 76.84 acres located on Hodgeville Road from AR-1 to I-1 for future industrial use Map# 434 Parcel# 24A in the Second District

12. [2022-032 Public Hearing] Teresa Concannon
    The Planning Board recommends approving an application by Heather Arnold as agent for Martha J. Arnold requests to rezone 4.5 acres located on Center Drive & Exley Loop from AR-1 to AR-2 to allow for a recombination of parcels Map# 451C Parcels# 79, 80, 81 in the Second District

13. [2022-033 Second Reading]
    Consideration to approve the Second Reading of an application by Heather Arnold as agent for Martha J. Arnold requests to rezone 4.5 acres located on Center Drive & Exley Loop from AR-1 to AR-2 to allow for a recombination of parcels Map# 451C Parcels# 79, 80, 81 in the Second District

    The Planning Board recommends approving an application by Linda Nicole Rodewolt requests a Conditional Use for a Rural Business: "Nikki B's Hair Salon". located at 6916 Clyo Kildare Road, zoned AR-1. Map# 229A Parcel # 17 in the Third District

15. [2022-035 Second Reading]
    Consideration to approve the Second Reading of an application by Linda Nicole Rodewolt requests a Conditional Use for a Rural Business: "Nikki B's Hair Salon". located at 6916 Clyo Kildare Road, zoned AR-1. Map# 229A Parcel # 17 in the Third District

    The Planning Board recommends approving an application by Daniel W. Rahn as agent for Shawn Everett Rahn to rezone 1 of 15 acres located at 2627 Old Louisville
Road from AR-1 to AR-2, to allow for the creation of a home site Map# 251 Parcel# 1A in the Third District

17. **[2022-037 Second Reading]**

   Consideration to approve the Second Reading of an application by Daniel W. Rahn as agent for Shawn Everett Rahn to rezone 1 of 15 acres located at 2627 Old Louisville Road from AR-1 to AR-2, to allow for the creation of a home site Map# 251 Parcel# 1A in the Third District

18. **[2022-38 Public Hearing]** Teresa Concannon

   The Planning Board recommends approving an application by Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Variance located at 2441 Corinth Church Road to reduce the required distance of a telecommunications tower from a residence, zoned AR-1. Map# 336 Parcel # 4 in the Third District

19. **[2022-039 Second Reading]**

   Consideration to approve the Second Reading of an application by Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Variance located at 2441 Corinth Church Road to reduce the required distance of a telecommunications tower from a residence, zoned AR-1. Map# 336 Parcel # 4 in the Third District

20. **[2022-040 Public Hearing]** Teresa Concannon

   The Planning Board recommends approving an application by Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Conditional Use located at 2441 Corinth Church Road for a 255’ telecommunications tower zoned AR-1 Map# 336 Parcel # 4 in the Third District.

21. **[2022-041 Second Reading]**

   Consideration to approve the Second Reading of an application by Verizon Wireless as agent for Robert Wayne Edwards Jr. for a Conditional Use located at 2441 Corinth Church Road for a 255’ telecommunications tower zoned AR-1 Map# 336 Parcel # 4 in the Third District.

22. **[2021-042 Public Hearing]** Teresa Concannon

   The Planning Board recommends approving an application by Paul Ahrens for a Variance located at 1445 Old Dixie Highway to waive the 150’ lot frontage required for an AR-1 zoned parcel, (currently zoned R-1/proposed zoning AR-1) Map# 364A Parcel# 36 in the Third District

23. **[2022-043 Second Reading]**

   Consideration to approve the Second Reading of an application by Paul Ahrens for a Variance located at 1445 Old Dixie Highway to waive the 150’ lot frontage required for an AR-1 zoned parcel, (currently zoned R-1/proposed zoning AR-1) Map# 364A Parcel# 36 in the Third District

24. **[2022-044 Public Hearing]** Teresa Concannon

   The Planning Board recommends approving an application by Paul Ahrens to rezone 0.9 acres located at 1445 Old Dixie Highway from R-1 to AR-1 to allow for combination with an adjacent parcel Map# 364A Parcel# 36 in the Third District
25. [2022-045 Second Reading]
   Consideration to approve the Second Reading of application by Paul Ahrens to rezone 0.9 acres located at 1445 Old Dixie Highway from R-1 to AR-1 to allow for combination with an adjacent parcel Map# 364A Parcel# 36 in the Third District

26. [2021-046 Public Hearing] Teresa Concannon
   The Planning Board recommends approving an application by Marchese Construction, LLC as agent for Toshiyuki Hirata for a Variance located on GA Highway 21 South to reduce the minimum number of parking spots required for a commercial development, zoned B-3. Map# 465N Parcel # 2 in the Fifth District

27. [2022-047 Second Reading]
   Consideration to approve the Second Reading of an application by Marchese Construction, LLC as agent for Toshiyuki Hirata for a Variance located on GA Highway 21 South to reduce the minimum number of parking spots required for a commercial development, zoned B-3. Map# 465N Parcel # 2 in the Fifth District

XVIII. Adjournment