



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

**February 15, 2022 – 5:00 PM**

Effingham County Administration 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:

#### YouTube link:

[https://www.youtube.com/user/EffinghamCountyGA/videos?view=2&live\\_view=501](https://www.youtube.com/user/EffinghamCountyGA/videos?view=2&live_view=501)

#### Zoom link:

<https://zoom.us/join/https%3A%2F%2Fus06web.zoom.us/j/88387585556?pwd%3DZDhncFEvS1MwZmN2VW9NWUR5OHduQT09>

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

Meeting ID: **892 9831 8240**

Access Code: **142119**

- I. Call to Order – 5:08 PM**
- II. Roll Call – (Corbitt/Floyd/Burdette/Deloach/Loper/Kieffer)**
- III. Invocation – (Vice Chair Deloach)**
- IV. Pledge to the American Flag – (Sounded in unison)**
- V. Agenda Approval – (approved w/ changes (addition of NB# 23/withdrawal of OB# 1-4))**  
Consideration of a resolution to approve the agenda.
- VI. Minutes – (approved as read)**  
Consideration to approve the *January 18, 2022* work session minutes and the *January 18, 2022* regular commission meeting minutes  
Consideration to approve the *January 21, 2022* Special Called meeting minutes

## VII. Public Comments

Comments shall be limited to the agenda items only. If you wish to address the Board, state your full name and speak clearly into the microphone

## VIII. Correspondence

Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.

## IX. Public Hearing - 5:30 pm

1. **[2022-066] Redistricting Update/Public Hearing – Tim Callanan** (*Update provided, public hearing held*)

Public Hearing and update on the status of the redistricting of the Effingham County Board of Education and Board of Commissioner districts as determined by the 2020 United States Census population county

## X. Consent Agenda

1. **[2022-067 Agreement]** (*approved*)

Consideration to approve to renew the Public Wi-Fi Service Agreement with Planters Communications LLC for a one-year period from March 20, 2022 to March 20, 2023

2. **[2022-068 Agreement]** (*approved*)

Consideration to approve renew a Service Agreement with Docuquest for the Tax Commissioner's Office

3. **[2022-069 Form]** (*approved*)

Consideration to approve a Form for ACCG IRMA HR Helpline Liaison Appointment

## XI. Old Business

1. **[2022-038 Public Hearing]** *Teresa Concannon* (*withdrawn at agenda approval*)

The Planning Board recommends approving an application by **Verizon Wireless** as Agent for **Robert Wayne Edwards Jr.** requests a **variance** to reduce the required distance of a telecommunications tower from a residence. Located at 2441 Corinth Church Road, zoned **AR-1** in the Third District (*postponed 01/04/2022*)

2. **[2022-039 Second Reading]** (*withdrawn at agenda approval*)

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 for a 255' telecommunication tower, zoned **AR-1** in the Third District (*postponed 01/04/2022*)

3. **[2022-040 Public Hearing]** *Teresa Concannon* (*withdrawn at agenda approval*)

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' telecommunication tower, zoned **AR-1** in the Third District (*postponed 01/04/2022*)

4. **[2022-040 Public Hearing]** *Teresa Concannon* (*withdrawn at agenda approval*)

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' telecommunication tower, zoned **AR-1** in the Third District (*postponed 01/04/2022*)

5. **[2022-052 Refund]** *Jennifer Keyes (approved a one-year refund)*

Consideration to approve a Tax Refund Request by Rex Inman Sr. for a property located at 2761 Noel C. Conaway Road Map# 418 Parcel# 28A (*postponed 01/18/2022*)

**XII. New Business**

1. **[2022-070 Agreement/Resolution]** *Tim Callanan (postponed to future date to be determined)*

Consideration to approve to amend the Intergovernmental Agreement and a Resolution of Support (022-010) between Effingham County and the Effingham County Hospital Authority

2. **[2022-071 Grant Application]** *Mark Barnes (approved)*

Consideration to approve to submit a Grant Application to the Georgia Department of Agriculture (GDA) Dog and Cat Sterilization Grant Program

3. **[2022-072 Resolution]** *Stephanie Johnson (approved)*

Consideration to approve Resolution# 022-009 recognizing the Old African-American Cemetery at Ebenezer

4. **[2022-073 Change Order]** *Teresa Concannon (approved)*

Consideration to approve a Change Order (*with no cost increase*) to extend the contract with Spatial Engineering for a period of 60-days related to scanning and cataloging Effingham County's hard copy drawing records library

5. **[2022-074 Ordinance]** *Teresa Concannon (approved 2<sup>nd</sup> Reading)*

Consideration to approve the First Reading of an Ordinance to amend **Article II – Definitions; Article V - Uses Permitted in Districts, Sections 5.6 - R-3 Multifamily Residential; Section 5.8 - R-6 Single Family Residential - Section 5.9. B-1 Neighborhood Commercial - Section 5.10 B-2 General Commercial; and Section 5.11-B-3 Highway Commercial** of the Code of Ordinances

6. **[2022-075 Resolution Addendum]** *Teresa Concannon (approved)*

Consideration 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 eight (8) days

7. **[2022-076 Task Order]** *Alison Bruton (approved)*

Consideration to approve to award Task Order 22-25-005 to Alliance Consulting Engineers, Inc. for the Westwood Heights Subdivision Drainage Improvements

8. **[2022-077 Change Order]** *Alison Bruton (approved)*

Consideration of ratification of Change Order #1 for Contract 21-25-005 with McLendon Enterprises, Inc. for TSPLOST/LMIG Road Resurfacing

9. **[2022-078 Change Order]** *Alison Bruton (approved)*

Consideration to approve Change Order #2 for Marsh Construction for the Civil/Site Work of Fire Station #15 located on Hodgeville Road

10. **[2022-079 Change Order]** *Alison Bruton (approved)*  
Consideration to approve Change Order #1 for Contract No. 21-105-002 between Effingham County and BRW Construction Group, LLC for the Blue Jay Water Main Ext. A construction
11. **[2022-080 Agreement]** *Alison Bruton (approved)*  
Consideration to approve an amendment to the Master Equity Lease Agreement with Enterprise and approval of vehicle orders for the Prison and Coroner
12. **[2022-081 Agreement]** *Alison Bruton (Postponed to 03/01/2022)*  
Consideration to approve to renew Agreements with Constellation NewEnergy for Natural Gas for multiple County buildings
13. **[2022-082 Resolution]** *Alison Bruton (approved)*  
Consideration to approve Resolution #022-008 for Surplus of various items
14. **[2022-083 Contract]** *Eric Larson (approved)*  
Consideration to approve Addendum# 1 to the Master Services Contract with Thomas & Hutton Engineering Co. for the Booster Pump Station Design at Old Augusta Road South
15. **[2022-084 Change Order]** *Eric Larson (denied)*  
Consideration to approve Change Order# 1 for Savannah Construction and Preservation to change the prices of the pre-manufactured steel building for the fire station on Hodgeville Road
16. **[2022-085 Policy]** *Eric Larson (approved)*  
Consideration to approve to revise **Policy No. 05-22 Frontage Lots On County Maintained Roads** to include new standards for access spacing, expanding the policy to include all county roads, and to establish guidance for the new Effingham County Parkway
17. **[2022-086 Crossing Closure/Public Hearing]** *Eric Larson (Postponed to 03/15/2022)*  
Public Hearing for consideration of approval of a railroad crossing closure at DeWitt Road
18. **[2022-087 Agreement]** *Eric Larson (approved)*  
Consideration to approve a Development Agreement with Cowan Investments LLC for engineering and construction services to develop a water and sewer line extension plan along Old Augusta Road.
19. **[2022-088 Agreement]** *Eric Larson (approved)*  
Consideration to approve a Cost Share Agreement with Kate's Cove Subdivision Homeowners Association (HOA) to repair a brick paver road section approaching the bridge on Fairmont Drive, and to abandon a portion of right-of-way containing the brick paver road section and dedicating the same to the HOA

20. **[2022-089 Change Order]** *Eric Larson (approved)*

Consideration to approve a Change Order to the 2020 Transportation Master Plan contract with Pond & Company to add Forest Haven Drive to the traffic model and study traffic impacts

21. **[2022-090 Final Plat/Deed]** *Teresa Concannon (approved)*

Consideration to approve a Final Plat and accept a Warranty Deed for the infrastructure for New Haven at Belmont Glen, Phase I, located off of Hodgeville Road, consisting of 84 lots Map# 416 Parcels# 20E & 20F in the Second District

22. **[2022- 091 Agreement]** *Stephanie Johnson (approved)*

Consideration to approve an Agreement between the Georgia Department of Human Services, Division of Family and Children Services and the Effingham County Board of Commissioners for a Low-Income Household Water Assistance Program (LIHWAP)

**ADDITION TO AGENDA**

23. **[2022-109 Resolution]** *Tim Callanan (approved)*

Consideration to approve a Resolution (#022-11) related to the collection of a direct annual tax to pay the principal of and interest on general obligation bonds to be issued by the Effingham County School District in the amount of \$44,625,000 as authorized by the June 2020 election

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

1. BIKE TRAIL PROJECT

Discussion of the Mountain Bike Trail Project - Memorandum of Agreement

2. CAPITAL PROJECTS UPDATE

Administrative report on the status of capital projects.

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

**XV. Executive Session Minutes**

Consideration to approve the January 18, 2022 executive session minutes

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

1. **[2022-092 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Josh Yellin** as Agent for **Ernest J. Oetgen & Frank Oetgen Jr** to rezone 6 acres located on Godley Road from **AR-1 to I-1 Map# 399 Parcel# 3R** in the First District

2. **[2022-093 Second Reading]** *(approved)*

Consideration to approve the Second Reading of an application by **Josh Yellin** as Agent for **Ernest J. Oetgen & Frank Oetgen Jr.** to **rezone** 6 acres located on Godley Road from **AR-1 to I-1 Map# 399 Parcel# 3R** in the First District

3. **[2022-094 Public Hearing]** *Teresa Concannon (approved w/stipulations)*

The Planning Board recommends approving an application by **Greenland Developers** as Agent for **Helmey, LLP** to **rezone** 170.36 acres located at Noel C. Conaway and Kolic Helmey Roads to allow for the development of a single and multi-family residential

subdivision from **AR-1** to **PD (Residential) Map# 418 Parcel# 2E** in the Second District

4. **[2022-095 Second Reading] (approved)**

Consideration to approve the Second Reading of an application by **Greenland Developers** as Agent for **Helmey, LLP** to **rezone** 170.36 acres located at Noel C. Conaway and Kolic Helmey Roads to allow for the development of a single and multi-family residential subdivision from **AR-1** to **PD (Residential) Map# 418 Parcel# 2E** in the Second District

5. **[2022-096 Public Hearing] (approved w/stipulations)**

The Planning Board recommends approving an application by **Tracy Fleming** for a **Variance** located at 138 Pine Drive to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence zoned **AR-1 Map# 451C Parcel# 68** in the Second District

6. **[2022-097 Second Reading] (approved)**

Consideration to approve the Second Reading an application by **Tracy Fleming** for a **Variance** located at 138 Pine Drive to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence zoned **AR-1 Map# 451C Parcel# 68** in the Second District

7. **[2022-098 Public Hearing] Teresa Concannon (approved w/ stipulations)**

**Darren L. & Gina G. Pevey** request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 2544 Corinth Church Road. **Map# 336 Parcel# 23** in the Third District

8. **[2022-099 Second Reading] (approved)**

Consideration to approve the Second Reading of an application by **Darren L. & Gina G. Pevey** request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 2544 Corinth Church Road. **Map# 336 Parcel# 23** in the Third District

9. **[2022-100 Public Hearing] Teresa Concannon (approved w/ stipulations)**

The Planning Board recommends approving an application by **Herbert L. Johnson Jr. & Carolvita R. Johnson** as Agent for **Richdeaan Johnson** to **rezone** 4.37 acres located at 309 Lehigh Circle from **AR-1** to **AR-2**, to allow for the creation of a home site **Map# 406A Parcel# 10** in the Third District

10. **[2022-101 Second Reading] (approved)**

Consideration to approve the Second Reading of an application by **Herbert L. Johnson Jr. & Carolvita R. Johnson** as Agent for **Richdeaan Johnson** to **rezone** 4.37 acres located at 309 Lehigh Circle **AR-1** to **AR-2**, to allow for the creation of a home site. **Map# 406A Parcel# 10** in the Third District

11. **[2022-102 Public Hearing] Teresa Concannon (denied)**

The Planning Board recommends denying an application by **Justin Gunther** for a **conditional use** for a **rural business** located at 124 Saddlehorn Drive named:

*“Gunther’s Spot”*, a small-scale, home-based, dog boarding business, zoned **AR-2 Map# 369B Parcel# 46** in the Fourth District

12. **[2022-103 Second Reading] (denied)**

Consideration to approve the Second Reading of an application by **Justin Gunther** for a **conditional use** for a **rural business** located at 124 Saddlehorn Drive named: *“Gunther’s Spot”*, a small-scale, home-based, dog boarding business, zoned **AR-2 Map# 369B Parcel# 46** in the Fourth District

13. **[2022-104 Public Hearing] Teresa Concannon (approved w/ stipulations)**

The Planning Board recommends approving an application by **Verizon Wireless** as Agent for **Kimberly J., Charles K., & Mary J. Barnes** for a **conditional use** located at 117 Barnes Drive (off Old Augusta Road) for a telecommunications tower on 9 acres zoned **AR-1 Map# 462 Parcel # 75** in the Fifth District

14. **[2022-105 Second Reading] (approved)**

Consideration to approve the Second Reading of an application by **Verizon Wireless** as Agent for **Kimberly J., Charles K., & Mary J. Barnes** for a **conditional use** located at 117 Barnes Drive (off Old Augusta Road) for a telecommunications tower on 9 acres zoned **AR-1 Map# 462 Parcel # 75** in the Fifth District

15. **[2022-106 Public Hearing] Teresa Concannon (denied)**

The Planning Board recommends denying an application by **Warren Ratchford** as Agent for **Donnie R. Bazemore** to **rezone** 1.61 acres located at 5947 Highway 21 South from **R-1** to **B-3** to allow for an automotive sales lot **Map# 465J Parcel# 1C** in the Fifth District

16. **[2022-107 Second Reading] (denied)**

Consideration to approve the Second Reading of application by **Warren Ratchford** as Agent for **Donnie R. Bazemore** to **rezone** 1.61 acres located at 5947 Highway 21 South from **R-1** to **B-3** to allow for an automotive sales lot **Map# 465J Parcel# 1C** in the Fifth District

17. **[2022-108 Sketch Plan] Teresa Concannon (approved)**

**Greg Coleman** as Agent for **Old Augusta Partners** requests approval of a **sketch plan** for: *“Cowan Property – Proposed Warehouse”* located on Old Augusta Road, zoned **I-1. Map# 477 Parcel # 1D** in the Fifth District

**XVII. Adjournment – 10:46 pm**