



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

July 19, 2022 – 5:00 PM

Effingham County Administrative 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."

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Agenda

Watch us live on our YouTube page:

<https://www.youtube.com/channel/UC9wRzS6f2pHHZG3lgRk30UQ>

- I. **Call to Order – 5:06 pm**
- II. **Roll Call –** *(Corbitt/Floyd/Burdette/Deloach/Loper/Kieffer)*
- III. **Invocation –** *(offered by Chairman Corbitt)*
- IV. **Pledge to the American Flag –** *(sounded in unison)*
- V. **Agenda Approval** - Consideration of a resolution to approve the agenda – *(approved with the addition of Consent Agenda# 10 and New Business# 28)*
- VI. **Minutes** - Consideration to approve the June 21, 2022 regular commission meeting 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** - 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. **[2022-359 Addendum]** *(approved)*

Consideration to approve the SAVE Anticipated Collections Addendum from Non-Federal Sources with the Department of Homeland Security and US Citizenship and Immigration Services (USCIS)

2. **[2022-360 Agreement]** *(approved)*
 Consideration to approve to renew the 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. **[2022-361 Agreement]** *(approved)*
 Consideration to approve the Intergovernmental Agreement by and between the Georgia Department of Corrections and Effingham County Prison for Paper Based GED Testing
4. **[2022-362 Agreement]** *(approved)*
 Consideration to approve an Agreement with GMASS, Inc. for the Maintenance of Rural Land Schedules and Methodology for 2023-2025
5. **[2022-363 Agreement]** *(approved)*
 Consideration to approve a rate increase to the Solid Waste Collection and Recycling Services Agreement with Atlantic Waste Services, Inc
6. **[2022-364 Agreement]** *(approved)*
 Consideration to approve award of Agreement 22-006 with United Maintenance, Inc./United Boiler LLC for the replacement of the Jail Boiler
7. **[2022-365 Agreement]** *(approved)*
 Consideration to approve an Agreement with the Georgia Department of Agriculture and award of a dog and cat sterilization grant
8. **[2022-366 Agreement]** *(approved)*
 Consideration to approve a Memorandum of Understanding between Savannah State University and Effingham County Prison to allow for an Internship Program
9. **[2022-367 Agreement]** *(approved)*
 Consideration to approve a Memorandum of Understanding between the Board of Regents of the University System of Georgia on behalf of the University of Georgia Extension and Effingham County

ADDITION TO AGENDA

10. **[2022-415 Agreement]** *(approved)*
 Consideration to approve to renew a consulting services Agreement with Eavenson Consulting Group

X. Unfinished Business

1. **[2022-329 Public Hearing]** ~~*Teresa Concannon*~~ *Katie Dunigan (denied)*
 The Planning Board recommends denying an 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 (*postponed 06/07/2022, this item will be heard at 6:00 pm*)

2. **[2022-330 Second Reading]** *(denied)*

Consideration to approve the Second Reading of an 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 (*postponed 06/07/2022, this item will be heard at 6:00 pm*)

XI. New Business

1. **[2022-369 Deed/Final Plat/Agreement]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved)*

Consideration to approve a Warranty Deed, Final Plat and Infrastructure Agreement for Raindance Subdivision, Phase 3, consisting of 72 lots located off of Ebenezer Road Map# 445 Parcel# 26 in the Fifth District

2. **[2022-370 Deed/Final Plat]** ~~*Teresa Concannon*~~ *(approved)*

Consideration to approve a Warranty Deed and Final Plat for The Woodlands Subdivision, Phase 2, consisting of 40 lots located off of Noel C. Conaway Road Map# 397 Parcel# 50, in the Second District

3. **[2022- 371 Deed/Plat/Agreement]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved)*

Consideration to approve a Warranty Deed, Final Plat and Infrastructure agreement for McCall Place, consisting of 49 lots located off of McCall Road Map# 389 Parcel# 17, in the Fourth District

4. **[2022-372 Payment]** *Mark Barnes (approved)*

Consideration to approve to accept the 2nd payment from the U.S. Department of the Treasury for American Rescue Plan Act (ARPA) grant funds

5. **[2022-373 Agreement]** *Alison Bruton (approved Lanier Deal & Proctor)*

Consideration to approve to award Agreement 22-15-002 with Mauldin & Jenkins CPAs & Advisors to perform the annual fiscal audit for Effingham County

6. **[2022-374 Agreement]** *Alison Bruton (approved)*

Consideration to award Agreement 22-105-003 with Southern Civil, LLC for the improvement of the Hodgeville Lift Station #4

7. **[2022-375 Task Order]** *Alison Bruton (approved)*

Consideration to approve to award Task Order 22-105-006 to Hussey, Gay, Bell Inc. for the Wastewater Treatment Plant Design and Construction Management

8. **[2022-376 Contract]** *Alison Bruton (approved)*

Consideration to approve Amendment 1 for the Contract with Ceres Environmental for Disaster Debris Removal

9. **[2022-378 Agreement]** *Alison Bruton (approved)*

Consideration for renewal of Lease Agreement with Crown Castle for the Cell Tower located at 247 Church Road

10. **[2022-379 Funds]** *Alison Bruton (approved)*

Consideration to ratify approval of emergency repairs at the I-16 well

11. **[2022-380 Change Order]** *Alison Bruton (approved)*

Consideration to approve Change Order #1 with S & ME, Inc. for a Rental Community Analysis

12. **[2022-381 Change Order]** *Eric Larson (approved)*

Consideration to approve Change Order #1 with DPR Architecture associated with the Prison Maintenance building and Fire Station 15 construction services

13. **[2022-382 Contract]** *Eric Larson (approved)*

Consideration to approve a Contract with Advanced Environmental Management, Inc. in the amount of \$2,800 to prepare an application to the Georgia Department of Natural Resources to seek reimbursement for expenses related to monitoring of the Watts Road landfill site

14. **[2022-383 Change Order]** *Eric Larson (approved)*

Consideration to approve Change Order #2 of the contract with EMC Engineering Services Inc for design changes associated with Savannah Gateway Industrial Hub

15. **[2022-384 List]** *Eric Larson (approved)*

Consideration to approve the proposed List of Roadways for Speed Ordinance as submitted by the Georgia Department of Transportation (*posted speed limit on all roads in the County for use by law enforcement for the approved use of speed detection devices*)

16. **[2022-385 Policy]** *Eric Larson (approved)*

Consideration to approve to amend Policy No. 05-22 *Frontage Lots on County Maintained Roads* pertaining to properties abutting right-of-ways to include new standards for access control and to establish guidance for the Old Augusta Road corridor

17. **[2022-386 Change Order]** *Eric Larson (approved)*

Consideration to approve a Change Order to the contract with Pond Company for the 2020 Transportation Master Plan to add the Old Augusta Road area to the traffic model and to study traffic impacts

18. **[2022-387 Change Order]** *Eric Larson (approved)*

Consideration to approve a Change Order to the contract with Pond Company for the 2020 Transportation Master Plan to add the East West Connector area to the traffic model and study traffic impacts

19. **[2022-388 Agreement]** *Eric Larson (approved)*

Consideration to approve an amendment to an existing Easement Agreement with 21 South Properties related to the Clarence Morgan Park and Josh Reddick Way

20. **[2022-389 Contract]** *Eric Larson (approved)*

Consideration to approve to award a design-build construction Contract to Rain-N-Shine to construct a restroom facility at the Veteran's Park

21. **[2022-390 Agreement]** *Eric Larson (approved)*

Consideration to approve a Cost Share Agreement with Greenland Developers to reconstruct the intersection of Noel C. Conaway and Kolic-Helmey Roads to facilitate the entrance to a proposed development on the Helmey tract and establish adequate water, sewer, and reuse capacity for the proposed development

22. **[2022-391 LOST Certificate]** *Tim Callanan (approved)*

Consideration to approve a Certificate of Distribution related to the Local Option Sales Tax disbursement between the county and its municipalities

23. **[2022-392 Annexation Agreement]** *Stephanie Johnson (approved)*

Consideration to approve an Annexation Agreement as submitted by the City of Springfield for properties owned by Deland Properties, LLC located along Highway 21 Map# 429 Parcel# 11-15 in the Fourth District

24. **[2022-393 Annexation Agreement]** *Stephanie Johnson (denied)*

Consideration to approve an Annexation Agreement as submitted by the City of Springfield for properties owned by Deland Properties, LLC located along Ebenezer Road (Hwy 275) Map# 429A Parcel# 14, 14A in the Fourth District

25. **[2022-394 Annexation]** *Stephanie Johnson (approved)*

Consideration to approve a petition requesting Annexation as submitted by the City of Rincon for a property located along Old Augusta Road, owned by Mill Creek Preserve, Map# 475 Parcel# 58 in the Fifth District

26. **[2022-395 Appointments]** *Stephanie Johnson (approved)*

Consideration to reappoint Kay Jones to the Department of Family and Children Services (DFACS) Board as representative for the Second District

27. **[2022-396 Appointments]** *Stephanie Johnson (approved)*

Consideration to approve appointment of members to the Library Board (Live Oak Public Libraries)

ADDITION TO AGENDA

28. **[2022-416 Letter]** *Eric Larson (approved)*

Consideration to approve a Right of Way Entry Letter with Georgia Power related to a property located on Stagecoach Road

XII. Reports from Commissioners & Administrative Staff

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

XIV. Executive Session Minutes - Consideration to approve the June 21, 2022 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2022-397 Public Hearing]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved w/ stipulations)*

The Planning Board recommends approving an application by **William Wilson** request to **rezone** 1 out of 24.24 acres located at 342 Otis Seckinger Road from **AR-1** to **AR-2** to allow for the creation of a home site. **Map# 415 Parcel# 32** in the Second District

2. **[2022-398 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **William Wilson** request to **rezone** 1 out of 24.24 acres located at 342 Otis Seckinger Road from **AR-1** to **AR-2** to allow for the creation of a home site. **Map# 415 Parcel# 32** in the Second District
3. **[2022-399 Public Hearing]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved w/ stipulations)*
 The Planning Board recommends approving an application by **Mamie H. Johnson** to **rezone** 2.53 acres located at 540 Brogdon Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 319 Parcel# 13** in the Third District
4. **[2022-400 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **Mamie H. Johnson** to **rezone** 2.53 acres located at 540 Brogdon Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 319 Parcel# 13** in the Third District
5. **[2022-401 Public Hearing]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved w/ stipulations)*
 The Planning Board recommends approving an application by **Leo M. Sullivan** to **rezone** 3 acres located at 486 Whitaker Road from **AR-1** to **AR-2** to allow for the division of a parcel **Map# 441A Parcel# 14** in the Third District
6. **[2022-402 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **Leo M. Sullivan** to **rezone** 3 acres located at 486 Whitaker Road from **AR-1** to **AR-2** to allow for the division of a parcel **Map# 441A Parcel# 14** in the Third District
7. **[2022-403 Public Hearing]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved w/ stipulations)*
 The Planning Board recommends approving an application by **Rodney A. Durrance & Gloria M. Durrance** request to **rezone** 5 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision. Located at 290 Shirley Drive. **Map# 370C Parcel# 3** in the Fourth District
8. **[2022-404 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **Rodney A. Durrance & Gloria M. Durrance** request to **rezone** 5 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision. Located at 290 Shirley Drive. **Map# 370C Parcel# 3** in the Fourth District
9. **[2022-405 Public Hearing]** ~~*Teresa Concannon*~~ *Katie Dunigan (approved w/ stipulations)*
 The Planning Board recommends approving an application by **Winston Hencely** as Agent for **Vicki Hencely Fountain & Michael Fountain** to **rezone** 12.66 acres located at 3033 Ebenezer Road & 550 Exley Road South from **AR-1 & AR-2** to **AR-1 & AR-2**, to allow for a recombination of parcels **Map# 471 Parcels# 22 & 49** in the Fourth District
10. **[2022-406 Second Reading]** *(approved)*
 Consideration to approve the Second Reading of an application by **Winston Hencely** as Agent for **Vicki Hencely Fountain & Michael Fountain** to **rezone** 12.66 acres located at 3033 Ebenezer Road & 550 Exley Road South from **AR-1 & AR-2** to **AR-1 & AR-2**, to allow for a recombination of parcels **Map# 471 Parcels# 22 & 49** in the Fourth District

11. **[2022-407 Public Hearing]** ~~Teresa Concannon~~ (approved w/ stipulations)
The Planning Board recommends approving an application by **Braly Investments** as Agent for **Lamar Allen** to **rezone** 15.32 of 96.42 acres located on Courthouse Road from **AR-1** to **R-6** to allow for a 30-lot single family residential development **Map# 390 Parcel# 1** in the Fourth District
12. **[2022-408 Second Reading]** (approved)
Consideration to approve the Second Reading of an application by **Braly Investments** as Agent for **Lamar Allen** to **rezone** 15.32 of 96.42 acres located on Courthouse Road from **AR-1** to **R-6** to allow for a 30-lot single family residential development **Map# 390 Parcel# 1** in the Fourth District
13. **[2022-409 Sketch Plan]** ~~Teresa Concannon~~ *Katie Dunigan* (approved)
The Planning Board recommends approving an application by **Braly Investments** as Agent for **Lamar Allen** for approval of a **Sketch Plan** located on Courthouse Road for Hosswood Subdivision, zoned **AR-1**, proposed zoning **R-6**. **Map# 390 Parcel# 1** in the Fourth District
14. **[2022-410 Public Hearing]** ~~Teresa Concannon~~ *Katie Dunigan* (approved)
The Planning Board recommends approving an application by **Linda Sims** as Agent for **Eric Edwards** to **rezone** 7.01 acres located at 1204 Mill Pond Road from **I-1** to **B-3** to allow for commercial development **Map# 446 Parcel# 7C** in the Fifth District
15. **[2022-411 Second Reading]** (approved)
Consideration to approve the Second Reading of an application by **Linda Sims** as Agent for **Eric Edwards** to **rezone** 7.01 acres located at 1204 Mill Pond Road from **I-1** to **B-3** to allow for commercial development **Map# 446 Parcel# 7C** in the Fifth District
16. **[2022-412 Public Hearing]** ~~Teresa Concannon~~ *Katie Dunigan* (approved)
The Planning Board recommends approving an application by **Linda Sims** as Agent for **Eric Edwards** for a **conditional use** located at 1204 Mill Pond Road to allow for the repair and painting of aviation parts in **B-3** zoning, zoned **I-1**, proposed zoning **B-3**. **Map# 446 Parcel# 7C** in the Fifth District
17. **[2022-413 Second Reading]** (approved)
Consideration to approve the Second Reading of an application by **Linda Sims** as Agent for **Eric Edwards** for a **conditional use** located at 1204 Mill Pond Road to allow for the repair and painting of aviation parts in **B-3** zoning, zoned **I-1**, proposed zoning **B-3**. **Map# 446 Parcel# 7C** in the Fifth District
18. **[2022-414 Sketch Plan]** ~~Teresa Concannon~~ *Katie Dunigan* (approved)
The Planning Board recommends approving an application for **Linda Sims** as Agent for **Eric Edwards** for a **sketch plan** located at 1204 Mill Pond Road for: "ACTION OVERHEAD DOOR WAREHOUSES zoned **I-1**, proposed zoning **B-3**. **Map# 446 Parcel# 7C** in the Fifth District

XVI. Adjournment – 9:45 pm