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

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG31gRk30UQ

I. Call to Order

II. Roll Call

III. Invocation

IV. Pledge to the American Flag

V. Agenda Approval - Consideration of a resolution to approve the agenda.

VI. Minutes - Consideration to approve the July 19, 2022 regular meeting and July 21, 2022 work session minutes

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. [2022-416 Agreement]

   Consideration to approve the Updated Probation Services agreement with State Court
2. [2022-417 Application]
Consideration to approve submittal of a Grant Application to Petco Foundation Animal Welfare Grant Program

3. [2022-418 Agreement]
Consideration to approve an Underground Distribution Construction and a Underground Easement Agreement with Georgia Power via a property located at 295 Stagecoach Avenue to serve Sandhill Elementary School

4. [2022-419 Sanitation Releases]
Consideration to approve Sanitation Releases as submitted by Administrative Staff and approved by the Tax Assessor, Tax Commissioner and Fire Chief

X. Unfinished Business - contains items held from a previous agenda

Second public hearing and approval of Resolution# 022-031 for permanent abandonment of maintenance of the section of Webb Road parallel to and on the right-of-way of the Norfolk Southern railroad tracks

XI. New Business

1. [2022-421 Change Order] Eric Larson
Discussion and decision whether or not to recommend to the Georgia Department of Transportation to prepare and execute a change order to modify the intersection of Forest Haven Drive to create a dead end on Forest Haven Drive and eliminate the connection to the Effingham Parkway

2. [2020-422 Public Hearing] Eric Larson
First public hearing for the consideration of abandonment of a portion of Kessler Loop

3. [2022-423 Agreement] Alison Bruton
Consideration to approve the agreement with The City of Port Wentworth for the use of an inmate work detail

4. [2022-424 Resolution] Alison Bruton
Consideration to Approve a Resolution (# 022-032) of Surplus

5. [2022-425 Quote/Purchase] Alison Bruton
Consideration to approve Quote# 6572323 from Enterprise Fleet Management for vehicle orders

Consideration to approve Contract# 2023-08 with the Coastal Regional Commission (CRC) Area Agency on Aging (AA) for fiscal year 2023

7. [2022-427 Resolution] Mark Barnes
Consideration to approve Resolution# 022-032 to amend the Schedule of Fees related to water and sewer rates and sanitation fees
Consideration to approve a Change Order# 1 with McWright, LLC in the amount of $4,620.00 for the Guyton Fire Station project

Consideration to approve a Water & Sewer Agreement and Lease Agreement with Effingham County Industrial Authority and Savannah Industrial Development, LLC (on behalf of OmniTrax / Broe Real Estate Group) for construction and operation of a wastewater sprayfield at the Savannah Gateway Industrial Hub (SGIH) Park at McCall and Hodgeville Roads

10. [2022-430 Annexation] Stephanie Johnson
Consideration to approve a petition requesting Annexation as submitted by the City of Rincon for a property located off of Frederick Street Map# 477 Parcel# 1A

11. [2022-431 Form] Stephanie Johnson
Consideration to approve a Form to appoint a voting delegate to participate in the ACCG 2022 policy agenda adoption

12. [2022-432 Contract] Tim Callanan
Consideration to approve an Intergovernmental Contract related to the Bryan County Mega Site (revenue sharing agreement)

13. [2022-433 Payment] Tim Callanan
Consideration to approve payment to the Savannah Harbor - Interstate 16 Joint Development Authority for the Bryan County Mega-Site project

Consideration to approve Resolution# 022-033 to extend a moratorium on rezoning for R-3 multifamily residential development and R-6 single family residential development, for a period of twenty-one (21) days

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 and July 19, 2022 executive session minutes

XV. Planning Board - 6:00 pm

1. [2022-435 Public Hearing] Teresa Concannon
The Planning Board recommends approving an application by Gloria Sheppard to rezone 2 out of 46.99 acres located at 2306 Sandhill Road from AR-1 to AR-2 to allow for the creation of a home site Map# 300 Parcel# 6 in the First District

2. [2022-436 Second Reading]
Consideration to approve the Second Reading of an application by Gloria Sheppard to rezone 2 out of 46.99 acres located at 2306 Sandhill Road from AR-1 to AR-2 to allow for the creation of a home site Map# 300 Parcel# 6 in the First District
3. [2022-437 Public Hearing] Teresa Concannon
The Planning Board recommends approving an application by Etheridge Dasher to rezone 2 acres located at 4224 Highway 17 South from AR-1 to AR-2 to allow for future recombination with an adjacent parcel Map# 326 Parcel# 15 in the First District

4. [2022-438 Second Reading]
Consideration to approve the Second Reading of an application by Etheridge Dasher to rezone 2 acres located at 4224 Highway 17 South from AR-1 to AR-2 to allow for future recombination with an adjacent parcel Map# 326 Parcel# 15 in the First District

5. [2022-439 Public Hearing] Teresa Concannon
The Planning Board recommends approving an application by TPHC, Inc. as Agent for Nancy Gordon requests to rezone 7.88 acres located at 295 North Magnolia Drive from AR-1 to AR-2 to allow for the creation of a home site Map# 328 Parcel# 2 in the First District

6. [2022-440 Second Reading]
Consideration to approve the Second Reading of an application by TPHC, Inc. as Agent for Nancy Gordon to rezone 7.88 acres located at 295 North Magnolia Drive from AR-1 to AR-2 to allow for the creation of a home site Map# 328 Parcel# 2 in the First District

7. [2022-441 Public Hearing] Teresa Concannon
The Planning Board recommends approving an application by Lynn Jean Grimes to rezone 2.33 out of 9.43 acres located at 1411 Goshen Road from AR-1 to AR-2 to allow for the separation of a home site Map# 451 Parcel# 24 in the Second District

8. [2022-442 Second Reading]
Consideration to approve the Second Reading of an application by Lynn Jean Grimes to rezone 2.33 out of 9.43 acres located at 1411 Goshen Road from AR-1 to AR-2 to allow for the separation of a home site Map# 451 Parcel# 24 in the Second District

The Planning Board recommends approving an application by Bobby Lee Dotson & Ambrea Audrayana Dotson as Agents for Robbie Lee & Helen Roper to rezone 1.83 out of 20.18 acres from AR-1 to AR-2, to allow for the creation of a home site. Located at 896 Egypt Ardmore Road. Map# 245 Parcel# 13 in the Third District

10. [2022-444 Second Reading]
Consideration to approve the Second Reading of an application by Bobby Lee Dotson & Ambrea Audrayana Dotson as Agents for Robbie Lee & Helen Roper to rezone 1.83 out of 20.18 acres located at 896 Egypt Ardmore Road from AR-1 to AR-2, to allow for the creation of a home site Map# 245 Parcel# 13 in the Third District

The Planning Board recommends approving an application by Franklin & Gaylon Smith to rezone 12.01 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for a 3-lot subdivision Map# 313 Parcel# 30 in the Third District
12. [2022-446 Second Reading]
Consideration to approve the Second Reading of an application by Franklin & Gaylon Smith to rezone 12.01 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for a 3-lot subdivision Map# 313 Parcel# 30 in the Third District

The Planning Board recommends approving an application by Beverly Sapp to rezone 8.54 acres located at 121 Needlepointe Drive from AR-2 to AR-1 to allow for a second dwelling for an immediate family member Map# 369C Parcel# 115 in the Fourth District

14. [2022-448 Second Reading]
Consideration to approve the Second Reading of an application by Beverly Sapp to rezone 8.54 acres located at 121 Needlepointe Drive from AR-2 to AR-1 to allow for a second dwelling for an immediate family member Map# 369C Parcel# 115 in the Fourth District

15. [2022-449 Public Hearing] Teresa Concannon
The Planning Board recommends denying of an application by David D. Smith as Agent for Effingham County Industrial Development Authority to rezone 6.96 acres located on Old River Road from B-2 to B-3 to allow for the development of a truck stop with fueling station and convenience store Map# 330 Parcel# 46 in the First District

16. [2022-450 Second Reading]
Consideration to approve the Second Reading of an application by David D. Smith as Agent for Effingham County Industrial Development Authority to rezone 6.96 acres located on Old River Road from B-2 to B-3 to allow for the development of a truck stop with fueling station and convenience store Map# 330 Parcel# 46 in the First District

17. [2022-451 Public Hearing] Teresa Concannon
The Planning Board recommends denying an application by WD Glassvase Import, Inc. as Agent for Terry Griner to rezone 7.38 acres located at the intersection of Hwy 17, Pound Road and Go Cart Road from B-3 to I-1 to allow for the development of an industrial warehouse & distribution center Map# 296 Parcel# 46F in the Third District

18. [2022-452 Second Reading]
Consideration to approve the Second Reading of an application by WD Glassvase Import, Inc. as Agent for Terry Griner to rezone 7.38 acres located at the intersection of Hwy 17, Pound Road and Go Cart Road from B-3 to I-1 to allow for the development of an industrial warehouse & distribution center Map# 296 Parcel# 46F in the Third District

The Planning Board recommends approving an application by James Carlson to rezone 5 of 20 acres located on Highway 119 South from AR-1 to B-2 to allow for commercial development Map# 320 Parcel# 74 in the Third District
20. [2022-454 Second Reading] Consideration to approve the Second Reading of an application by James Carlson requests to rezone 5 of 20 acres located on Highway 119 South from AR-1 to B-2 to allow for commercial development Map# 320 Parcel# 74 in the Third District


The Planning Board recommends approving an application by James Carlson requests a conditional use located on Highway 119 South to allow for a crematory in the B-2 zoning district, zoned AR-1, proposed zoning B-2. Map# 320 Parcel# 74 in the Third District

22. [2022-456 Second Reading] Consideration to approve the Second Reading of an application by James Carlson requests a conditional use located on Highway 119 South to allow for a crematory in the B-2 zoning district, zoned AR-1, proposed zoning B-2. Map# 320 Parcel# 74 in the Third District

23. [2022-457 Public Hearing] Teresa Concannon

The Planning Board recommends approving an application by Joseph Alan Kersey to rezone 3.32 acres located at 119, 131, 145, and 149 Commercial Court from B-3 to I-1, to allow for the increased use potential for existing commercial structures Map# 465D Parcels# 14,15,16,17 in the Fifth District

24. [2022-458 Second Reading] Consideration to approve the Second Reading of an application by Joseph Alan Kersey to rezone 3.32 acres located at 119, 131, 145, and 149 Commercial Court from B-3 to I-1, to allow for the increased use potential for existing commercial structures Map# 465D Parcels# 14,15,16,17 in the Fifth District


The Planning Board recommends approving an application by Joseph Alan Kersey for a variance located at 119, 131, 145, 149 Commercial Court from the requirement for a 50’ buffer between commercial and industrial zoned parcels, zoned B-3, proposed zoning I-1. Map# 465D Parcels# 14,15,16,17 in the Fifth District

26. [2022-460 Second Reading] Consideration to approve Second Reading an application by Joseph Alan Kersey for a variance located at 119, 131, 145, 149 Commercial Court from the requirement for a 50’ buffer between commercial and industrial zoned parcels, zoned B-3, proposed zoning I-1. Map# 465D Parcels# 14,15,16,17 in the Fifth District

27. [2022-461 Public Hearing] Teresa Concannon

The Planning Board recommends approving an application by Oleg Mitnik to rezone 5.8 acres located off of Commerce Court from B-3 to I-1, to unify zoning within two parcels Map# 466C Parcels# 2&3 in the Fifth District

28. [2022-462 Second Reading] Consideration to approve the Second Reading of an application by Oleg Mitnik to rezone 5.8 acres located off of Commerce Court from B-3 to I-1, to unify zoning within two parcels Map# 466C Parcels# 2&3 in the Fifth District
29. [2022-463 Public Hearing] Teresa Concannon

The Planning Board recommends approving an application by Stature Investments as Agent for Joye Polk et al., to rezone 130.58 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 477 Parcels# 8&9; Map# 477A Parcels# 6,7,8,9,10 in the Fifth District

30. [2022-464 Second Reading]

Consideration to approve the Second Reading an application by Stature Investments as Agent for Joye Polk et al., to rezone 130.58 acres located on Old Augusta Road from AR-1 to I-1 to allow for the development of industrial warehouses Map# 477 Parcels# 8&9; Map# 477A Parcels# 6,7,8,9,10 in the Fifth District


The Planning Board recommends approving an application by Stature Investments as Agent for Joye Polk, et al., for a variance located on Old Augusta Road to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses. , zoned AR-1, proposed zoning I-1. Map# 477 Parcels# 8&9; Map# 477A Parcels# 6&10 in the Fifth District

32. [2022-466 Second Reading]

Consideration to approve the Second Reading of an application by Stature Investments as Agent for Joye Polk, et al., for a variance located on Old Augusta Road to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses. , zoned AR-1, proposed zoning I-1. Map# 477 Parcels# 8&9; Map# 477A Parcels# 6&10 in the Fifth District

XVI. Adjournment