



BOARD OF COMMISSIONERS REGULAR MEETING

October 04, 2022 – 5:00 PM

Effingham County Administrative Complex
Meeting Chambers

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 Summary

Watch us live on our YouTube page:

<https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk30UQ>

- I. Call to Order – 5:05 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 removal of New Business# 6 and Planning Board# 14 and #15)***
- VI. Minutes - Consideration to approve the September 20, 2022 regular 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**

ADDITION TO THE AGENDA

- IX. Consent Agenda – *(approved)***

- 1. *[2022-563 Resolution]***

Consideration to approve ratification of Resolution# 022-046 Declaration of Local Emergency related to Hurricane Ian

X. New Business

1. **[2022-534 Agreement]** *Chris Reed (approved)*

Consideration to approve a Service Agreement with Motorola Solutions for the annual maintenance for the 700/800 Mhz radio system and 911 consoles

2. **[2022-535 Resolution]** *Mark Barnes (approved)*

Consideration to approve Resolution# 022-044 to amend the Fiscal Year 2022 budget

3. **[2022-536 Resolution]** *Teresa Concannon (approved)*

Consideration approve Resolution # 022-045 to extend a moratorium on rezoning for R-3 multifamily housing and R-6 single family residential development, for a period of forty-two (42) days

4. **[2022-537 Ordinance]** *Teresa Concannon (postponed to 11/01/2022)*

Consideration to approve the First Reading of an Ordinance to amend **Article II-Definitions; Article V - Uses Permitted in Districts**, Section 5.6, **R-3 Multifamily**; and Section 5.8, **R-6 Single Family Residential** of the Code of Ordinances

5. **[2022-538 Change Order]** *Alison Bruton*

Consideration to approve Change Order #1 for Contract 22-25-008-1 with Ranger Construction for the Full Depth Reclamation Emulsion (FDRE) on ash roads

6. **[2022-539 Change Order]** *Alison Bruton (removed at agenda approval)*

Consideration to approve Change Order #5 for Marsh Construction for Fire Station #15

7. **[2022-540 Change Order]** *Alison Bruton (approved)*

Consideration to approve Change Order #1 for Task Order 22-003 with Pond & Company to allow for the addition of the Atlas Sand Mine Site

8. **[2022-541 Task Order]** *Alison Bruton (approved)*

Consideration to approve to award Task Order 23-REQ-002 to Pond & Company for Baker Park Improvements

9. **[2022-542 Change Order]** *Alison Bruton (approved)*

Consideration to approve Change Order #1 for Contract 22-25-009 with Griffin Contracting, Inc.

10. **[2022-543 Agreement]** *Alison Bruton (approved)*

Consideration to approve Change Order #2 for Agreement 22-25-010 with McLendon Enterprises, Inc. for the Local Maintenance Improvement Grant (LMIG) 2022 and other road work

11. **[2022-544 Job Description]** *Sarah Mausolf (approved)*

Consideration to approve and publish a Job Description for a new position in the Probation Office

XI. Reports from Commissioners & Administrative Staff –
Callanan/Johnson/Floyd/Kieffer/Corbitt

XII. Executive Session - Discussion of Personnel, Property and Pending Litigation – at 7:48 pm

XIII. Executive Session Minutes - Consideration to approve the September 20, 2022 executive session minutes *(approved as read)*

XIV. Planning Board - 6:00 pm

1. **[2022-545 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Carley & Tyler Dunn** for a **Variance** located at 100 Hagin Street to reduce required building setbacks, to allow for the replacement of a dwelling, zoned **AR-1**. **[Map# 296A Parcel# 44]** in the **First District**

2. **[2022-546 Second Reading]** *(approved 2nd reading)*

Consideration to approve the Second Reading of an application by **Carley & Tyler Dunn** for a **Variance** located at 100 Hagin Street to reduce required building setbacks, to allow for the replacement of a dwelling, zoned **AR-1**. **[Map# 296A Parcel# 44]** in the **First District**

3. **[2022-547 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Tad Segars** to **rezone** 1.28 acres located on Roebing Road from **I-1** to **AR-2** to allow for combination with an adjacent parcel **Map# 377 Parcel# 2** in the **First District**

4. **[2022-548 Second Reading]** *(approved 2nd reading)*

Consideration to approve the Second Reading of an application by **Tad Segars** to **rezone** 1.28 acres located on Roebing Road from **I-1** to **AR-2** to allow for combination with an adjacent parcel **Map# 377 Parcel# 2** in the **First District**

5. **[2022-549 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Richard A. Neidlinger** for a **variance** located on Highway 119 South from the required rear building setback, to allow for the replacement of a dwelling, zoned **AR-1**. **Map# 367 Parcel# 54** in the **Fourth District**

6. **[2022-550 Second Reading]** *(approved 2nd reading)*

Consideration to approve the Second Reading of an application by **Richard A. Neidlinger** for a **variance** located on Highway 119 South from the required rear building setback, to allow for the replacement of a dwelling, zoned **AR-1**. **Map# 367 Parcel# 54** in the **Fourth District**

7. **[2022-551 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Emily Williams** as Agent for **Suzanne Selph** to **rezone** 6.13 acres located at 205 Sage Pointe Dr. from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 393B Parcel# 6** in the **Fourth District**

8. **[2022-552 Second Reading]** *(approved 2nd Reading)*

Consideration to approve the Second Reading of an application by **Emily Williams** as Agent for **Suzanne Selph** to **rezone** 6.13 acres located at 205 Sage Pointe Dr. from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 393B Parcel# 6** in the **Fourth District**

9. **[2022-553 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **John Morgan Bolt & Kelsi Shea Bolt** as Agents for **Kirby Scott Willis** request to **rezone** 2.15 of 11.52 acres located at 421 Highbluff Road from **AR-1** to **AR-2**, to allow for the separation of a home site **Map# 459 Parcel# 63** in the **Fourth District**
10. **[2022-554 Second Reading]** *(approved 2nd reading)*

Consideration to approve the Second Reading of an application by **John Morgan Bolt & Kelsi Shea Bolt** as Agents for **Kirby Scott Willis** request to **rezone** 2.15 of 11.52 acres located at 421 Highbluff Road from **AR-1** to **AR-2**, to allow for the separation of a home site **Map# 459 Parcel# 63** in the **Fourth District**
11. **[2022-555 Sketch Plan]** *Teresa Concannon (denied)*

The Planning Board recommends approving an application by **Ashley Mosley**, as Agent for **Victor Vanderlugt** for a **sketch plan** for "Savannah Marine Terminal Bloomingdale Transloading Facility" located at 1054 Old River Road, zoned **I-1 Map# 304 Parcel# 9** in the **First District**
12. **[2022-556 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Dennis Morris** to **rezone** 9.21 acres located on Old River Road from **AR-2** to **I-1** to allow for combination with adjacent industrial-zoned parcels **Map# 305 Parcel# 4A** in the **First District**
13. **[2022-557 Second Reading]** *(postponed to the 10/18/2022 meeting)*

Consideration to approve the Second Reading of an application by **Dennis Morris** to **rezone** 9.21 acres located on Old River Road from **AR-2** to **I-1** to allow for combination with adjacent industrial-zoned parcels **Map# 305 Parcel# 4A** in the **First District**
14. **[2022-558 Public Hearing]** *Teresa Concannon (removed at agenda approval)*

The Planning Board recommends denying an application by **Dennis Morris** for a **variance** from *section 3.4 Buffers*, located on Old River Road to reduce the required buffer between industrial and various zoned parcels, zoned **I-1 & AR-2**, proposed zoning **I-1. Map# 305 Parcel# 4A** in the **First District**
15. **[2022-559 Second Reading]** *(removed at agenda approval)*

Consideration to approve the Second Reading of an application by **Dennis Morris** for a **variance** from *section 3.4 Buffers*, located on Old River Road to reduce the required buffer between industrial and various zoned parcels, zoned **I-1 & AR-2**, proposed zoning **I-1. Map# 305 Parcel# 4A** in the **First District**
16. **[2022-560 Public Hearing]** *Teresa Concannon (approved w/ stipulations)*

The Planning Board recommends approving an application by **Fred Evans** to **rezone** 8 of 35.86 acres located on Turkey Trail from **AR-1** to **I-1** to allow for a GDOT approved borrow source for a GDOT project **Map# 452A Parcel# 10** in the **Second District**
17. **[2022-561 Second Reading]** *(postponed to the 10/18/2022 meeting)*

Consideration to approve the Second Reading of an application by **Fred Evans** to **rezone** 8 of 35.86 acres located on Turkey Trail from **AR-1** to **I-1** to allow for a

GDOT approved borrow source for a GDOT project **Map# 452A Parcel# 10** in the **Second District**

18. **[2022-562 Sketch Plan]** *Teresa Concannon (approved)*

The Planning Board recommends approving an application by **Gregg Howze** for a **sketch plan** located on Highway 21 South for "*Parcel 465-3TPO Clearing and Grading*" **Map# 465 Parcel# 3TPO** in the **Fifth District**

XV. **Adjournment - 8:16 pm**