



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

**November 01, 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."

**\*\*PLEASE TURN OFF YOUR CELL PHONE**

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## Agenda

**Watch us live on our YouTube page:**

<https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ>

- 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 October 18, 2022 regular commission meeting 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. Appearance - 5:15 pm**  
Residents of Lower Ferry Road to discuss the road condition
- X. 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. **[2022-575 Plan]**  
Consideration to approve to ratify and affirm a Recruitment Marketing Plan with WTOC for recruitment of firefighters
2. **[2022-576 Purchase Order]**  
Consideration to approve to ratify and affirm Enterprise vehicle orders for the Effingham County Sheriff Office
3. **[2022-577 Agreement]**  
Consideration to approve to renew an Agreement between the Georgia Department of Human Services, Division of Family and Children Services related to low-income assistance with water and wastewater services

## **XI. Old Business**

1. **[2022-520 Public Hearing]** *Teresa Concannon*  
The Planning Board recommends denying an application by **Cindy Howze** as Agent for **Ansgarhay, LLC** to **rezone** 72.15 acres located at 108 Godley Road from **AR-1** to **I-1**, to allow for future industrial use Road **[Map# 419 Parcel# 1A]** in the **First & Second Districts** (*this item was postponed 09/06/2022*)
2. **[2022-521 Second Reading]**  
Consideration to approve the Second Reading of an application by **Cindy Howze** as Agent for **Ansgarhay, LLC** to **rezone** 72.15 acres located at 108 Godley Road from **AR-1** to **I-1**, to allow for future industrial use Road **[Map# 419 Parcel# 1A]** in the **First & Second Districts** (*this item was postponed 09/06/2022*)
3. **[2022-537 Ordinance]** *Teresa Concannon*  
Consideration to approve the First Reading to amend **Article II – Definitions; Section 5.6. R-3 Multifamily; and Section 5.8. R-6 Single Family Residential**; and add a new zoning district, **R-5 Single family Traditional Neighborhood Design** to the Effingham County Code of Ordinances (*this item was postponed 10/18/2022*)

## **XII. New Business**

1. **[2022- 578 Proclamation]** *Stephanie Johnson*  
Consideration to approve a Proclamation celebrating November 6, 2022 as Retired Educators Day
2. **[2022-579 Resolution]** *Tim Callanan*  
Consideration to approve Resolution# 048 to authorize a second amended and restated Intergovernmental Contract between Effingham County, Georgia and the Effingham County Hospital Authority and for other purposes
3. **[2022-580 Plat/Deed]** *Teresa Concannon*  
Consideration to approve a Warranty Deed, Final Plat, and Infrastructure Agreement for Oglethorpe Landing Subdivision, Phase 1, consisting of 31 lots located off of Ebenezer Road. Map# 446 Parcel# 13 in the Fifth District

4. **[2022-581 Job Descriptions]** *Sarah Mausolf*  
Consideration to approve and publish new Job Descriptions for Geographical Information System (GIS)
  5. **[2022-582 Insurance Renewal]** *Sarah Mausolf*  
Consideration to approve to continue the Contract with Sun Life for stop loss insurance through 12/31/2023
  6. **[2022-583 Study]** *Angela Stanley*  
Consideration to approve the Old Augusta Road Corridor Study completed by Pond.
  7. **[2022-584 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #3 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan
  8. **[2022-585 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #1 to Task Order 21-25-004 with Roberts Civil Engineering for the FDRE for Ash Roads Design and Construction Management
  9. **[2022-586 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #1 to LMIG 2022 Support and CM Services Agreement with Roberts Civil Engineering
  10. **[2022-587 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #1 for Task Order 22-25-006 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering
  11. **[2022-588 Purchase Order]** *Alison Bruton*  
Consideration to approve award of PO 23-REQ-011 to Dobbs Equipment for the purchase of a tractor and boom ax for the Public Works Department
  12. **[2022-589 Purchase Order]** *Alison Bruton*  
Consideration to approve four (4) Purchase Orders for the purchase of equipment for the new fire engines
  13. **[2022-590 Agreement]** *Mark Barnes*  
Consideration to approve an amendment to the Coastal Incentive Grant Award Agreement for the stormwater master plan, extending the timeframe for master plan completion
  14. **[2022-591 Resolution]** *Mark Barnes*  
Consideration to approve Resolution# 022-049 to amend the Fiscal Year 2022 Budget
  15. **[2022-592 Resolution]** *Stephanie Johnson*  
Consideration to approve Resolution# 022-050 to appoint Scott Morgan to the Tax Assessor Board to fulfil the unexpired term of office for the Third District
- XIII. Reports from Commissioners & Administrative Staff**
- XIV. Executive Session** - Discussion of Personnel, Property and Pending Litigation
- XV. Executive Session Minutes** - No executive session was held, no minutes to be approved.

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

1. **[2022-593 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Allen Cote** to **rezone** 23.38 acres located at 110 Buford Hill Road from **AR-2** to **AR-1** to allow for the placement of a second home for an immediate family member **Map# 302 Parcel# 15A** in the **First District**

2. **[2022-594 Second Reading]**

Consideration to approve the Second Reading of an application by **Allen Cote** to **rezone** 23.38 acres located at 110 Buford Hill Road from **AR-2** to **AR-1** to allow for the placement of a second home for an immediate family member **Map# 302 Parcel# 15A** in the **First District**

3. **[2022-595 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Wendall A. Kessler** as Agent for **Amby Development** to **rezone** 23.3 acres located off Old River Road from **PD** to **AR-1** to allow for a home site **Map# 329 Parcel# 26** in the **First District**

4. **[2022-596 Second Reading]**

Consideration to approve the Second Reading of an application by **Wendall A. Kessler** as Agent for **Amby Development** requests to **rezone** 23.3 acres located off Old River Road from **PD** to **AR-1** to allow for a home site **Map# 329 Parcel# 26** in the **First District**

5. **[2022-597 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Effingham County Industrial Development Authority** as Agent for **Effingham County Board of Commissioners** for a **variance** located on Savannah Portside Industrial Parkway from *section 3.38.9 Freestanding Sign Size*, to allow for a sign size in excess of the 100 square foot maximum for a sign on an I-1 zoned parcel **Map# 329D Parcel# 1C** in the **First District**

6. **[2022-598 Second Reading]**

Consideration to approve the Second Reading of an application by **Effingham County Industrial Development Authority** as Agent for **Effingham County Board of Commissioners** requests a **variance** located on Savannah Portside Industrial Parkway from *section 3.38.9 Freestanding Sign Size*, to allow for a sign size in excess of the 100 square foot maximum for a sign on an I-1 zoned parcel **Map# 329D Parcel# 1C** in the **First District**

7. **[2022-599 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Scott B. Eishen** to **rezone** 4.72 acres located at 7083 Cloy-Kildare Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 229A Parcel# 1** in the **Third District**

8. **[2022-600 Second Reading]**

Consideration to approve the Second Reading of an application by **Scott B. Eishen** requests to **rezone** 4.72 acres located at 7083 Cloy-Kildare Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 229A Parcel# 1** in the **Third District**

9. **[2022-601 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Terry Griner** to **rezone** 0.23 acres located on Go Cart Road & Pound Road from **B-3** to **AR-1** to allow for a recombination of parcels **Map# 296 Parcel# 46F** in the **Third District**
10. **[2022-602 Second Reading]**  
Consideration to approve the Second Reading of an application by **Terry Griner** requests to **rezone** 0.23 acres located on Go Cart Road & Pound Road from **B-3** to **AR-1** to allow for a recombination of parcels **Map# 296 Parcel# 46F** in the **Third District**
11. **[2022-603 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **The McGraley Co.** as Agent for **Charles Layton** to **rezone** 65.29 of 97.36 acres located on McCall Road and Racepath Road from **AR-1** to **I-1**, to allow for a surface mine **Map# 391 Parcels# 11C & 11F Map# 412 Parcel# 24** in the **Fourth District**
12. **[2022-604 Second Reading]**  
Consideration to approve the Second Reading of an application by **The McGraley Co.** as Agent for **Charles Layton** requests to **rezone** 65.29 of 97.36 acres located on McCall Road from **AR-1** to **I-1**, to allow for a surface mine **Map# 391 Parcels# 11C & 11F Map# 412 Parcel# 24** in the **Fourth District**
13. **[2022-605 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **The McGraley Co.** as Agent for **Richard Hall** to **rezone** 27.17 of 64.8 acres located on Horse Pen Road from **AR-1** to **I-1**, to allow for a surface mine **Map# 394 Parcels# 29 & 30** in the **Fourth District**
14. **[2022-606 Second Reading]**  
Consideration to approve the Second Reading of an application by **The McGraley Co.** as Agent for **Richard Hall** to **rezone** 27.17 of 64.8 acres located on Horse Pen Road from **AR-1** to **I-1**, to allow for a surface mine **Map# 394 Parcels# 29 & 30** in the **Fourth District**
15. **[2022-607 Public Hearing]** *Katie Dunigan*  
The Planning Board recommends approval of an application by **Daniel Ben-Yisrael** as Agent for **Effingham IDA** for a **Sketch Plan** for a Parker's Convenience Store, located on Old River Road. Zoned B-3 **[Map# 330 Parcel# 46]** in the **First District**

## **XVII. Adjournment**