



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

February 07, 2023 – 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

Watch us live on our YouTube page:

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

- I. **Call to Order – 5:04 pm**
- II. **Roll Call – *Corbitt/Floyd/Burdette/Deloach/Loper***
- III. **Invocation – *Chairman Corbitt offered the invocation***
- IV. **Pledge to the American Flag – *sounded in unison***
- V. **Agenda Approval** - Consideration of a resolution to approve the agenda – *approved as read*
- VI. **Minutes** - Consideration to approve the January 17, 2023 work session and regular meeting minutes and the January 28-29, 2023 retreat 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. **[2023-049 Agreement] - *approved***

Consideration to approve a corrective temporary Construction Easement Agreement between Cassie M. Hinely and the Board of Commissioners of Effingham County

2. **[2023-050 Agreement]** *approved*
 Consideration to approve a Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Department of Juvenile Justice, Lease #8588
3. **[2023-051 Grant Award]** *approved*
 Consideration to approve to ratify and affirm submittal of a grant application to and acceptance of a Grant Award from Georgia Trauma Commission (GTC) EMS Trauma Related Equipment Grant
4. **[2023-052 Grant Award]** *approved*
 Consideration to accept a Grant Award from ACCG's Employee Safety Grant Program
5. **[2023-053 Purchase Order]** *approved*
 Consideration to approve to ratify and affirm an amended Purchase Order for the purchase of three ambulances for EMS
6. **[2023-054 Payment]** *approved*
 Consideration to approve acceptance of Effingham County's share from the Johnson & Johnson opioid settlement
7. **[2023-055 Releases]** *approved*
 Consideration to approve Sanitation Releases as submitted by Administrative Staff and approved by the Tax Commissioner, Tax Assessor and Fire Chief

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

1. **[2023-038 Public Hearing]** *Katie Dunnigan - DENIED*
 The Planning Board recommends approving an application by **Jay Maupin** as Agent for **Oleg Mitnik** requests a **variance** located on Highway 21 to reduce required buffers between industrial and various-zoned parcels, zoned **B-3** proposed zoning **B-3 & I-1 Map# 465 Parcel# 1** in the **Fifth District** (*postponed from the 1/3/2023 meeting*)
2. **[2023-039 Second Reading]** - *DENIED*
 Consideration to approve the Second Reading of an application by **Jay Maupin** as Agent for **Oleg Mitnik** for a **variance** located on Highway 21 to reduce required buffers between industrial and various-zoned parcels, zoned **B-3** proposed zoning **B-3 & I-1 Map# 465 Parcel# 1** in the **Fifth District** (*postponed at the 01/03/2023 meeting*)

XI. New Business

1. **[2023-056 Agreement]** *Alison Bruton - approved*
 Consideration to approve an Intergovernmental Agreement to conduct municipal elections for the City of Guyton
2. **[2023-057 Letter]** *Alison Bruton - approved*
 Consideration to approve a Letter referencing updated rates for services for the Effingham County Coroner's Office

3. **[2023-058 Letter]** *Alison Bruton - approved*
 Consideration to approve an Engagement Letter with Burr & Forman LLP to provide legal services related to economic development and water and sewer matters
 4. **[2023-059 Resolution]** *Alison Bruton - approved*
 Consideration to approve a Resolution of Surplus (#023-001) consisting of various items from multiple departments
 5. **[2023-060 Task Order]** *Alison Bruton - approved*
 Consideration to approve a Task Order with Thomas & Hutton for Professional Consulting Services for Program Management
 6. **[2023-061 Change Order]** *Alison Bruton - approved*
 Consideration to approve Change Order# 1 for Pond & Company for design and construction management services of a Facility Renovation Package
 7. **[2023-062 Ordinance]** *Chelsie Fernald – approved 1st Reading*
 Consideration to approve to amend **Part II, Chapter 74 – Traffic, Section 74.8 Designated Truck Routes** of the Effingham County Code of Ordinances
 8. **[2023-063 Agreement]** *Tim Callanan - approved*
 Consideration to approve an Agreement to Purchase Real Estate for the acquisition of 750 +/- square feet of a construction and maintenance easement located off of Freedom Trail
 9. **[2023-064 Resolution]** *Mark Barnes - approved*
 Consideration to approve Resolution# 023-022 to amend the Fiscal Year 2023 Budget
- XII. Reports from Commissioners & Administrative Staff – T. Callanan/J. Deloach/R. Burdette**
- XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – no executive session was held**
- XIV. Executive Session Minutes - No executive session was held, no minutes to be approved.**
- XV. Planning Board - 6:00 pm**
1. **[2023-065 Public Hearing]** *Katie Dunnigan – approved w/ stipulations*
 The Planning Board recommends approving an application by **Skylar Lewis** as Agent for **Scott A. Lewis** to **rezone** 1 of 10 acres located off of Sandhill Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 300 Parcel# 8B** in the **Fifth District**
 2. **[2023-066 Second Reading]** *approved 2nd Reading*
 Consideration to approve the Second Reading of an application by **Skylar Lewis** as Agent for **Scott A. Lewis** to **rezone** 1 of 10 acres located off of Sandhill Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 300 Parcel# 8B** in the **First District**
 3. **[2023-067 Public Hearing]** *Katie Dunnigan – approved w/ stipulations*
 The Planning Board recommends approving an application by **Cynthia & Charles Drown** for a **variance** from section 6.2.12(1) located at 3154 Midland Road to waive the restriction that a private, unpaved road may only serve three lots, zoned **R-1. Map# 374 Parcel# 16** in the **First District**

4. **[2023-068 Second Reading]** – *approved 2nd Reading*
 Consideration to approve the Second Reading of an application by **Cynthia & Charles Drown** for a **variance** from section 6.2.12(1) located at 3154 Midland Road to waive the restriction that a private, unpaved road may only serve three lots, zoned **R-1. Map# 374 Parcel# 16** in the **First District**
5. **[2023-069 Public Hearing]** *Katie Dunnigan – approved w/ stipulations*
 The Planning Board recommends approving an application by **Marina Lindblom** for a **conditional use** for a **rural business** located at 183 Deerfield Road West, zoned **AR-1. Map# 377A Parcel# 6C** in the **First District**
6. **[2023-070 Second Reading]** – *approved 2nd Reading*
 Consideration to approve the Second Reading of an application by **Marina Lindblom** for a **conditional use** for a **rural business** located at 183 Deerfield Road West, zoned **AR-1. Map# 377A Parcel# 6C** in the **First District**
7. **[2023-071 Public Hearing]** *Katie Dunnigan – approved w/ stipulations*
 The Planning Board recommends approving an application by **Johnny E. Brannen** to **rezone** 4.5 acres located at 749 Keith Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 270 Parcel# 28** in the **Third District**
8. **[202-072 Second Reading]** *approved 2nd Reading*
 Consideration to approve the Second Reading of an application by **Johnny E. Brannen** to **rezone** 4.5 acres located at 749 Keith Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 270 Parcel# 28** in the **Third District**
9. **[2023-073 Public Hearing]** *Katie Dunnigan - DENIED*
 The Planning Board recommends approving an application by **Robert Dollar & Joanne Mendoza Dollar** to **rezone** 5 acres located at 107 Harmony Drive from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 316A Parcel# 7** in the **Third District**
10. **[2023-074 Second Reading]** - *DENIED*
 Consideration to approve the Second Reading of an application by **Robert Dollar & Joanne Mendoza Dollar** to **rezone** 5 acres located at 10 Harmony Drive from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 316A Parcel# 7** in the **Third District**
11. **[2023-075 Public Hearing]** *Katie Dunnigan –approved w/ stipulations*
 The Planning Board recommends approving an application by **Fletcher Derick Seckinger** to **rezone** 6.215 of 18.31 acres located at Fletcher Lane & Morgan Circle from **AR-1** to **AR-2** to allow for a recombination and resubdivision of parcels **Map# 382 Parcels# 14, 16, 17** in the **Third District**
12. **[2023-076 Second Reading]** – *approved 2nd Reading*
 Consideration to approve the Second Reading of an application by **Fletcher Derick Seckinger** to **rezone** 6.215 of 18.31 acres located at Fletcher Lane & Morgan Circle from **AR-1** to **AR-2** to allow for a recombination and resubdivision of parcels **Map# 382 Parcels# 14, 16, 17** in the **Third District**

13. **[2023-077 Public Hearing]** *Katie Dunnigan - DENIED*

The Planning Board recommends approving an application by **Julia M. Mingledorff & George Thomas Mingledorff** to **rezone** 5 acres located at 154 Cherokee Hills Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map#401A Parcel# 2** in the **Third District**

14. **[2023-078 Second Reading]** - *DENIED*

Consideration to approve the Second Reading of an application by **Julia M. Mingledorff & George Thomas Mingledorff** to **rezone** 5 acres located at 154 Cherokee Hills Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map#401A Parcel# 2** in the **Third District**

15. **[2023-079 Public Hearing]** *Katie Dunnigan - DENIED*

The Planning Board recommends denying an application by **Jesse Edwards** to **rezone** 6 acres located at 400 Hadden Lake Road from **AR-1** to **AR-2** to allow the creation of a home site **Map# 456 Parcel# 3** in the **Third District**

16. **[2023-080 Second Reading]** - *DENIED*

Consideration of the Second Reading of an application by **Jesse Edwards** to **rezone** 6 acres located at 400 Hadden Lake Road from **AR-1** to **AR-2** to allow the creation of a home site **Map# 456 Parcel# 3** in the **Third District**

17. **[2023-081 Public Hearing]** *Katie Dunnigan - DENIED*

The Planning Board recommends denying an application by **Jesse Edwards** for a **variance** from section 6.2.12(1) located at 400 Hadden Lake Road to waive the restriction that a private, unpaved road may only serve three lots **Map#456 Parcel# 3** in the **Third District**

18. **[2023-082 Second Reading]** - *DENIED*

Consideration of the Second Reading of an application by **Jesse Edwards** for a **variance** from section 6.2.12(1) located at 400 Hadden Lake Road to waive the restriction that a private, unpaved road may only serve three lots **Map#456 Parcel# 3** in the **Third District**

XVI. Adjournment – 6:46 PM