



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

**April 04, 2023 – 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/UC9wRzS6f2pHHZG3IgRk30UQ>

- I. **Call to Order – 5:02 pm**
- II. **Roll Call – Corbitt/Floyd/Loper/Kieffer** *Absent – Burdette/Deloach*
- 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 w/ changes*)
- VI. **Minutes** - Consideration to approve the March 21, 2023 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.
- 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. **[2023-152 Agreement]** *approved*  
Consideration to approve to renew an Agreement for the Maintenance of Rural Land Schedules and Methodology for 2023-2025 with GMASS, Inc.
  2. **[2023-153 Agreement]** *approved*

Consideration to approve renewal of lease agreements with FP Mailing services to allow for postage meters at multiple locations

3. **[2023-154 Job Description]** *approved*

Consideration to approve a Job Description for an Administrative Assistant in the Probation Department

4. **[2023-155 Agreement]** *approved*

Consideration to approve a revised Temporary Easement Agreement between the Board of Commissioners of Effingham County, Georgia and Cassie Michele Hinely

5. **[2023-156 Grant Award/Agreement]** *approved*

Consideration to approve to ratify and affirm submittal of a Grant Application and an Agreement by and between the Georgia Department of Transportation and Effingham County Sheriff's Office and to accept a Grant Award from GDOT Traffic Incident Management Equipment (TIME) Task Force Grant Program

**X. New Business**

1. **[2023-157 Resolution]** *Stephanie Johnson (approved)*

Consideration to approve Resolution 023-005 in celebration of Thelma Goldwire's 100th birthday

2. **[2023-158 Assemblage Permit]** *Katie Dunnigan (postponed to 04/18/2023)*

Consideration to approve an Assemblage Permit for Sonja Hall-Johnson to close a section of Standard Lane on September 2, 2023, beginning at 3:00PM, to hold a "block party". **Map# 366 Parcels# 15,56 Map# 366B Parcels# 24-29, Map# 366C Parcels# 9A,10A,11B01** on Standard Lane, in the **Third District**

3. **[2023-159 Agreement]** *Alison Bruton (approved)*

Consideration to approve a Technical Service Support Agreement with Stryker for EMS Equipment

4. **[2023-160 Proposal]** *Alison Bruton (approved)*

Consideration to approve a Proposal with Vertiv for the Uninterruptible Power Systems (UPS) Maintenance Agreement

5. **[2023-161 Change Order]** *Alison Bruton (approved)*

Consideration to approve Change Order #2 with E&D Contracting for Contract 22-25-006 for Road Improvements Construction at Freedom Trail

6. **[2023-162 Ordinance]** *Teresa Concannon (approved 1<sup>st</sup> Reading)*

Consideration to approve the First Reading to amend Part II, Chapter 34 – Flood Damage Prevention, Section 34.5. Definitions; Section 34.82 Specific Standards; and Section 34.86 Standards for Subdivision

7. **[2023-163 Deed]** *Teresa Concannon (approved)*

Consideration to accept two road segments and associated right-of-way, easements, and utilities infrastructure consisting of water distribution, wastewater collection and storm drainage conveyance systems at the Georgia International Trade Center. **Map#466D Parcel #1C and Map #466D Parcel #8** in the **Fifth District**

- XI. Reports from Commissioners & Administrative Staff – T. Callanan/R. Loper**
- XII. Executive Session - Discussion of Personnel, Property and Pending Litigation – 5:45 pm**
- XIII. Executive Session Minutes - Consideration to approve the March 21, 2023 executive session minutes - (approved as read)**
- XIV. Planning Board - 6:00 pm**
1. **[2023-164 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*  
The Planning Board recommends approving an application by **Jeffery Fordham & Jeffery Fordham** as Agent for **Lois & Otto Deidrich** to **rezone** 3.9 acres located at 190 Seventh Avenue, Meldrim to allow for a recombination of adjacent parcels from **AR-1** to **AR-2 Map# 330A Parcels# 19G & 23G** in the **First District**
  2. **[2023-165 Second Reading]** *(approved)*  
Consideration to approve a Second Reading of an application by **Jeffery Fordham & Jeffery Fordham** as Agent for **Lois & Otto Deidrich** to **rezone** 3.9 acres located at 190 Seventh Avenue, Meldrim to allow for a recombination of adjacent parcels from **AR-1** to **AR-2 Map# 330A Parcels# 19G & 23G** in the **First District**
  3. **[2023-166 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*  
The Planning Board recommends approving an application by **Dale A. Jackson** as Agent for **Earl Wayne Tomlinson** to **rezone** 5.8 acres located at 416 Lehigh Circle to allow for a homesite from **AR-1** to **AR-2 Map# 406A Parcel# 7** in **Third District**
  4. **[2023-167 Second Reading]** *(approved)*  
Consideration to approve the Second Reading of an application by **Dale A. Jackson** as Agent for **Earl Wayne Tomlinson** to **rezone** 5.8 acres located at 416 Lehigh Circle to allow for a homesite from **AR-1** to **AR-2 Map# 406A Parcel# 7** in **Third District**
  5. **[2023-168 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*  
The Planning Board recommends approving an application by **Joseph R. Davis** as Agent for **Shirley Y. Davis** to **rezone** 6.4 of 50.72 acres located on Stilwell Clyo Road to allow for a recombination of adjacent lots from **AR-1 & R-1** to **AR-1 & AR-2 Map# 422 Parcel# 3 & 4A**, in the **Third District**
  6. **[2023-169 Second Reading]** *(approved)*  
Consideration to approve the Second Reading of an application by **Joseph R. Davis** as Agent for **Shirley Y. Davis** to **rezone** 6.4 of 50.72 acres located on Stilwell Clyo Road to allow for a recombination of adjacent lots from **AR-1 & R-1** to **AR-1 & AR-2 Map# 422 Parcel# 3 & 4A**, in the **Third District**
  7. **[2023-170 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*  
The Planning Board recommends approving an application by **Wesley Neurath** requests a **variance** from section 3.3.2(A), which restricts placement of secondary buildings on property before a primary structure is in place located on Nellie Road, zoned **AR-2. Map#461 Parcel#27C**, in the **Fifth District**
  8. **[2023-171 Second Reading]** *(approved)*  
Consideration to approve the Second Reading of an application by **Wesley Neurath** requests a **variance** from section 3.3.2(A), which restricts placement of

secondary buildings on property before a primary structure is in place, located on Nellie Road, zoned **AR-2. Map#461 Parcel#27C**, in the **Fifth District**

9. **[2023-172 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*

The Planning Board recommends approving an application by **Christian Hale** for a **conditional use** for a **rural business** located at 1173 Highway 21 North to allow for an automotive shop **Map# 366 Parcel# 40**, in the **Third District**

10. **[2023-173 Second Reading]** *(approved)*

Consideration to approve the Second Reading of an application by **Christian Hale** for a **conditional use** for a **rural business** located at 1173 Highway 21 North to allow for an automotive shop **Map# 366 Parcel# 40**, in the **Third District**

11. **[2023-174 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*

The Planning Board recommends approving an application by **Christian Hale** requests a **variance** from Sec. 3.15B, which requires a minimum of 3 acres for **rural business conditional use** approval, located at 1173 Hwy 21 North. **Map# 366 Parcel# 40**, in the **Third District**

12. **[2023-175 Second Reading]** *(approved)*

Consideration to approve a Second Reading of an application by **Christian Hale** requests a **variance** from Sec. 3.15B, which requires a minimum of 3 acres for **rural business conditional use** approval, located at 1173 Hwy 21 North. **Map# 366 Parcel# 40**, in the **Third District**

13. **[2023-176 Public Hearing]** *Katie Dunnigan (postponed to 05/02/2023)*

The Planning Board recommends denying an application by **Bryant Ligon, BRD Land and Investment, GP** as Agent for **T and T 9G, LLC** to **rezone** 288.36 acres located on Midland Road from **AR-1 & I-1** to **R-3 & R-5**, to allow for a 549-unit single family and multi-family residential development **Map# 396 Parcels# 62, 62A**, in the **Second District** *(this item was postponed 03/07/2023)*

14. **[2023-177 Second Reading]** *(postponed to 05/02/2023)*

Consideration to approve the Second Reading of an application by **Bryant Ligon, BRD Land and Investment, GP** as Agent for **T and T 9G, LLC** to **rezone** 288.36 acres located on Midland Road from **AR-1 & I-1** to **R-3 & R-5**, to allow for a 549-unit single family and multi-family residential development **Map# 396 Parcels# 62, 62A**, in the **Second District** *(this item was postponed 03/07/2023)*

15. **[2023-178 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*

The Planning Board recommends denying an application by **TK Electric, LLC** requests to **rezone** 6.2 acres located at 763 US Highway 80 from **AR-1** to **B-3**, to allow for commercial development **Map# 302 Parcel# 105**, in the **First District**

16. **[2023-179 Second Reading]** *(postponed to 04/18/2023)*

Consideration to approve a Second Reading of an application by **TK Electric, LLC** requests to **rezone** 6.2 acres located at 763 US Highway 80 from **AR-1** to **B-3**, to allow for commercial development **Map# 302 Parcel# 105**, in the **First District**

17. **[2023-180 Sketch Plan]** *Katie Dunnigan (postponed to 04/18/2023)*

The Planning Board recommends denying an application by **TK Electric, LLC** for approval of a **sketch plan** located at 763 US Highway 80 to allow for commercial development **Map# 302 Parcel# 105**, in the **First District**
18. **[2023-181 Public Hearing]** *Katie Dunnigan (postponed to 05/02/2023 at agenda approval)*

The Planning Boards recommends approving an application by **3 Byrds Development, LLC** to **rezone** 39.46 acres located on Hwy 30 from **AR-1** to **R-3** to allow for a 213-unit multi-family residential development **Map# 352 Parcel# 18**, in the **First District**
19. **[2023-182 Second Reading]** *(postponed to 05/02/2023 at agenda approval)*

Consideration to approve the Second Reading of an application by **3 Byrds Development, LLC** to **rezone** 39.46 acres located on Hwy 30 from **AR-1** to **R-3** to allow for a 213-unit multi-family residential development **Map# 352 Parcel# 18**, in the **First District**
20. **[2023-183 Public Hearing]** *Katie Dunnigan (approved w/ stipulations)*

The Planning Board recommends approving an application by **The Carson Company Unlimited, LLC** as Agent for **Cynthia Roberts et al** to **rezone** 26.68 acres located on Old Augusta Road between Chimney Road and Caroni Drive from **AR-1** to **R-3** to allow for a multi-family residential development **Map# 476 Parcels# 71,72,78**, in the **Fifth District**
21. **[2023-184 Second Reading]** *Katie Dunnigan (approved)*

Consideration to approve the Second Reading of an application by **The Carson Company Unlimited, LLC** as Agent for **Cynthia Roberts et al** to **rezone** 26.68 acres located on Old Augusta Road between Chimney Road and Caroni Drive from **AR-1** to **R-3** to allow for a multi-family residential development **Map# 476 Parcels# 71,72,78**, in the **Fifth District**
22. **[2023-185 Sketch Plan]** *Katie Dunnigan (postponed to 05/02/2023 at agenda approval)*

The Planning Board recommends denying an application by **The Carson Company Unlimited, LLC** as Agent for **Cynthia Roberts et al** for approval of a **sketch plan** for Baker Hill located on Old Augusta Road between Chimney Road and Caroni Drive, zoned **AR-1**; proposed zoning **R-3**. **Map# 476 Parcels# 71,72,78**, in the **Fifth District**
23. **[2023-186 Sketch Plan]** *Katie Dunnigan (approved)*

The Planning Board recommends approving an application by **Angela Sauls** for a **sketch plan** for JMS Storage Facility located at 1355 Fort Howard Road, zoned **B-3**. **Map# 475 Parcel# 58B03**, in the **Fifth District**

**XV. Adjournment – 9:24 pm**