



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

May 02, 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/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 April 18, 2023 work session and regular 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. **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. **[2023-199 Agreement]**

Consideration to approve to renew the Clinical Services Agreement between Effingham County and the Effingham Hospital, Inc.

2. **[2023-200 Agreement]**  
Consideration to approve to renew the Intergovernmental Agreement with the Georgia Department of Public Safety for antenna/receiver space on the County tower located at the transfer site on Courthouse Road
3. **[2023-201 Agreement]**  
Consideration to approve to renew the Rental Agreement with Action Pact (formally Concerted Services, Inc.) for space in the Effingham County Annex
4. **[2023-202 Purchase]**  
Consideration to ratify and affirm approval of an Enterprise vehicle order for Fleet Maintenance
5. **[2023-203 Contract]**  
Consideration to approve to renew the Contract with McDaniel Supply Company for inmate commissary services at Effingham County Prison
6. **[2023-204 Policy]**  
Consideration to approve a Standard Operating Procedures -Grievances Policy for the Office of Probation
7. **[2023-205 Job Description]**  
Consideration to approve a Job Description for a Deputy Chief Probation Officer for the Probation department
8. **[2023-206 Grant Application]**  
Consideration to approve to submit a Grant Application to USDA Equipment Grants Program (EGP)
9. **[2023-207 Grant Application]**  
Consideration to approve a Grant Application to the Georgia Office of Highway Safety (GOHS) 2024 GA & TEN Grant Programs
10. **[2023-208 Grant Application]**  
Consideration to approve to submit a Grant pre-application to the Department of Natural Resources Land & Water Conservation Fund (LWCF)
11. **[2023-209 Grant Application]**  
Consideration to approve to submit a Grant Application to FEMA Homeland Security Grant Program (HSGP)
12. **[2023-210 Agreement]**  
Consideration to approve to ratify and affirm the Second Term Amendment of the Stormwater Master Plan Y1 Agreement

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

1. **[2023-158 Assemblage Permit]** *Katie Dunnigan*

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" on Standard Lane, **Map# 366C Parcel# 15,56 through Map# 366C Parcel# 11B01** in the **Third District** (*postponed from 4/4/2023*)

2. **[2023-176 Public Hearing]** *Teresa Concannon*

The Planning Board recommends denial of a request 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, 04/04/2023*)

3. **[2023-177 Second Reading]**

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 03/07/23, 04/04/2023*)

4. **[2023-197 Change Order]** *Alison Bruton*

Consideration to approve Change Order# 1 to Pond & Company for Baker Park Improvements - Task order 23-REQ-002 (*this item was postponed 04/18/2023*)

**XI. New Business**

1. **[2023-211 Grant Award]**

Consideration to approve to accept a Grant Award from the Governor's Office of Planning & Budget (OPB) Drinking Water Projects to Support Increased Population Grant Program

2. **[2023-212 Change Order]** *Alison Bruton*

Consideration to approve Change Order# 2 for Pond & Company for design and construction management services of a Facility Renovation Package

3. **[2023-213 Change Order]** *Alison Bruton*

Consideration to approve Change Order #4 for Ranger Construction for the Full Depth Reclamation and Emulsion (FDRE) of Ash Roads

4. **[2023-214 Change Order]** *Alison Bruton*

Consideration to approve Change Order #3 for Roberts Civil Engineering for the Full Depth Reclamation & Emulsion (FDRE) for Ash Roads Design and Construction Management

5. **[2023-215 Change Order]** *Alison Bruton*

Consideration to approve Change Order #2 to the LMIG 2022 Support and CM Services Agreement with Roberts Civil Engineering

6. **[2023-216 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #2 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering
7. **[2023-217 Proposal]** *Sarah Mausolf*  
Consideration to approve a Proposal from Paycor for a HRIS/Payroll software system
8. **[2023-218 Job Description]** *Sarah Mausolf*  
Consideration to approve a new Job Description for a Fire Inspector for Development Services
9. **[2023-219 Annexation]** *Stephanie Johnson*  
Consideration to approve a request for Annexation as submitted by the City of Guyton for a property located on Brogdon Road Map# 319 Parcel# 13
10. **[2023-220 Deed]** *Lee Newberry*  
Consideration to approve a Warranty Deed consisting of 0.91 of an acre more or less between David W. Seckinger Jr. and Brenda S. Donaldson f/k/a Brenda S. Argazzi and the Board of Commissioners of Effingham County

**XII. Reports from Commissioners & Administrative Staff**

**XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation**

**XIV. Executive Session Minutes - Consideration to approve the April 18, 2023 executive session minutes**

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

1. **[2023-221 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Douglas Ken Williams** to **rezone** 1.9 of 6.9 acres located at 3270 Highway 17 South from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 325 Parcel# 3** in the **First District**
2. **[2023-222 Second Reading]**  
Consideration to approve a Second Reading of an application by **Douglas Ken Williams** to **rezone** 1.9 of 6.9 acres located at 3270 Highway 17 South from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 325 Parcel# 3** in the **First District**
3. **[2023-223 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Karen Brindley** as Applicant, and Agent for **Hoyt Brindley & Tina Keener** requests to **rezone** 2.52 of 66.48 acres located on Blue Jay Road from **AR-1 & R-1** to **AR-1 & AR-2** to allow for a recombination and subdivision of adjacent parcels **Map# 432 Parcels# 44 & 45** in the **Second District**
4. **[2023-224 Second Reading]**  
Consideration to approve a Second Reading of an application by **Karen Brindley** as Applicant, and Agent for **Hoyt Brindley & Tina Keener** requests to **rezone** 2.52 of 66.48 acres located on Blue Jay Road from **AR-1 & R-1** to **AR-1 & AR-2** to allow for a

recombination and subdivision of adjacent parcels **Map# 432 Parcels# 44 & 45** in the **Second District**

5. **[2023-225 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Dillon D. Pippin** as Agent for **James Anthony Killian** to **rezone** 0.121 of 6.14 acres located on Floyd Avenue from **AR-1** to **AR-2** to allow for combination with an adjacent parcel **Map# 296 Parcel# 63** in the **Second District**

6. **[2023-226 Second Reading]**

Consideration to approve a Second Reading of an application by **Dillon D. Pippin** as Agent for **James Anthony Killian** to **rezone** 0.121 of 6.14 acres located on Floyd Avenue from **AR-1** to **AR-2** to allow for combination with an adjacent parcel **Map# 296 Parcel# 63** in the **Third District**

7. **[2023-227 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Rhonda E. Bartley** for a **variance** located at 485 Standard Lane from section 5.1.4, required building setbacks, to allow for the placement of a mobile home, zoned **AR-1**. **Map# 366B Parcel# 29**, in the **Third District**

8. **[2023-228 Second Reading]**

Consideration to approve the Second Reading of an application by **Rhonda E. Bartley** for a **variance** located at 485 Standard Lane from section 5.1.4, required building setbacks, to allow for the placement of a mobile home, zoned **AR-1**. **Map# 366B Parcel# 29**, in the **Third District**

9. **[2023-229 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Mandi Malphus Rowe** to **rezone** 1.36 acres located on Fifth Street from **AR-1** to **AR-2** to allow for the combination of adjacent parcels **Map#422A Parcels#91 & 104**, in the **Third District**

10. **[2023-230 Second Reading]**

Consideration to approve the Second Reading of an application by **Mandi Malphus Rowe** to **rezone** 1.36 acres located on Fifth Street from **AR-1** to **AR-2** to allow for the combination of adjacent parcels **Map#422A Parcels#91 & 104**, in the **Third District**

11. **[2023-231 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Kash Redmond** requests to **rezone** 2 of 56.13 acres located at 986 Courthouse Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 368 Parcel# 8B**, in the **Fourth District**

12. **[2023-232 Second Reading]**

Consideration to approve the Second Reading of an application by **Kash Redmond** requests to **rezone** 2 of 56.13 acres located at 986 Courthouse Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 368 Parcel# 8B**, in the **Fourth District**

13. **[2023-233 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Adrian Webber** as Agent for **Wayne Bowen** to **rezone** .91 acres located on Goshen Road Extension from **B-3** to **I-1** to allow for increased use potential of existing structures **Map# 465D Parcel# 18**, in the **Fifth District**
14. **[233-234 Second Reading]**

Consideration to approve the Second Reading of an application by **Adrian Webber** as Agent for **Wayne Bowen** to **rezone** .91 acres located on Goshen Road Extension from **B-3** to **I-1** to allow for increased use potential of existing structures **Map# 465D Parcel# 18**, in the **Fifth District**
15. **[2023-235 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Adrian Webber** as Agent for **Wayne Bowen** for a **variance** from required development buffers between existing developed parcels located on Goshen Road Extension, zoned **B-3**, proposed zoning **I-1**. **Map# 465D Parcel# 18**, in the **Fifth District**
16. **[2023-236 Second Reading]**

Consideration to approve the Second Reading of an application by **Adrian Webber** as Agent for **Wayne Bowen** for a **variance** from required development buffers between existing developed parcels located on Goshen Road Extension, zoned **B-3**, proposed zoning **I-1**. **Map# 465D Parcel# 18**, in the **Fifth District**
17. **[2023-237 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Teramore Development, LLC** as Agent for **Ashley Fleetwood & Angela Usher** to **rezone** 1.53 acres located on Shawnee Road & GA Highway 21 North from **B-1 & AR-1** to **B-2** for the development of a commercial retail site **Map# 264A Parcels# 20&21** in the **Third District**
18. **[2023-238 Second Reading]**

Consideration of a Second Reading to approve an application by **Teramore Development, LLC** as Agent for **Ashley Fleetwood & Angela Usher** to **rezone** 1.53 acres located on Shawnee Road & GA Highway 21 North from **B-1 & AR-1** to **B-2** for the development of a commercial retail site **Map# 264A Parcels# 20&21** in the **Third District**
19. **[2023-239 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Teramore Development, LLC** as Agent for **Ashley Fleetwood & Angela Usher** for a **Variance** from the required development buffers located on Shawnee Road & GA Highway 21 North **Map# 264A Parcels# 20&21** in the **Third District**
20. **[2023-240 Second Reading]**

Consideration to approve a Second Reading of an application by **Teramore Development, LLC** as Agent for **Ashley Fleetwood & Angela Usher** for a **Variance** from the required development buffers located on Shawnee Road & GA Highway 21 North **Map# 264A Parcels# 20&21** in the **Third District**

21. **[2023-241 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approval of a request by **Greg Coleman** as Agent for **William Roger Spikes III et al** to **rezone** 14.86 acres located on Old Augusta Road from **AR-1 & AR-2** to **I-1** to allow for industrial development **Map#477 Parcels# 2,3,4** in the **Fifth District**

22. **[2023-242 Second Reading]**

Consideration to approve the Second Reading of an application by **Greg Coleman** as Agent for **William Roger Spikes III et al** to **rezone** 14.86 acres located on Old Augusta Road from **AR-1 & AR-2** to **I-1** to allow for industrial development **Map#477 Parcels# 2,3,4** in the **Fifth District**

23. **[2023-243 Sketch Plan]** *Teresa Concannon*

The Planning Board recommends approval of a request by **Greg Coleman** as Agent for **William Roger Spikes III et al** for approval of a **sketch plan** for “Effingham Business Center” located on Old Augusta Road, zoned **AR-1, AR-2, I-1**, proposed zoning **I-1**. **Map#477 Parcels# 2,3,4,8,9** in the **Fifth District**

24. **[2023-181 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approval of a request 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** (*this item was postponed 04/04/23*)

25. **[2023-182 Second Reading]**

Consideration of a second reading to approve a request 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** (*this item was postponed 04/04/23*)

26. **[2023-185 Sketch Plan]**

The Planning Board recommends denial of a request 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** (*this item was postponed 05/02/2023*)

**XVI. Adjournment**