



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

June 06, 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**
- 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 May 16, 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. Presentation - 5:10 pm**
Jenna Morris, with Safe Kids Savannah Coalition, to discuss approval to build life jacket loaner stations at public access boat ramps in Effingham County.
- 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. **[2023-262 Funding Request]**
Consideration to approve to ratify and affirm a Supplemental Funding Request from Atlas for the Effingham Parkway and Gateway Connector Parkway
2. **[2023-263 Agreement]**
Consideration to approve and execute a Capacity Agreement with the State of Georgia, Department of Corrections
3. **[2023-264 Agreement]**
Consideration to approve to renew of the Agreement for Lodging Excise Tax Distribution with the Effingham County Chamber of Commerce
4. **[2023-265 MOU]**
Consideration to approve the SAVE Affidavit - Anticipated Collections Addendum from Non-Federal Sources
5. **[2023-266 Agreement]**
Consideration to approve Amendment 2 to the Professional Services Agreement with the Effingham County Chamber of Commerce
6. **[2023-267 Agreement]**
Consideration to approve to renew the Vet Services Agreement with Effingham Animal Hospital
7. **[2023-268 Contract]**
Consideration to approve a Contract with the State of Georgia for Family Connection for fiscal year 2024
8. **[2023-269 Agreement]**
Consideration to approve to ratify and affirm an Underground Easement Agreement between Georgia Power Company and the Board of Commissioners
9. **[2023-270 Positions]**
Consideration to approve to reorganize and add defund/add positions for the Development Services department
10. **[2023-271 Meeting]**
Consideration to approve to cancel the July 4, 2023 Board of Commissioners meeting
11. **[2023-272 Appointment]**
Consideration to approve to appointment Rebecca Boston to the Department of Behavioral Health and Development Disabilities (DBHDD) Regional Advisory Board

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

1. **[2023-182 Second Reading]**
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 *(postponed May 16, 2023)*

2. **[2023-214 Change Order]** *Alison Bruton*
Consideration to approve Change Order #3 to Task Order 21-25-004 with Roberts Civil Engineering for the FDRE for Ash Roads Design and Construction Management (*postponed May 2, 2023 and May 16, 2023*)
3. **[2023-215 Change Order]** *Alison Bruton*
Consideration to approve Change Order #2 to LMIG 2022 Support and CM Services Agreement with Roberts Civil Engineering (*postponed May 2, 2023 and May 16, 2023*)
4. **[2023-216 Change Order]** *Alison Bruton*
Consideration to approve Change Order #2 for Task Order 22-25-006 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering (*tabled from May 2, 2023 and May 16, 2023*)
5. **[2023-253 Budget 2nd Reading]** *Mark Barnes*
Consideration to approve the Second Reading of the Budget for fiscal year 2023-2024

XII. New Business

1. **[2023-273 Change Order]** *Alison Bruton*
Consideration to approve updated Change Order# 2 for Pond & Company for design and construction management services of a Facility Renovation Package
2. **[2023-274 Agreement]**
Consideration to approve an Agreement with Albeck Group, LLC for Professional Consulting Services for Program Management
3. Consideration to Approve a Resolution of Surplus
4. **[2023-276 Payment]** *Alison Bruton*
Consideration to approve a Payment of \$75,000 towards drainage improvements at Old River Road/Interstate 16
5. **[2023-277 Proposal]** *Alison Bruton*
Consideration to approve Proposal #160132 from Aqua-Aerobic Systems, Inc for replacement equipment needed at the Wastewater Treatment Plant
6. **[2023-278 Grant Application]** *Mark Barnes*
Consideration to approve to submit an Application to the Gary Sinise Foundation First Responders Grant Program
7. **[2023-279 Resolution]** *Mark Barnes*
Consideration to approve Resolution# 023-008 to amend the fiscal year 2023 budget
8. **[2023-280 Annexation]**
Consideration to approve a Request for Annexation as submitted by the City of Springfield for a property located at 283 Industrial Boulevard Map# 429A Parcel# 1B, 1C, 1C01, 05

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. **[2023-281 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Jacob Holland & Sharon Holland** as Agents for **Martha E. Zettler** to **rezone** 5.5 acres located at 1092 Stillwell Road from **AR-1** to **AR-2** to allow for a 3-lot subdivision **[Map# 409 Parcel# 38]** in the Fourth District

2. **[2023-282 Second Reading]**

Consideration to approve a Second Reading of an application by **Jacob Holland & Sharon Holland** as Agents for **Martha E. Zettler** to **rezone** 5.5 acres located at 1092 Stillwell Road from **AR-1** to **AR-2** to allow for a 3-lot subdivision **[Map# 409 Parcel# 38]** in the Fourth District

3. **[2023-283 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Dana Butler** as Agent for **Butler Estates, LLC** to **rezone** 9 acres located at 147 Cedar Drive from **AR-1** to **AR-2** to allow for a 3-lot subdivision **Map# 302 Parcel# 77** in the First District

4. **[2023-284 Second Reading]**

Consideration to approve a Second Reading of an application by **Dana Butler** as Agent for **Butler Estates, LLC** to **rezone** 9 acres located at 147 Cedar Drive from **AR-1** to **AR-2** to allow for a 3-lot subdivision **Map# 302 Parcel# 77** in the First District

5. **[2023-285 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Dennis Jones** requests a **variance** from Section 3.3.1(b) which requires a 5' building setback from the side property line, to allow for the placement of an accessory structure located at 121 Royal Oak Drive, zoned **R-1 [Map# 352A Parcel# 47]** in the First District

6. **[2023-286 Second Reading]**

Consideration to approve a Second Reading of an application by **Dennis Jones** requests a **variance** from Section 3.3.1(b) which requires a 5' building setback from the side property line, to allow for the placement of an accessory structure located at 121 Royal Oak Drive, zoned **R-1 [Map# 352A Parcel# 47]** in the First District

7. **[2023-287 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Cheryl D. Hinely** to **rezone** 5 acres located at 104 Maple Drive to allow for division of the property from **AR-1** to **AR-2 Map# 450D Parcel# 27** in the Second District

8. **[2023-288 Second Reading]**

Consideration to approve a Second Reading of an application by **Cheryl D. Hinely** to **rezone** 5 acres located at 104 Maple Drive to allow for division of the property from **AR-1** to **AR-2 Map# 450D Parcel# 27** in the Second District

9. **[2023-289 Public Hearing]**

The Planning Board recommends approving an application by **Ingrid J. Williams** to **rezone** 5.46 of 7.4 acres located at 451 Highway 17 South from **AR-2** to **AR-1** to allow for a recombination of adjacent parcels **[Map#295 Parcel# 52]**in the Third District

10. **[2023-290 Second Reading]**

Consideration to approve a Second Reading of an application by **Ingrid J. Williams** to **rezone** 5.46 of 7.4 acres located at 451 Highway 17 South from **AR-2** to **AR-1** to allow for a recombination of adjacent parcels **[Map#295 Parcel# 52]** in the Third District

11. **[2023-291 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Sedriax L. Woods** as Agent for **Juanita Woods** requests to **rezone** 1 acre located at 668 West Third Street from **AR-1** to **AR-2** to allow for division of the property **Map# 367A Parcel# 42** in the Third District

12. **[2023-292 Second Reading]**

Consideration to approve a Second Reading of an application by **Sedriax L. Woods** as Agent for **Juanita Woods** requests to **rezone** 1 acre located at 668 West Third Street from **AR-1** to **AR-2** to allow for division of the property **Map# 367A Parcel# 42** in the Third District

13. **[2023-293 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Anita M. Bruce** for a **variance** from Sections 5.1.1 and 5.1.2.5, to allow for the placement of a third dwelling, located at 255 Clyde Road, zoned **AR-1**. **[Map# 390 Parcel# 8D]**in the Fourth District

14. **[2023-294 Second Reading]**

Consideration to approve a Second Reading of an application by **Anita M. Bruce** for a **variance** from Sections 5.1.1 and 5.1.2.5, to allow for the placement of a third dwelling, located at 255 Clyde Road, zoned **AR-1**. **[Map# 390 Parcel# 8D]** in the Fourth District

15. **[2023-295 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Gary Neidlinger** to **rezone** 8.8 acres located on Charles Lane from **AR-1** to **AR-2**, to allow for a 3-lot subdivision **Map# 469 Parcel# 15** in the Fourth District

16. **[2023-296 Second Reading]**

Consideration to approve a Second Reading of an application by **Gary Neidlinger** to **rezone** 8.8 acres located on Charles Lane from **AR-1** to **AR-2**, to allow for a 3-lot subdivision **Map# 469 Parcel# 15** in the Fourth District

17. **[2023-297 Public Hearing]**

The Planning Board recommends approving an application by **Gary Neidlinger** for a **variance**, from section 6.2.12(1), the restriction that a private, unpaved road may serve no more than 3 lots, located on Charles Lane zoned **AR-1**, proposed zoning **AR-2**. **[Map# 469 Parcel# 15]**in the Fourth District

18. **[2023-298 Second Reading]**
Consideration to approve a Second Reading of an application by **Gary Neidlinger** for a **variance**, from section 6.2.12(1), the restriction that a private, unpaved road may serve no more than 3 lots, located on Charles Lane zoned **AR-1**, proposed zoning **AR-2**. **[Map# 469 Parcel# 15]** in the Fourth District
19. **[2023-299 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Randy Hadden, Jeremy Nease, & Chuck Hildebrant** to rezone 102.67 acres located on US Highway 80 from **AR-1 & B-3** to **I-1**, to allow for warehouse development **Map# 354 Parcel# 21,21B,21C** in the First District
20. **[2023-300 Second Reading]**
Consideration to approve a Second Reading of an application by **Randy Hadden, Jeremy Nease, & Chuck Hildebrant** to rezone 102.67 acres located on US Highway 80 from **AR-1 & B-3** to **I-1**, to allow for warehouse development **Map# 354 Parcel# 21,21B,21C** in the First District
21. **[2023-301 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Frances Ambrose** for a **conditional use** for a **rural business**, located at 2945 Midland Road to allow for a dog boarding facility **Map# 373 Parcel# 5A** in the Second District
22. **[2023-302 Second Reading]**
Consideration to approve a Second Reading of an application by **Frances Ambrose** for a **conditional use** for a **rural business**, located at 2945 Midland Road to allow for a dog boarding facility **Map# 373 Parcel# 5A** in the Second District
23. **[2023-303 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Jane Leslie Williams** as Agent for **Blue Sky Acres, Inc.** for a **conditional use** located 729 Ardmore Oaky Road for a **rural business**, to allow for an equine therapy facility **Map# 285 Parcel# 5** in the Third District
24. **[2023-304 Second Reading]**
Consideration to approve a Second Reading of an application by **Jane Leslie Williams** as Agent for **Blue Sky Acres, Inc.** for a **conditional use** located 729 Ardmore Oaky Road for a **rural business**, to allow for an equine therapy facility **Map# 285 Parcel# 5** in the Third District
25. **[2023-305 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Marcus Peterson** for a **conditional use** for a **rural business** located at 1968 Highway 17 North to allow for firearms sales and hand assembly **[Map# 269 Parcel# 20A01]**, in the Third District
26. **[2023-306 Second Reading]**
Consideration to approve the Second Reading of an application by **Marcus Peterson** for a **conditional use** for a **rural business** located at 1968 Highway 17 North to allow for firearms sales and hand assembly **[Map# 269 Parcel# 20A01]**, in the Third District

27. **[2023-307 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Jay Maupin** as Agent for **Oleg Mitnik** for a conditional use located on Highway 21 South to allow for an automotive export yard in I-1 zoning **Map # 465 Parcel # 1A** in the Fifth District
28. **[2023-308 Second Reading]**
Consideration to approve the Second Reading of an application by **Jay Maupin** as Agent for **Oleg Mitnik** for a conditional use located on Highway 21 South to allow for an automotive export yard in I-1 zoning **Map # 465 Parcel # 1A** in the Fifth District
29. **[2023-309 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Jay Maupin** as Agent for **Oleg Mitnik** for a Variance located on Highway 21 South to allow for an automotive export yard in I-1 zoning **Map # 465 Parcel # 1A** in the Fifth District
30. **[2023-310 Second Reading]**
Consideration to approve the Second Reading of an application by **Jay Maupin** as Agent for **Oleg Mitnik** for a Variance located on Highway 21 South to allow for an automotive export yard in I-1 zoning **Map # 465 Parcel # 1A** in the Fifth District
31. **[2023-311 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Eric Edwards** for approval of a **Sketch Plan** located at 1204 Mill Pond Road for "Vortex Aeronautical and Action Overhead Door & Supply Co." , zoned B-3; **Map# 446 Parcels# 7C**, in the Fifth District
32. **[2023-312 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Randy Hadden, Jeremy Nease, & Chuck Hildebrandt** for approval of a **Sketch Plan** located on US Highway 80 for "HWY 80 Warehouse" , zoned AR-1 & B-3; proposed zoning I-1 Map# 354 Parcels# 21, 21B, & 21C, in the First District
33. **[2023-313 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Mark Harper** as Agent for **Harper Family Properties, LLC** for approval of a Sketch Plan located on Noel C. Conaway Road for "Atlantic Self Storage" zoned B-3 **Map# 436 Parcels# 1**, in the Second District
34. **[2023-314 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Jay Maupin** as Agent for **Oleg Mitnik** for approval of a Sketch Plan located on Highway 21 South for "Dickey Tract" , zoned I-1, **Map# 465 Parcels# 1A**, in the Fifth District
35. **[2023-315 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Mark Berthold** as Agent for Builders FirstSource for approval of a **Sketch Plan** located on Commercial Drive for "Builders FirstSource", zoned B-3 **Map# 465D Parcels# 2,3,4, & 6**, in the Fifth District

36. **[2023-316 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Marcus Peterson** for a **variance** from 3.15B(h), to allow for a **rural business**, located at 1968 Highway 17 North without frontage on a public road, zoned **AR-2. Map# 269 Parcel# 20A01**, in the Third District

37. **[2023-317 Second Reading]**

Consideration to approve a Second Reading of an application by **Marcus Peterson** for a **variance** from 3.15B(h), to allow for a **rural business**, located at 1968 Highway 17 North without frontage on a public road, zoned **AR-2. Map# 269 Parcel# 20A01**, in the Third District

38. **[2023-318 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Sperry Tents Southeast** as Agent for **Robert M. North** to **rezone** 7.12 acres located on Highway 21 from **R-1** to **B-1** to allow for an event rental business **Map#366 Parcel# 39A** in the Third District

39. **[2023-319 Second Reading]**

Consideration to approve a Second Reading of an application by **Sperry Tents Southeast** as Agent for **Robert M. North** to **rezone** 7.12 acres located on Highway 21 from **R-1** to **B-1** to allow for an event rental business **Map#366 Parcel# 39A** in the Third District

40. **[2023-320 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Sperry Tents Southeast** as Agent for **Robert M. North** for a **conditional use**, located on Highway 21 to allow for an event rental business in **B-1** zoning **Map#366 Parcel# 39A** in the Third District

41. **[2023-312 Second Reading]**

Consideration to approve a Second Reading of an application by **Sperry Tents Southeast** as Agent for **Robert M. North** for a **conditional use**, located on Highway 21 to allow for an event rental business in **B-1** zoning **Map#366 Parcel# 39A** in the Third District

XVII. Adjournment