



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

**December 06, 2022 – 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.”

**\*\*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 November 15, 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. Presentation - 5:05 pm**
  1. Presentation of the Georgia Forestry Annual Report
- X. Appearance - 5:15 pm**

Residents of Old Tusculum Road to discuss the road condition
- XI. 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. **[2022-617 Agreement]**  
Consideration to approve renewal of the Solid Waste Collection and Recycling Services Agreement with Atlantic Waste Services, Inc.
2. **[2022-618 Agreement]**  
Consideration to approve renewal of an Agreement with Elevos to provide data hosting and billing records for Effingham County EMS
3. **[2022-619 Agreement]**  
Consideration to approve renewal of Agreement with i3 Verticals, LLC (dba CJT Software) for Effingham County Probate Court
4. **[2022-620 Agreement]**  
Consideration to approve to renew the Agreement with the City of Guyton for Probation Services
5. **[2022-621 Agreement]**  
Consideration to approve to renew the Agreement with the City of Springfield for Probation Services
6. **[2022-622 Agreement]**  
Consideration to approve to renew the Agreement with State Court for Probation Services
7. **[2022-623 Agreement]**  
Consideration to approve to renew the Agreement with the Superior Court for Probation Services
8. **[2022-624 Agreement]**  
Consideration to approve to renew a Lease Agreement between Effingham County and the City of Springfield for Fire Department Building
9. **[2022-625 Agreement]**  
Consideration to approve to renew a Hardware Warranty Agreement between Effingham County and Dominion Voting Systems, Inc. for Year 2
10. **[2022-626 Application]**  
Consideration to approve to ratify and affirm submittal of an Application for the 2023 ACCG Summer Internship Grants Program
11. **[2022-627 Authorization]**  
Consideration to approve an unpaid internship with Georgia Southern University's Criminal Justice Department for the Probation Department

**XII. Unfinished Business - contains items held from a previous agenda**

1. **[2022-420 Resolution]** *Tim Callanan*  
Second public hearing and approval of Resolution# 022-031 for permanent abandonment of maintenance of the section of Webb Road parallel to and on the right-of-way of the Norfolk Southern railroad tracks (*postponed 08/02/2022 and 09/06/2022*)

2. **[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 and 11/01/2022*)

3. **[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 and 11/01/2022*)

4. **[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** (*postponed 11/01/2022 and 11/15/2022*)

5. **[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** (*postponed 11/01/2022 and 11/15/2022*)

6. **[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** (*postponed 11/01/2022 and 11/15/2022*)

7. **[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** (*postponed 11/01/2022 and 11/15/2022*)

**XIII. New Business**

1. **[2022-628 Resolution]** *Teresa Concannon*

Consideration to approve to amend Resolution# 022-051 of the moratorium on rezoning for I-1 Industrial development

2. **[2022-629 Ordinance]** *Teresa Concannon*

Consideration to approve the First Reading of an ordinance to amend **Section 3.17 Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands** and **Section 5.1 Agriculture Residential districts** and add a new **Section 5.15.7.9 Mining and Reclamation (PD-MR)**

3. **[2022-630 Ordinance]** *Teresa Concannon*  
Consideration to approve the First Reading of an Ordinance to amend **Article II – Definitions, Article III- Section 3.3 Accessory Structures in Residential Districts, Article V - Section 5.12. I-1 Industrial districts**, and add a new **Section 3.16A Shipping Container Facility**
4. **[2022- 631 Quote]** *Chris Reed*  
Consideration to approve to ratify and affirm a Quote from Motorola Mobile Communications America (MCA) for the replacement of the radio tower aircraft warning lights
5. **[2022-632 Purchase]** *Sarah Mausolf*  
Consideration to authorize the purchase of gift cards for County staff members/employees
6. **[2022-633 Position]** *Sarah Mausolf*  
Consideration to authorize the upgrade of an Information Technology position
7. **[2022-634 Form]** *Sarah Mausolf*  
Consideration to approve to amend the Association of County Commissioners of Georgia (ACCG) Schedule B of the Fee Schedule
8. **2022-635 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #2 for DPR Architecture for Contract 20-006 for Architectural and Engineering Services for six county buildings
9. **[2022-636 Purchase Order]** *Alison Bruton*  
Consideration to approve award of Purchase Order 23-REQ-015 to Certified Stainless Services, LLC d/b/a West-Mark for the purchase of two tandem axle dump trucks for the Public Works Department
10. **[2022-637 Task Order]** *Alison Bruton*  
Consideration to approve award of Task Order 23-IDC RFP-017 to Pond & Company for design and construction management services of a Facility Renovation Package
11. **[2022-638 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #4 for Agreement 22-25-010 with McLendon Enterprises, Inc. for the LMIG 2022 and other road work
12. **[2022-639 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #2 for Contract 22-25-008-1 to Ranger Construction for the FDRE of Ash Roads
13. **[2022-640 Proposal]** *Alison Bruton*  
Consideration to approve a Proposal for Audio-Visual Services from Stage Front for the CEM Gymnasium
14. **[2022-641 Agreement]** *Mark Barnes*  
Consideration to approve the Year 2 Agreement for the Coastal Incentive Grant for stormwater master planning

15. **[2022-642 Discussion]** *Clint Hodges*

Discussion regarding enforcing International Fire Code (IFC) *Section 510 – Bi-Directional Amplifier (BDA) Requirements*

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

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

**XVI. Executive Session Minutes** - No executive session was held, no minutes to be approved.

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

1. **[2022-643 Sketch Plan]** *Teresa Concannon*

The Planning Board recommends approving an application by **Ashley Mosley** as Agent for **Victor Vanderlugt** al of a **sketch plan** for “Savannah Marine Terminal Bloomingdale Transloading Facility” located at 1054 Old River Road, zoned **I-1. Map# 304 Parcel# 9**, in the First District

2. **[2022-644 Sketch Plan]** *Teresa Concannon*

The Planning Board recommends approving an application by **Daniel Ben-Yisrael** as Agent for **Claude M. & Elizabeth E. Kicklighter** of a **sketch plan** for “Parker’s Convenience Store – Old Augusta Road” located on Old Augusta Road, zoned **B-3. Map# 478 Parcel# 2B**, in the Fifth District

3. **[2022-645 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Yuval Bartal** as Agent for **Andrea L. Allsbrook** for a **conditional use**, located at 1800 McCall Road to allow for an event venue, zoned **AR-1. Map# 391 Parcel# 3** in the **Fourth District**.

4. **[2022-646 Second Reading]**

Consideration to approve the Second Reading of an application by **Yuval Bartal** as Agent for **Andrea L. Allsbrook** for a **conditional use**, located at 1800 McCall Road to allow for an event venue, zoned **AR-1. Map# 391 Parcel# 3** in the **Fourth District**.

5. **[2022-647 Public Hearing]** *[Katie Dunnigan]*

The Planning Board recommends approving an application by **Kevin Shuman & Terry Cook** to **rezone** 14.83 acres located at 5575 Old Dixie Highway from **AR-1 to AR-2** to allow for a 3-lot subdivision **Map# 263 Parcel# 32B** located in the **Third District**

6. **[2022-648 Second Reading]**

Consideration to approve the Second Reading of an application by **Kevin Shuman & Terry Cook** to **rezone** 14.83 acres located at 5575 Old Dixie Highway from **AR-1 to AR-2** to allow for a 3-lot subdivision **Map# 263 Parcel# 32B** located in the **Third District**

7. **[2022-649 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Jimmy McDuffie** as Agent for **Jimmy & Wanda McDuffie, & Frankie Edwards** to **rezone** 6.67 acres located on Highway 119 North from **AR-1 to AR-2** to allow for a recombination of parcels **Map# 406 Parcels# 19,20,21,22** in the **Third District**

8. **[2022-650 Second Reading]**  
Consideration to approve the Second Reading of an application by **Jimmy McDuffie** as Agent for **Jimmy & Wanda McDuffie, & Frankie Edwards** to **rezone** 6.67 acres located on Highway 119 North from **AR-1** to **AR-2** to allow for a recombination of parcels **Map# 406 Parcels# 19,20,21,22** in the **Third District**
9. **[2022-651 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Sheldon Tebeau** as Agent for **Randal Tebeau & the Estate of Patricia Tebeau** to **rezone** 1.46 of 82.84 acres located at 1271 & 1273 Highway 21 from **AR-1** to **AR-2** to allow for a recombination of parcels **Map# 389 Parcels# 34 & 35** in the **Fourth District**
10. **[2022-652 Second Reading]**  
Consideration to approve the Second Reading of an application by **Sheldon Tebeau** as Agent for **Randal Tebeau & the Estate of Patricia Tebeau** to **rezone** 1.46 of 82.84 acres located at 1271 & 1273 Highway 21 from **AR-1** to **AR-2** to allow for a recombination of parcels **Map# 389 Parcels# 34 & 35** in the **Fourth District**
11. **[2022-653 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Ernest Zipperer** to **rezone** 14.82 acres located t 1796 Blue Jay Road from **AR-1** to **AR-2** to allow for combination with an adjacent parcel **Map# 394 Parcel# 12** in the **Fourth District**
12. **[2022-654 Second Reading]**  
Consideration to approve the Second Reading of an application by **Ernest Zipperer** to **rezone** 14.82 acres located t 1796 Blue Jay Road from **AR-1** to **AR-2** to allow for combination with an adjacent parcel **Map# 394 Parcel# 12** in the **Fourth District**
13. **[2022-655 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application made by **Ernest Zipperer** to **rezone** 80.90 acres located at 835 Horsepen Road from **R-1** to **AR-1** to allow for combination with an adjacent parcel **Map# 394 Parcel# 15** in the **Fourth District**
14. **[2022-656 Second Reading]**  
Consideration to approve the Second Reading of an application by **Ernest Zipperer** to **rezone** 80.90 acres located at 835 Horsepen Road from **R-1** to **AR-1** to allow for combination with an adjacent parcel **Map# 394 Parcel# 15** in the **Fourth District**
15. **[2022-657 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application made by **Gregory Edward Smithey** for a **conditional use** for a **rural business** located at 631 Ebenezer Road, zoned **AR-2. Map# 446 Parcel# 45** in the **Fifth District**
16. **[2022-658 Second Reading]**  
Consideration to approve the Second Reading of an application by **Gregory Edward Smithey** for a **conditional use** for a **rural business** located at 631 Ebenezer Road, zoned **AR-2. Map# 446 Parcel# 45** in the **Fifth District**

17. **[2022-659 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application made by **Kaitlin Rapp** for a **variance** from *Section 3.20 - Minimum Living Area* located at 4302 Old Dixie Highway, zoned **AR-2. Map# 313 Parcel# 12** in the **Third District**
18. **[2022-660 Second Reading]**  
Consideration to approve the Second Reading of an application by **Kaitlin Rapp** for a **variance** from *Section 3.20 - Minimum Living Area* located at 4302 Old Dixie Highway, zoned **AR-2. Map# 313 Parcel# 12** in the **Third District**
19. **[2022-661 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Jeffrey Hardin** as Agent for **Harrison Clark Ale Jr., Trustee** to **rezone** 11+/- of 106.35 acres located on Lowground Road from **AR-1** to **I-1** to allow for the expansion of an existing permitted surface mine **Map# 373 Parcel# 38** in the **First District**
20. **[2022-662 Second Reading]**  
Consideration to approve the Second Reading of an application by **Jeffrey Hardin** as Agent for **Harrison Clark Ale Jr., Trustee** to **rezone** 11+/- of 106.35 acres located on Lowground Road from **AR-1** to **I-1** to allow for the expansion of an existing permitted surface mine **Map# 373 Parcel# 38** in the **First District**
21. **[2022-663 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Jeffrey Hardin** as Agent for **Donald R. Shrum & Donna A. Shrum** to **rezone** 11+/- of 91.83 acres located on Lowground Road from **AR-1** to **I-1** to allow for the expansion of a surface mine **Map# 373 Parcel# 39** in the **First District**
22. **[2022-664 Second Reading]**  
Consideration to approve the Second Reading of an application by **Jeffrey Hardin** as Agent for **Donald R. Shrum & Donna A. Shrum** to **rezone** 11+/- of 91.83 acres located on Lowground Road from **AR-1** to **I-1** to allow for the expansion of a surface mine **Map# 373 Parcel# 39** in the **First District**
23. **[2022-665 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Cindy Howze** as Agent for **Lisa E. Phillips et al.** to **rezone** 39.27 acres located on Old Augusta Road and Abercorn Road from **AR-1** to **I-1**, for future industrial use **Map# 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5** in the **Fifth District**
24. **[2022-666 Second Reading]**  
Consideration to approve the Second Reading of an application by **Cindy Howze** as Agent for **Lisa E. Phillips et al.** to **rezone** 39.27 acres located on Old Augusta Road and Abercorn Road from **AR-1** to **I-1**, for future industrial use **Map# 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5** in the **Fifth District**

## **XVIII. Adjournment**