



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

**March 07, 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 - 5:00 pm**
- 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 February 21, 2023 work session minutes and the February 21, 2023 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. [2023-099 Agreement]**

Consideration to approve to renew the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals

2. **[2023-100 Contract]**  
Consideration to renew the Indefinite Delivery Contracts (IDC) for Engineering and Architectural Services for one (1) year
  3. **[2023-101 Grant]**  
Consideration to approve to accept a Grant award from and to Contract with GEMA State Homeland Security Program (SHSP) Grant
  4. **[2023-102 Grant]**  
Consideration to approve to submit a Grant Application to GEMA Local Emergency Management Performance Grants (EMPG) Program
  5. **[2023-103 Purchase]**  
Consideration to ratify and affirm approval of Estimate #R51M16GW for ETR, LLC to remount an ambulance box to a new chassis
  6. **[2023-104 Agreement]**  
Consideration to ratify and affirm approval of the Fiscal Agent Designation and Acceptance Agreement for Family Connection
- X. Unfinished Business** - Contains items held from a previous agenda.
1. **[2023-018 Agreement]**  
Consideration to approve a service agreement with Planters Communications to provide a Layer 2 fiber Network to the Clio Fire Station and Community Center (*this item was postponed 01/03/2023*)
- XI. New Business**
1. **[2023-105 Permit]** *Katie Dunnigan*  
Consideration to approve an Assemblage Permit for the Effingham Branch NAACP to hold a Juneteenth Celebration Festival on June 17, 2023 from 11:00 am to 6:00 pm at 434 Wallace Drive. Map# 366 Parcel# 50, in the Third District
  2. **[2023-106 Permit]** *Katie Dunnigan*  
Consideration to approve an Assemblage Permit for Arlene Baker to hold a "Bible Reading Marathon" from Friday, April 28, 2023 at 6:00PM to Thursday, May 4, 2023 at 12:00PM (approximately). Located at 700 North Pine Street. **Map# S101 Parcel# 21** in the **Fourth District**.
  3. **[2023-107 Purchase]** *Clint Hodges*  
Consideration to approve the Purchase of turnout gear for Fire/Rescue
  4. **[2023-108 Payment]** *Sarah Mausolf*  
Consideration to approve a pay increase for firefighters
  5. **[2023-109 Job Description]** *Sarah Mausolf*  
Consideration to approve and publish a new Job Description for Probate Court

6. **[2023-110 Proposal]** *Pamela Melser*  
 Consideration to approve an On-Call Services Task Proposal from Spatial Engineering to extract utility features from scanned as-built records
7. **[2023-111 Proposal]** *Pamela Melser*  
 Consideration to approve an On-Call Services Task Proposal from Spatial Engineering to Migrate Esri Enterprise from SQL 2008 to SQL 2016
8. **[2023-112 Plat/Deed/Agreement]** *Chelsie Fernald*  
 Consideration to approve a Final Plat, Warranty Deed, and Infrastructure Agreement submitted by Justin Palmer, of Coleman Company, Inc, for Lonadine (Webb Tract) Phase1 located on Hwy 119, consisting of 54 lots Map# 344 Parcel# 26A, in the Third District
9. **[2023-113 Change Order]** *Alison Bruton*  
 Consideration to approve Change Order #1 with E&D Contracting for Contract 22-25-006 for Road Improvements Construction at Freedom Trail
10. **[2023-114 Change Order]** *Alison Bruton*  
 Consideration to approve Change Order #4 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan
11. **[2023-115 Payment]** *Mark Barnes*  
 Consideration to allow the Office of the Public Defender for the Ogeechee Judicial Circuit to keep funding from Effingham County for Fiscal year 2021 and 2022
12. **[2023-116 Grant Award]** *Mark Barnes*  
 Consideration to approve to accept a Grant Award of the Judicial Council of Georgia AOC's Office to support the backlog of court cases
13. **[2023-117 Resolution]** *Mark Barnes*  
 Consideration to approve Resolution# 023-003 to rescind previous "rainy day fund" resolutions and designate such funds via board approved financial policies
14. **[2023-118 Policy]** *Mark Barnes*  
 Consideration to approve Addendum No.15 to the Effingham County Financial Policies regarding 'rainy day funds'
15. **[2023-119 Annexation]** *Stephanie Johnson*  
 Consideration to approve a Request for Annexation as submitted by the City of Springfield for a property located at 1297 GA Highway 119 North Map# 388 Parcel# 3
16. **[2023-120 Appointments]** *Stephanie Johnson*  
 Consideration to approve to appoint/reappoint members to the Industrial Development Authority (IDA) Board

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

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

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

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

1. **[2023-121 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Jake Patrick** to **rezone** 7.2 acres located don Riverside Drive from **AR-1** to **AR-2** to allow for a 3-lot subdivision **Map# 254 Parcel# 6** in the **Third District**

2. **[2023-122 Second Reading]**

Consideration to approve a Second Reading of an application by **Jake Patrick** to **rezone** 7.2 acres located don Riverside Drive from **AR-1** to **AR-2** to allow for a 3-lot subdivision **Map# 254 Parcel# 6** in the **Third District**

3. **[2023-123 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Justyne Albright** for a **conditional use** located at 353 Forest Haven Drive to allow for a GDOT approved borrow source or pit, zoned **AR-1. Map# 452A Parcel# 56** in the **First District**

4. **[2023-124 Second Reading]**

Consideration to approve a Second Reading of an application by **Justyne Albright** for a **conditional use** located at 353 Forest Haven Drive to allow for a GDOT approved borrow source or pit, zoned **AR-1. Map# 452A Parcel# 56** in the **First District**

5. **[2023-125 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **The Ratchford Firm** as Agent for **Stefanos Land Holding, LLC** for a **conditional use** located on Old River Road to permit a Shipping Container Facility, zoned **I-1. Map# 305 Parcels# 3,4,4A,4B Map# 305A Parcel# 46,47** in the **First District.**

6. **[2023-126 Second Reading]**

Consideration to approve the Second Reading of an application by **The Ratchford Firm** as Agent for **Stefanos Land Holding, LLC** for a **conditional use** located on Old River Road to permit a Shipping Container Facility, zoned **I-1. Map# 305 Parcels# 3,4,4A,4B Map# 305A Parcel# 46,47** in the **First District**

7. **[2023-127 Sketch Plan]** *Katie Dunnigan*

The Planning Board recommends approving an application by **The Ratchford Firm** as Agent for **Stefanos Land Holding, LLC** for a **sketch plan** for a Shipping Container Storage Facility on Old River Road, zoned **I-1. Map# 305 Parcels# 3,4,4A,4B Map# 305A Parcel# 46,47** in the **First District**

8. **[2023-128 Public Hearing]** *Katie Dunnigan*

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**

9. **[2023-129 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**

10. **[2023-130 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **David D. Smith** as Agent for **Claude M. & Elizabeth E. Kicklighter** request to **rezone** .343 acres located at Old Augusta Road and Moultrie Drive from **R-3** to **B-3** to allow for combination with an adjacent parcel **Map#478 Parcel# 2C01** in the **Fifth District**

11. **[2023-131 Second Reading]**

Consideration to approve the Second Reading of an application by **David D. Smith** as Agent for **Claude M. & Elizabeth E. Kicklighter** request to **rezone** .343 acres located at Old Augusta Road and Moultrie Drive from **R-3** to **B-3** to allow for combination with an adjacent parcel **Map#478 Parcel# 2C01** in the **Fifth District**

**XVI. Adjournment**