



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

July 18, 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.”

**\*\*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 June 20, 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. **[2023-342 Agreement]**  
Consideration to approve to renew the License Agreement with Verizon Wireless for site 133762 (Springfield)

2. **[2023-343 Agreement]**  
Consideration to approve an Intergovernmental Agreement by and between the Georgia Department of Corrections and Effingham County Prison for GED Testing for Offenders
3. **[2023-344 Agreement]**  
Consideration to approve to ratify and affirm a Facility Lease Agreement with the City of Rincon for the Ebenezer Fire Station
4. **[2023-345 Grant Application]**  
Consideration to approve to ratify and affirm the submission of a Grant Pre-Application to the Georgia Emergency Management Agency's (GEMA) Hazard Mitigation Grant Program
5. **[2023-346 Grant Application]**  
Consideration to approve to submit a Grant Application to Firehouse Subs Public Safety Foundation
6. **[2023-347 Grant Award]**  
Consideration to approve acceptance of a Grant Award from the Georgia Emergency Management Agency (GEMA) for the Emergency Management Performance Grants (EMPG) Program
7. **[2023-348 Agreement]**  
Consideration to approve to ratify and affirm a Contingency Amendment from the Governor's office of Planning and Budget (OPB) Water/Sewer Infrastructure Grant Program
8. **[2023-349 Donation Form]**  
Consideration to approve to accept an anonymous donation to the Effingham County Senior Center
9. **[2023-350 Grant Application]**  
Consideration to approve to submit a Grant Application to ACCG-Group Self-Insurance Workers' Compensation Fund-Employee Safety Grant
10. **[2023-351 Agreement]**  
Consideration to approve Amendment #2 to the Food Services Agreement between Effingham County and Summit Food Service for provision of meals to the Prison and Senior Center

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

1. **[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, and May 16, 2023, and removed June 6, 2023)*
2. **[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, and May 16, 2023, and removed June 6, 2023)*

3. **[2023-216 Change Order]**  
 Consideration to approve Change Order #2 for Task Order 22-25-006 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering (*postponed from May 2, 2023 and May 16, 2023, removed June 6, 2023*)
4. **[2023-324 Ordinance/Second Reading]**  
 Consideration to approve the Second Reading to amend **Part II, Article VIII - Chapter 30 - Timber Ordinance** of the Effingham County Code of Ordinances, (*in response to Title 36 of the Official Code of Georgia*) (*1st reading approved 06/20/2023*)
5. **[2023-325 Ordinance/Second Reading]**  
 Consideration to approve the Second Reading to amend **Part II, Appendix C - Article II - Definitions, Article IX - Amendments to Map or Text, Article XI- Zoning Appeals** of the Effingham County Code of Ordinances (*in response to the changes of Title 36 of the Official Code of Georgia, Zoning Procedures Law*) (*1st reading approved 06/20/2023*)

## **XI. New Business**

1. **[2023-352 Plan]** *Tim Callanan*  
 Consideration to approve the Effingham County Parks and Recreation Master Plan
2. **[2023-353 Change Order]** *Alison Bruton*  
 Consideration to approve Change Order #1 for the 2023 LMIG Support and CM Services Agreement with Roberts Civil Engineering
3. **[2023-354 Agreement]** *Clint Hodges*  
 Consideration to approve an Automatic and Mutual Aid Agreement between Effingham County Fire Rescue and Rincon Fire Department
4. **[2023-355 Purchase]** *Clint Hodges*  
 Consideration to approve to authorize the Purchase of the Ebenezer Fire Station Building from the City of Rincon
5. **[2023-356 Plan]** *Clint Hodges*  
 Consideration to approve the Local Emergency Operations Plan Update
6. **[2023-357 Resolution]** *Mark Barnes*  
 Consideration to approve Resolution# 2023-013 to amend the Fiscal Year 2023-2024 budget
7. **[2023-358 Agreement]** *Mark Barnes*  
 Consideration to approve a Personnel Agreement with the UGA Extension Office for fiscal year 2024
8. **[2023-359 Change Order]** *Alison Bruton*  
 Consideration to approve Change Order# 1 for Task Order 23-REQ-007 with Hussey Gay Bell for the Clarence E. Morgan Complex
9. **[2023-360 Agreement]** *Alison Bruton*  
 Consideration to approve an Intergovernmental Agreement with the cities to conduct municipal elections

10. **[2023-361 Agreement]** *Alison Bruton*  
Consideration to approve a Memorandum of Understanding between Effingham County EMS and Rescue Training, Inc. to allow for student ride-a-longs
11. **[2023-362 Agreement]** *Alison Bruton*  
Consideration to approve Amendment #3 for the extension of the Master Services Agreement for Professional Services for EOM Operations
12. **[2023-363 Agreement]** *Alison Bruton*  
Consideration to approve Amendment# 6 to the EOM Operations Agreement to perform public works related tasks
13. **[2023-364 Agreement]** *Alison Bruton*  
Consideration to Approve Task Order# 8 with EOM Operations under the Master Services Agreement
14. **[2023-365 Agreement]** *Alison Bruton*  
Consideration to approve the Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the State Court of Effingham County
15. **[2023-366 Agreement]** *Alison Bruton*  
Consideration to approve the Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the Superior Court of Effingham County
16. **[2023-367 Agreement]** *Alison Bruton*  
Consideration to approve to terminate the Probation Services Agreement between Effingham County and Superior Court
17. **[2023-368 Agreement]** *Alison Bruton*  
Consideration to approve to terminate the Probation Services Agreement between Effingham County and State Court
18. **[2023-369 Grant]** *Alison Bruton*  
Consideration to approve the 2024 Local Maintenance Improvement Grant (LMIG) Project List and submittal of the Application to the Georgia Department of Transportation (GDOT)
19. **[2023-370 Contract]** *Alison Bruton*  
Consideration to approve a Pre-Event Contract for Disaster Debris Monitoring & Financial Recovery Services with Thompson Consulting Services, LLC
20. **[2023-371 Ordinance]** *Chelsie Fernald*  
Consideration to approve the First Reading to amend Part II - **Appendix C, Article II - Definitions, Article III - General Provisions** of the Effingham County Code of Ordinances *(in response to Title 36 of the Official Code of Georgia)*
21. **[2023-372 Annexation]** *Stephanie Johnson*  
Consideration to approve a request for annexation as submitted by the City of Springfield for a property located on Industrial Boulevard Map# 429A Parcel# 3A

22. **[2023-373 Resolution]** *Tim Callanan*  
Consideration to approve Resolution# 023-014 to create a Special Service District for Effingham Gateway
23. **[2023-374 Resolution]** *Tim Callanan*  
Consideration to approve Resolution# 023-015 to create a Special Service District for the Research Forest
24. **[2023-375 Resolution]** *Tim Callanan*  
Consideration to approve Resolution# 023-016 to create a Special Service District for Interstate 16

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

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

**XIV. Executive Session Minutes - Consideration to approve the June 20, 2023 executive session minutes**

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

1. **[2023-376 Sketch Plan]** *Chelsie Fernald*  
The Planning Board recommends approving an application by **3 Byrds Development, LLC** for a Sketch Plan located on Noel C. Conaway Road for "North Tract Development" zoned R-3 **Map# 352 Parcels# 18**, in the **First District**
2. **[2023-377 Sketch Plan]** *Chelsie Fernald*  
The Planning Board recommends approving an application by **Rogan DeMarco** for a Sketch Plan located on Noel C. Conaway Road for "Windfield Parcel C&E Townhomes," zoned PD **Map# 352F Parcels# 1H & 1J**, in the **First District**
3. **[2023-378 Sketch Plan]** *Chelsie Fernald*  
The Planning Board recommends approving an application by **Greenland Developers** for a Sketch Plan located on Noel C. Conaway Road for "Brunson Station," zoned PD-R **Map# 418 Parcels# 2E**, in the **Second District**
4. **[2023-379 Sketch Plan]** *Chelsie Fernald*  
The Planning Board recommends approving an application by **Teramore Development** as agent for **Ashley Fleetwood and George & Angela Usher** for approval of a Sketch Plan located on Shawnee Road & Highway 21 for "Dollar General #25069," zoned B-2 **Map# 264A Parcels# 20 & 21**, in the **Third District**
5. **[2023-380 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Jacob Tadlock & Halie Tadlock** as Agents for **Buddy Rose** to **rezone** 5 acres located at 533 Old Louisville Road to allow for the creation of a home site from **AR-1** to **AR-2** in the **Third District**
6. **[2023-381 Second Reading]**  
Consideration to approve a Second Reading of an application by **Jacob Tadlock & Halie Tadlock** as Agents for **Buddy Rose** to **rezone** 5 acres located at 533 Old Louisville Road to allow for the creation of a home site from **AR-1** to **AR-2** in the **Third District**

7. **[2023-382 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Katherine R. Waddell** requests to **rezone** 4.54 acres located at 2335 Springfield Egypt Road to allow for division of the parcel from **AR-1** to **AR-2 Map# 316 Parcel# 2** in the **Third District**
8. **[2023-383 Second Reading]**  
Consideration to approve a Second Reading of an application by **Katherine R. Waddell** requests to **rezone** 4.54 acres located at 2335 Springfield Egypt Road to allow for division of the parcel from **AR-1** to **AR-2 Map# 316 Parcel# 2** in the Third District
9. **[2023-384 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Ashley N. Hynes** as Agent for **Richard Lancaster** requests to **rezone** 5.89 acres located at 1101 Springfield Egypt Road to allow for the creation of a home site from **AR-1** to **AR-2 Map# 342 Parcel# 29D** in the **Third District**
10. **[2023-385 Second Reading]**  
Consideration to approve a Second Reading of an application by **Ashley N. Hynes** as Agent for **Richard Lancaster** requests to **rezone** 5.89 acres located at 1101 Springfield Egypt Road to allow for the creation of a home site from **AR-1** to **AR-2 Map# 342 Parcel# 29D** in the **Third District**
11. **[2023-386 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Holly Winkler** requests for a **rural business** located at 590 Old Tusculum Road **Map# 366 Parcel# 10** in the Third District
12. **[2023-387 Second Reading]**  
Consideration to approve a Second Reading of an application by **Holly Winkler** for a **Rural Business Use** located at 590 Old Tusculum Road **Map# 366 Parcel# 10** in the **Third District**
13. **[2023-388 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **T&T Exley Properties** to **rezone** 274 of 1,047 acres located off of Highway 21 from **PD-MU** to **PD-MU**, to allow for the amendment of a Planned Development **Map# 466D Parcels# 1,6,9,11** in the **Second District**
14. **[2023-389 Second Reading]**  
Consideration to approve a Second Reading of an application by **T&T Exley Properties** to **rezone** 274 of 1,047 acres located of of Highway 21 from to allow for the amendment of a Planned Development **PD-MU** to **PD-MU Map# 466D Parcels# 1,6,9,11** in the **Second District**
15. **[2023-390 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Simcoe Investments Group, LLC** to **rezone** 29.60 of 39.94 acres located at 1094 Goshen Road to allow for a residential development from **R-1** to **PD-R Map# 451 Parcel# 21** in the **Second District**

16. **[2023-391 Second Reading]**  
Consideration to approve a Second Reading of an application by **Simcoe Investments Group, LLC** to **rezone** 29.60 of 39.94 acres located at 1094 Goshen Road from **R-1** to **PD-R**, to allow for a residential development **Map# 451 Parcel# 21** in the **Second District**
17. **[2023-392 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **T&D Enterprises** as Agent for **Clayton Morgan** to **rezone** 18 of 131.90 acres located at Lowground Road & Midland Road, to allow for a surface mine from **AR-1** to **PD-MR** **Map# 350 Parcel# 18** in the **First** and **Fourth Districts**
18. **[2023-393 Second Reading]**  
Consideration to approve a Second Reading of an application by **T&D Enterprises** as Agent for **Clayton Morgan** to **rezone** 18 of 131.90 acres located at Lowground Road & Midland Road , to allow for a surface mine from **AR-1** to **PD-MR** **Map# 350 Parcel# 18** in the **First** and **Fourth Districts**
19. **[2023-394 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Braly Investment Properties** as Agent for **HT Savannah Properties, LLC** to **rezone** 6.08 acres located at 817 East US Highway 80 to allow for business development from **R-1** to **B-3** **Map# 302 Parcel# 102** in the **First District**
20. **[2023-395 Second Reading]**  
Consideration to approve a Second Reading of an application by **Braly Investment Properties** as Agent for **HT Savannah Properties, LLC** to **rezone** 6.08 acres located at 817 East US Highway 80 to allow for business development from **R-1** to **B-3** **Map# 302 Parcel# 102** in the **First District**
21. **[2023-396 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **Dena C. Rodewolt** as Agent for **Land J. Sanders, Inc.** to **rezone** 4.33 acres located at 2726 Highway 119 North to allow for business development from **R-1** to **B-2** **Map# 294 Parcel# 41** in the **Third District**
22. **[2023-397 Second Reading]**  
Consideration to approve a Second Reading of an application by **Dena C. Rodewolt** as Agent for **Land J. Sanders, Inc.** to **rezone** 4.33 acres located at 2726 Highway 119 North to allow for business development from **R-1** to **B-2** **Map# 294 Parcel# 41** in the **Third District**
23. **[2023-398 Public Hearing]** *Katie Dunnigan*  
The Planning Board recommends approving an application by **McBride Properties** to **rezone** 5 acres located on Mill Pond Road from **R-1** to **B-3** for business development **Map# 446 Parcel# 7E** in the **Fifth District**

24. **[2023-399 Second Reading]**

Consideration to approve the Second Reading of an application by **McBride Properties** to **rezone** 5 acres located on Mill Pond Road from **R-1** to **B-3** for **business development** **Map# 446 Parcel# 7E** in the **Fifth District**

**XVI. Adjournment**