(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING

Effingham County Georgia
Board of Commissioners

August 02, 2022 – 5:00 PM
Effingham County Administrative Complex
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (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**

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 July 19, 2022 regular meeting and July 21, 2022 work session 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. **[2022-416 Agreement]**

   Consideration to approve the Updated Probation Services agreement with State Court

2. **[2022-417 Application]**

   Consideration to approve submittal of a Grant Application to Petco Foundation Animal Welfare Grant Program

3. **[2022-418 Agreement]**

   Consideration to approve an Underground Distribution Construction and a Underground Easement Agreement with Georgia Power via a property located at 295 Stagecoach Avenue to serve Sandhill Elementary School

4. **[2022-419 Sanitation Releases]**

   Consideration to approve Sanitation Releases as submitted by Administrative Staff and approved by the Tax Assessor, Tax Commissioner and Fire Chief

X. Unfinished Business - contains items held from a previous agenda

1. **[2022-420 Public Hearing/Resolution]** *Eric Larson*

   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

XI. New Business

1. **[2022-421 Change Order]** *Eric Larson*

   Discussion and decision whether or not to recommend to the Georgia Department of Transportation to prepare and execute a change order to modify the intersection of Forest Haven Drive to create a dead end on Forest Haven Drive and eliminate the connection to the Effingham Parkway

2. **[2020-422 Public Hearing]** *Eric Larson*

   First public hearing for the consideration of abandonment of a portion of Kessler Loop

3. **[2022-423 Agreement]** *Alison Bruton*

   Consideration to approve the agreement with The City of Port Wentworth for the use of an inmate work detail

4. **[2022-424 Resolution]** *Alison Bruton*

   Consideration to Approve a Resolution (# 022-032) of Surplus

5. **[2022-425 Quote/Purchase]** *Alison Bruton*

   Consideration to approve Quote# 6572323 from Enterprise Fleet Management for vehicle orders

6. **[2022-426 Contract]** *Mark Barnes*

   Consideration to approve Contract# 2023-08 with the Coastal Regional Commission (CRC) Area Agency on Aging (AA) for fiscal year 2023

7. **[2022-427 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 022-032 to amend the Schedule of Fees related to water and sewer rates and sanitation fees

8. **[2022-428 Change Order]** *Eric Larson*

   Consideration to approve a Change Order# 1with McWright, LLC in the amount of $4,620.00 for the Guyton Fire Station project

9. **[2022-429 Agreement]** *Eric Larson*

   Consideration to approve a Water & Sewer Agreement and Lease Agreement with Effingham County Industrial Authority and Savannah Industrial Development, LLC (on behalf of OmniTrax / Broe Real Estate Group) for construction and operation of a wastewater sprayfield at the Savannah Gateway Industrial Hub (SGIH) Park at McCall and Hodgeville Roads

10. **[2022-430 Annexation]** *Stephanie Johnson*

    Consideration to approve a petition requesting Annexation as submitted by the City of Rincon for a property located off of Frederick Street Map# 477 Parcel# 1A

11. **[2022-431 Form]** *Stephanie Johnson*

    Consideration to approve a Form to appoint a voting delegate to participate in the ACCG 2022 policy agenda adoption

12. **[2022-432 Contract]** *Tim Callanan*

    Consideration to approve an Intergovernmental Contract related to the Bryan County Mega Site (revenue sharing agreement}

13. **[2022- 433 Payment]** *Tim Callanan*

    Consideration to approve payment to the Savannah Harbor - Interstate 16 Joint Development Authority for the Bryan County Mega-Site project

14. **[2022-434 Resolution]** *Teresa Concannon*

    Consideration approve Resolution# 022-033 to extend a moratorium on rezoning for R-3 multifamily residential development and R-6 single family residential development, for a period of twenty-one (21) days

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 21, 2022 and July 19, 2022 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2022-435 Public Hearing]** *Teresa Concannon*

   The Planning Board recommends approving an application by **Gloria Sheppard** to **rezone** 2 out of 46.99 acres located at 2306 Sandhill Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 300 Parcel# 6** in the First District

2. **[2022-436 Second Reading]**

   Consideration to approve the Second Reading of an application by **Gloria Sheppard** to **rezone** 2 out of 46.99 acres located at 2306 Sandhill Road from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 300 Parcel# 6** in the First District

3. **[2022-437 Public Hearing]** *Teresa Concannon*

   The Planning Board recommends approving an application by **Etheridge Dasher** to **rezone** 2 acres located at 4224 Highway 17 South from **AR-1** to **AR-2** to allow for future recombination with an adjacent parcel **Map# 326 Parcel# 15** in the First District

4. **[2022-438 Second Reading]**

   Consideration to approve the Second Reading of an application by **Etheridge Dasher** to **rezone** 2 acres located at 4224 Highway 17 South from **AR-1** to **AR-2** to allow for future recombination with an adjacent parcel **Map# 326 Parcel# 15** in the First District

5. **[2022-439 Public Hearing]** *Teresa Concannon*

   The Planning Board recommends approving an application by **TPHC, Inc.** as Agent for **Nancy Gordon** requests to **rezone** 7.88 acres located at 295 North Magnolia Drive from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 328 Parcel# 2** in the First District

6. **[2022-440 Second Reading]**

   Consideration to approve the Second Reading of an application by **TPHC, Inc.** as Agent for **Nancy Gordon** to **rezone** 7.88 acres located at 295 North Magnolia Drive from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 328 Parcel# 2** in the First District

7. **[2022-441 Public Hearing]** *Teresa Concannon*

   The Planning Board recommends approving an application by **Lynn Jean Grimes** to **rezone** 2.33 out of 9.43 acres located at 1411 Goshen Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 451 Parcel# 24** in the Second District

8. **[2022-442 Second Reading]**

   Consideration to approve the Second Reading of an application by **Lynn Jean Grimes** to **rezone** 2.33 out of 9.43 acres located at 1411 Goshen Road from **AR-1** to **AR-2** to allow for the separation of a home site **Map# 451 Parcel# 24** in the Second District

9. **[2022-443 Public Hearing]** *Teresa Concannon*

   The Planning Board recommends approving an application by **Bobby Lee Dotson & Ambrea Audrayana Dotson** as Agents for **Robbie Lee & Helen Roper** to **rezone** 1.83 out of 20.18 acres from **AR-1** to **AR-2**, to allow for the creation of a home site. Located at 896 Egypt Ardmore Road. **Map# 245 Parcel# 13** in the Third District

10. **[2022-444 Second Reading]**

    Consideration to approve the Second Reading of an application by **Bobby Lee Dotson & Ambrea Audrayana Dotson** as Agents for **Robbie Lee & Helen Roper** to **rezone** 1.83 out of 20.18 acres located at 896 Egypt Ardmore Road from **AR-1** to **AR-2**, to allow for the creation of a home site **Map# 245 Parcel# 13** in the Third District

11. **[2022-445 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Franklin & Gaylon Smith** to **rezone** 12.01 acres located at 200 Clyo Shawnee Road from **AR-1** to **AR-2** to allow for a 3-lot subdivision **Map# 313 Parcel# 30** in the Third District

12. **[2022-446 Second Reading]**

    Consideration to approve the Second Reading of an application by **Franklin & Gaylon Smith** to **rezone** 12.01 acres located at 200 Clyo Shawnee Road from **AR-1** to **AR-2** to allow for a 3-lot subdivision **Map# 313 Parcel# 30** in the Third District

13. **[2022-447 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Beverly Sapp** to **rezone** 8.54 acres located at 121 Needlepointe Drive from **AR-2** to **AR-1** to allow for a second dwelling for an immediate family member **Map# 369C Parcel# 115** in the Fourth District

14. **[2022-448 Second Reading]**

    Consideration to approve the Second Reading of an application by **Beverly Sapp** to **rezone** 8.54 acres located at 121 Needlepointe Drive from **AR-2** to **AR-1** to allow for a second dwelling for an immediate family member **Map# 369C Parcel# 115** in the Fourth District

15. **[2022-449 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends denying of an application by **David D. Smith** as Agent for **Effingham County Industrial Development Authority** to **rezone** 6.96 acres located on Old River Road from **B-2** to **B-3** to allow for the development of a truck stop with fueling station and convenience store **Map# 330 Parcel# 46** in the First District

16. **[2022-450 Second Reading]**

    Consideration to approve the Second Reading of an application by **David D. Smith** as Agent for **Effingham County Industrial Development Authority** to **rezone** 6.96 acres located on Old River Road from **B-2** to **B-3** to allow for the development of a truck stop with fueling station and convenience store **Map# 330 Parcel# 46** in the First District

17. **[2022-451 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends denying an application by **WD Glassvase Import, Inc.** as Agent for **Terry Griner** to **rezone** 7.38 acres located at the intersection of Hwy 17, Pound Road and Go Cart Road from **B-3** to **I-1** to allow for the development of an industrial warehouse & distribution center **Map# 296 Parcel# 46F** in the Third District

18. **[2022-452 Second Reading]**

    Consideration to approve the Second Reading of an application by **WD Glassvase Import, Inc.** as Agent for **Terry Griner** to **rezone** 7.38 acres located at the intersection of Hwy 17, Pound Road and Go Cart Road from **B-3** to **I-1** to allow for the development of an industrial warehouse & distribution center **Map# 296 Parcel# 46F** in the Third District

19. **[2022-453 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **James Carlson** to **rezone** 5 of 20 acres located on Highway 119 South from **AR-1** to **B-2** to allow for commercial development **Map# 320 Parcel# 74** in the Third District

20. **[2022-454 Second Reading]**

    Consideration to approve the Second Reading of an application by **James Carlson** requests to **rezone** 5 of 20 acres located on Highway 119 South from **AR-1** to **B-2** to allow for commercial development **Map# 320 Parcel# 74** in the Third District

21. **[2022-455 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **James Carlson** requests a **conditional use** located on Highway 119 South to allow for a crematory in the B-2 zoning district, zoned **AR-1**, proposed zoning **B-2**. **Map# 320 Parcel# 74** in the Third District

22. **[2022-456 Second Reading]**

    Consideration to approve the Second Reading of an application by **James Carlson** requests a **conditional use** located on Highway 119 South to allow for a crematory in the B-2 zoning district, zoned **AR-1**, proposed zoning **B-2**. **Map# 320 Parcel# 74** in the Third District

23. **[2022-457 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Joseph Alan Kersey** to **rezone** 3.32 acres located at 119, 131, 145, and 149 Commercial Court from **B-3** to **I-1**, to allow for the increased use potential for existing commercial structures **Map# 465D Parcels# 14,15,16,17** in the Fifth District

24. **[2022-458 Second Reading]**

    Consideration to approve the Second Reading of an application by **Joseph Alan Kersey** to **rezone** 3.32 acres located at 119, 131, 145, and 149 Commercial Court from **B-3** to **I-1**, to allow for the increased use potential for existing commercial structures **Map# 465D Parcels# 14,15,16,17** in the Fifth District

25. **[2022-459 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Joseph Alan Kersey** for a **variance** located at 119, 131, 145, 149 Commercial Court from the requirement for a 50' buffer between commercial and industrial zoned parcels, zoned **B-3**, proposed zoning **I-1**. **Map# 465D Parcels# 14,15,16,17** in the Fifth District

26. **[2022- 460 Second Reading]**

    Consideration to approve Second Reading an application by **Joseph Alan Kersey** for a **variance** located at 119, 131, 145, 149 Commercial Court from the requirement for a 50' buffer between commercial and industrial zoned parcels, zoned **B-3**, proposed zoning **I-1**. **Map# 465D Parcels# 14,15,16,17** in the Fifth District

27. **[2022-461 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Oleg Mitnik** to **rezone** 5.8 acres located off of Commerce Court from **B-3** to **I-1**, to unify zoning within two parcels **Map# 466C Parcels# 2&3** in the Fifth District

28. **[2022-462 Second Reading]**

    Consideration to approve the Second Reading of an application by **Oleg Mitnik** to **rezone** 5.8 acres located off of Commerce Court from **B-3** to **I-1**, to unify zoning within two parcels **Map# 466C Parcels# 2&3** in the Fifth District

29. **[2022-463 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Stature Investments** as Agent for **Joye Polk et al.,** to **rezone** 130.58 acres located on Old Augusta Road from **AR-1** to **I-1** to allow for the development of industrial warehouses **Map# 477 Parcels# 8&9; Map# 477A Parcels# 6,7,8,9,10** in the Fifth District

30. **[2022-464 Second Reading]**

    Consideration to approve the Second Reading an application by **Stature Investments** as Agent for **Joye Polk et al.,** to **rezone** 130.58 acres located on Old Augusta Road from **AR-1** to **I-1** to allow for the development of industrial warehouses **Map# 477 Parcels# 8&9; Map# 477A Parcels# 6,7,8,9,10** in the Fifth District

31. **[2022-465 Public Hearing]** *Teresa Concannon*

    The Planning Board recommends approving an application by **Stature Investments** as Agent for **Joye Polk, et al.,** for a **variance** located on Old Augusta Road to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses. , zoned **AR-1**, proposed zoning **I-1**. **Map# 477 Parcels# 8&9; Map# 477A Parcels# 6&10** in the Fifth District

32. **[2022-466 Second Reading]**

    Consideration to approve the Second Reading of an application by **Stature Investments** as Agent for **Joye Polk, et al.,** for a **variance** located on Old Augusta Road to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses. , zoned **AR-1**, proposed zoning **I-1**. **Map# 477 Parcels# 8&9; Map# 477A Parcels# 6&10** in the Fifth District

XVI. Adjournment