(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

November 05, 2024 – 5:00 PM
Effingham County Administrative Complex
Meeting Chambers
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. **Presentation - 5:15 pm**

By representative of Gunn Meyerhoff Shay Architects to discuss design for a new library

VII. **Minutes -** Consideration to approve the October 15 2024 work session and regular meeting minutes and the October 25-27, 2024 retreat minutes

VIII. **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.

IX. **Correspondence** - The agenda packet for this meeting is posted on the county's . Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

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. **[2024-584 Assemblage Permit]**

   Consideration to approve an Assemblage Permit for Elevated Hair Studio and Beauty Bar at 135 Goshen Road Ext. Unit 165, Rincon, for an anniversary and holiday event beginning at 5pm on December 6, 2024 **Map #465F Parcel #2**

2. **[2024-585 Contract]**

   Consideration to approve to ratify and affirm a revised Contract for the employee recognition program *(reflects name change only)*

3. **[2024-586 Policy]**

   Consideration to approve an addition to the Human Resources Standards of Practice **5:02- Paid Time Off,** *Section K Volunteer Paid Time Off*

4. **[2024-587 Calendar]**

   Consideration to approve the County Holiday Schedule for year 2025

5. **[2024-588] Meeting**

   Consideration to approve to cancel the December 17, 2024 Board of Commissioners meeting

6. **[2024-589 Agreement]**

   Consideration to approve the continuation of the License Agreement with Verizon Wireless for site# 133745 Rincon

7. **[2024-590 Contract]**

   Consideration to approve to ratify and affirm Notice to Proceed, Amendment# 1 to the Contract with Thompson Consulting for Disaster Debris Monitoring and Financial Recovery Services for Hurricane Helene

8. **[2024-591 Contract]**

   Consideration to approve to ratify and affirm Notice to Proceed, Amendment# 1 to the Contract with Ceres Environmental for Disaster Debris Monitoring and Financial Recovery Services for Hurricane Helene

9. **[2024-592 Policy]**

   Consideration to approve the updated Mission, Vision, and Value Statements, along with strategic themes and goals, as part of Effingham County's strategic planning process

10. **[2024-593 Resolution]**

    Consideration to approve to ratify and affirm Resolution# 024- 033 adopting the FY2024 Capital Improvement Element (CIE) annual update

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

1. **[2024-536 Second Reading]**

   Consideration to approve the Second Reading of a request by **Darrell Morgan** to **rezone** +/- 12 of 372 acres located on Sand Hill Road from **AR-1 to B-3** to allow for highway commercial uses **Map# 275 Parcel# 2** in the **First District** *(postponed, 10/15/2024)*

2. **[2024-554 Annexation]** *Stephanie Johnson*

   Consideration to acknowledge a Petition for Annexation as submitted by the City of Guyton for a property consisting of approximately 0.90 acres located at 2736 Hwy 119 South, Guyton **Map# 294 Parcel# 42** in the Third District *(denied, 10/15/2024)*

3. **[2024-565 Public Hearing]** *Chelsie Fernald*

   Consideration to **approve** an application by **Joshua Moody** as agent for **Lowell Morgan** for a **variance** located on Union Springs Road to allow for the reduction in required 60-foot access easement. **Map # 441 Parcel # 7** in the **Third District** *(postponed, 10/15/2024)*

4. **[2024-566 Second Reading]**

   Consideration to approve the Second Reading of an application by **Joshua Moody** as agent for **Lowell Morgan** for a **variance** located on Union Springs Road to allow for the reduction in required 60-foot access easement **Map # 441 Parcel # 7** in the **Third District** *(postponed, 10/15/2024)*

5. **[2024-579 Public Hearing]** *Chelsie Fernald*

   Consideration to **approve** an application by **MLRE Partners Land Company, Inc.** for a **variance** located on Noel C Conaway Road to deviate from the use of required reuse lines in new development. **Map # 376 Parcel # 16** in the **First District** *(postponed, 10/15/2024)*

6. **[2024-580 Second Reading]**

   Consideration to approve the Second Reading of an application by **MLRE Partners Land Company, Inc.** for a **variance** located on Noel C Conaway Road to deviate from the use of required reuse lines in new development **Map # 376 Parcel # 16** in the **First District** *(postponed, 10/15/2024)*

XII. New Business

1. **[2024-594 Proclamation]** *Stephanie Johnson*

   Consideration to approve a Proclamation recognizing November 10, 2024 as Retired Educator's Day in Effingham County

2. **[2024-595 Plat/Deed]** *Samantha Easton*

   Consideration to approve a Final Plat and Warranty Deed for Covered Bridge Phase 4 located on Hwy 17 South **Map# 352 Parcel# 37** in the **First District**, zoned R-1

3. **[2024-596 Plat]** *Samantha Easton*

   Consideration to approve a Revised Final Plat for Lonadine 2A located on Hwy 119 S **Map# 344 Parcel# 26A** in the Third District, zoned R-6

4. **[2024-597 Plat]** *Samantha Easton*

   Consideration to approve a Revised Final Plat for Lonadine 2B located on Hwy 119 South **Map# 344 Parcel# 26A** in the Third District, zoned R-6

5. **[2024-598 Preliminary Plat]** *Chelsie Fernald*

   Consideration to approve an application by Coleman Company for approval of a Preliminary Plat for "The Sands at Midland" located on Midland Road, zoned PD **Map# 396 Parcel# 62 & 62A** in the **Second District**

6. **[2024-599 Quote]** *Noel Webb*

   Consideration to approve a Quote from Quest Software to implement KACE, IT Management Software

7. **[2024-600 Agreement]** *Tim Callanan*

   Consideration to approve an Intergovernmental Agreement between the Effingham County Industrial Development Authority, Effingham County Board of Commissioners, and the Effingham County School District for the distribution of PILOT payments

8. **[2024-601 Agreement]** *Clint Hodges*

   Consideration to approve an Intergovernmental Cooperative Purchasing Agreement with Ten 8 Fire and Safety, LLC for the purchase of turnout gear for the fire department

9. **[2024-602] Proposal]** *Jonathan Hulme*

   Consideration to approve a Contract from Bartlett Tree Experts for the maintenance of a 116" diameter Live Oak tree located within the right of way of Jennifer Circle

10. **[2024-603 Plan]** *Kimberly Bartlett*

    Consideration to approve an update to **Chapter 2** - *Needs and Opportunities* and **Chapter 10** - *Community Work Program* of the Effingham County Comprehensive Plan

11. **[2024-604 Ordinance]** *Griffin Korzeniewski*

    Consideration to approve the First Reading to amend **Part II - Official Code, Chapter 66 - Solid Waste** the Effingham County Code of Ordinance

12. **[2024-605 Resolution]** *Mark Barnes*

    Consideration to approve Resolution# 024-037 to amend the Fiscal year 2025 Budget

13. **[20224-606 Contract]** *Mark Barnes*

    Consideration to approve an amended Contract from the Coastal Regional Commission related yo congregate and home delivered meals

14. **[2024-607 Proposal]** *Danielle Carver*

    Consideration to approve a Proposal with Goodwyn Mills Cawood, LLC for professional architectural services for the Effingham County Animal Shelter Pre-Design

15. **[2024-608 Change Order]** *Danielle Carver*

    Consideration to approve to ratify and affirm Change Order #4 with McWright, LLC for the Administrative Building Renovation/Construction Project

16. **[2024-609 Change Order]** *Danielle Carver*

    Consideration to approve Change Orders #2 and #3 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc.

17. **[2024-610 Contract]** *Danielle Carver*

    Consideration to approve a Contract to award bid 24-ITB-068 to McWright, LLC for the Construction of the Ebenezer Road Fire Rescue Station #17

18. **[2024-611 Deed/Plat]** *Danielle Carver*

    Consideration to approve a Warranty Deed and Plat related to right-of-way for the Gateway Roundabout project

19. **[2024-612 Contract]** *Tim Callanan*

    Consideration to approve a Purchase and Sale Contract between Effingham County and Savannah Parkway Properties, LLC located on Old Augusta Road containing 0.465 acres **Map# 478 Parcel#2D**

20. **[2024-613 Resolution]** *Tim Callanan*

    Consideration to approve Resolution# 024-036 related to the introduction of local legislation and the creation of a Public Facilities Authority

21. **[2024-614 Letter]** *Tim Callanan*

    Consideration to approve a Letter of Support to the Georgia Department of Transportation for the Local Bridge Replacement Program (LOCBR) - Project of Stillwell Road over Ebenezer Creek *(Project #0018234)*

22. **[2024-615 Job Description]** *Sarah Mausolf*

    Consideration to approve and publish a new Job Description for a GIS Analyst

23. **[2024-616 Agreement]** *Sarah Mausolf*

    Consideration to approve an amended Administrative Services Agreement with Meritain Health, Inc.

24. **[2024-617 Agreement]** *Sarah Mausolf*

    Consideration to approve Amendment# 7 to the Employee Benefit Plan and Summary of Material Modification with Meritain Heath, Inc.

25. **[2024-618 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for various parcels of property consisting of approximately 325 acres, located off of Courthouse and Pleasant Acres Roads **Map# 368 Parcel# 5, Map# 390 Parcel# 1A** and **Map# 367 Parcel# 59**

XIII. Reports from Commissioners & Administrative Staff

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

XV. Executive Session Minutes - Consideration to approve the October 15, 2024 and October 25, 2024 executive session minutes

XVI. Planning Board - 6:00 pm

1. **[2024-619 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** a request by **Joshua Moody** as agent for **Lowell Morgan** to **rezone** +/- 2 out of 22.63 acres located on Hadden Lake Road

from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 441 Parcel# 7** in the **Third District**

2. **[2024-620 Second Reading]**

   Consideration to approve the Second Reading of a request by **Joshua Moody** as agent for **Lowell Morgan** to **rezone** +/- 2 out of 22.63 acres located on Hadden Lake Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 441 Parcel# 7** in the **Third District**

3. **[2024-621 Public Hearing]** *Chelsie Fernald*

   Consideration to **approve** an application by **Ronald Helmken** for a **Conditional Use** located at 333 Shawnee Road to allow fora cemetery in AR-1 **Map # 287 Parcel # 17** in the **Third District**

4. **[2024-622 Second Reading]**

   Consideration to approve the Second Reading of an application by **Ronald Helmken** for a **Conditional Use** located at 333 Shawnee Road to allow fora cemetery in AR-1 **Map # 287 Parcel # 17** in the **Third District**

5. **[2024-623 Public Hearing]** *Chelsie Fernald*

   Consideration to **approve** an application by **Mitchell Donaldson** for a **Conditional Use** located at 344 Standard Lane to remove the Conditional Use **Map # 366A Parcel # 64** in the **Third District**

6. **[2024-624 Second Reading]**

   Consideration to approve the Second Reading of an application by **Mitchell Donaldson** for a **Conditional Use** located at 344 Standard Lane to remove the Conditional Use. **Map # 366A Parcel # 64** in the **Third District**

7. **[2024-625 Public Hearing]** *Chelsie Fernald*

   Consideration to **approve** an application by **Luis Cintron** for a **variance** located at 106 Bellevue Blvd. to allow for the reduction in accessory structure setbacks **Map # 416D Parcel # 28** in the **Second District**

8. **[2024-626 Second Reading]**

   Consideration to approve the Second Reading of an application by **Luis Cintron** for a **variance** located at 106 Bellevue Blvd. to allow for the reduction in accessory structure setbacks **Map # 416D Parcel # 28** in the **Second District**

9. **[2024-627 Public Hearing]** *Chelsie Fernald*

   Consideration to **approve** an application by **Sean Cantrell** for a **variance** located at 101 Little Jack Way to allow for an increase in the maximum required building height for accessory structures **Map # 455C Parcel # 150** in the **Fifth District**

10. **[2024-628 Second Reading]**

    Consideration to approve the Second Reading of an application by **Sean Cantrell** for a **variance** located at 101 Little Jack Way to allow for an increase in the maximum required building height for accessory structures **Map # 455C Parcel # 150** in the **Fifth District**

11. **[2024-629 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Marshall Davis III** to **rezone** +/- 1 out of 14.27 acres located on Nease Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 375 Parcel# 29D** in the **Second District**

12. **[2024-630 Second Reading]**

    Consideration to approve the Second Reading of a request by **Marshall Davis III** to **rezone** +/- 1 out of 14.27 acres located on Nease Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 375 Parcel# 29D** in the **Second District**

13. **[2024-631 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Kern and Co., LLC - Chad Zittrouer as agent for The University of Georgia Foundation - Mike Hunter** to **rezone** +/- 73 out of 1,338 acres located on GA Highway 17 from **AR-1 to PD-MR** to allow for the expansion of an existing burrow pit **Map# 353 Parcel# 3** in the **First District**

14. **[2024-632 Second Reading]**

    Consideration to approve the Second Reading of a request by **Kern and Co., LLC - Chad Zittrouer as agent for The University of Georgia Foundation - Mike Hunter** to **rezone** +/- 73 out of 1,338 acres located on GA Highway 17 from **AR-1 to PD-MR** to allow for the expansion of an existing burrow pit **Map# 353 Parcel# 3** in the **First District**

XVII. Adjournment