(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

August 20, 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."

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Agenda

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*** REPRESENTS ITEMS ROLLED OVER FROM THE**

AUGUST 6, 2024 COMMISSION MEETING

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 August 6, 2024 teleconference Commission meeting

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

IX. Appearance - 5:10 pm

1. Stuart Williams to discuss ordinance to allow for service and emotional support animals

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. **[2024-439 Application]**

   Consideration to approve the Georgia-Pacific Community Support Funding Application

2. **[2024-440 Agreement]**

   Consideration to approve to renew the Lease Agreement with Crown Castle for the Cell Tower located at 247 Church Road

3. **[2024- 441 Permit]**

   Consideration to approve an Assemblage Permit for Madrac Farms at 580 Ralph Rahn Road beginning September 28, 2024 through October 27, 2024 on Saturdays and Sundays from 10am to 6pm, **Map #411 Parcel #24**

4. **[2024-442 Permit]**

   Consideration to approve an Assemblage Permit for the Effingham County Historic Society to hold a Deputy Duck Derby located at 1002 North Pine Street, Springfield on Saturday, October 5, 2024, beginning at 10:00am

5. **[2024-443 Agreement]**

   Consideration to approve to renew an Agreement with Gas South for natural gas services for multiple County buildings

6. **[2024-444 Grant Application]**

   Consideration to approve a Grant Application to ACCG-Group Self-Insurance Workers' Compensation Fund - Employee Safety Grant Application

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

1. ***[2024-348 Ordinance]**

   Consideration to approve the Second Reading of an Ordinance to amend **Part II - Official Code, Appendix C - Zoning Ordinance**, *Section 3.17 - Excavation, Mining, Ponds, and Fills of land and/or State/Federal Jurisdictional Waters or Wetlands* and **3.17A - Ponds** of the Effingham County Code of Ordinances *(1st reading approved, 07/16/2024)*

2. ***[2024-349 Ordinance]**

   Consideration to approve the Second Reading of an Ordinance to amend **Part II – Official Code: Appendix C – Zoning Ordinance**, *3.41 Swimming Pools, Private Community, or Club* of the Effingham County Code of Ordinances *(1st reading approved, 07/16/2024)*

3. ***[2024-353 Agreement]** *Danielle Carver*

   Consideration to approve Amendment 7 to the Agreement for EOM Operations to perform public works related tasks *(postponed, 07/16/2024)*

4. ***[2024-354 Agreement]** *Danielle Carver*

   Consideration to approve Task Order 9 with EOM Operations under the Master Services Agreement for civil engineering services *(postponed, 07/16/2024)*

5. ***[2024-340 Agreement]** *Danielle Carver*

   Consideration to approve Amendment #4, the extension of the Master Services Agreement for Professional Services for EOM Operations *(postponed, 07/16/2024)*

6. ***[2024-359 Ordinance]**

   Consideration to approve the Second Reading to amend **Appendix C, Article IX -** *Section 5.11.2* to allow for the addition of truck and trailer parking as a Conditional Use in B-3 zoning districts *(1st reading approved, 07/16/2024)*

XII. New Business

1. ***[2024-386 Resolution]** *Steve Candler*

   Consideration to approve Resolution# 024-024 imposing a moratorium on rezoning for R-1, R-2, R-3, R-4, R-5, B-1, B-2, B-3, L-1, H-1, and all Planned Development districts or classifications

2. **[2024-445 Resolution]** Kimberly Barlett

   Public Hearing and approval of Resolution# 024-029 to transmit the FY2024 Capital Improvement Element (CIE) annual update to the Coastal Regional Commission and the Department of Community Affairs for review

3. **[2024- 446 Public Hearing/Millage]** *Mark Barnes*

   Public Hearing and approval of Resolution# 024-030 to Levy the 2024 taxes, the County Millage Rate Certification *(PT 35)*, Computation of Millage Rate *(PT 32.1*) and the 2024 Appeal Certification

4. ***[2024-388 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 024-023 to set the 2024 Fire Fees

5. ***[2024-389 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 024-022 to set the 2024 Sanitation Fees

6. ***[2024-390 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 024-025 to amend the Schedule of Fees

7. ***[2024-447 Agreement]** *Mark Barnes*

   Consideration to approve the revised FY2025 UGA Extension Office personnel agreement

8. **[2024-448 Ordinance]** *Kimberly Barlett*

   Consideration to approve an Ordinance to amend **Part II** – Official Code, **Appendix C** – **Article IX- Section 9.3** *Procedure for calling a public hearing* of the Effingham County Code of Ordinances

9. **[2024-449 Deed**] *Stephen Candler*

   Consideration to approve a Warranty Deed accepting the roads, utitlies and easements in the North Gate Industrial Park

10. **[2024-450 Deed]** *Stephen Candler*

    Consideration to approve a Warranty Deed accepting the right of way in Effingham Park of Commerce

11. **[2024-451 Plan]** *Elizabeth Sapp*

    Consideration to approve a Site Plan as submitted by the Effingham County Board of Education located at 724 Blue Jay Rd. (*Elementary School – Phase I)*, zoned AR-1, AR-2, and R-1 **Map# 432 Parcel# 40, 40A, 41, 42, 43A** and **Map# 414 Parcel# 3A**

12. ***[2024-393 Quote]** *Noel Webb*

    Consideration to approve a Quote from NextGen Security related to access control and security camera expansion for the Administration Building

13. ***[2024-394 Contract]** *Danielle Carver*

    Consideration to approve a Contract with Harrison Contracting Company Inc for the exterior steel painting at the CEM Complex

14. ***[2024-395 Change Order]** *Danielle Carver*

    Consideration to approve Change Order 4 with Legacy Water Group for the Loop B Construction Project

15. ***[2024-396 Change Order]** *Danielle Carver*

    Consideration to approve Change Order 1 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc.

16. ***[2024-397 Deed]** *Danielle Carver*

    Consideration to approve a Quit Claim Deed related to a property exchange between Effingham County and SAV Parkway Properties, LLC

17. ***[2024-398 Proposal]** *Danielle Carver*

    Consideration to approve a Proposal with Johnson, Mirmiran & Thompson, Inc (JMT) for right-of-way services for Low-Ground Round

18. ***[2024-399 Purchase Order]** *Danielle Carver*

    Consideration to approve the Purchase Order# SWSHBP-02 for PlaySouth Playground Creators for equipment for the Sand Hill Ball Park

19. ***[2024-400 Quote]** *Danielle Carver*

    Consideration to approve a Quote from Stryker for five power load stretchers for EMS

20. **[2024-452 Purchase Order]** *Danielle Carver*

    Consideration to approve Purchase Order# Q 9751-082124 for replacement of three rooftop HVAC units for the Jail

21. ***[2024-391 Ordinance]** *Elizabeth Sapp*

    Consideration to approve the First Reading to amend **Part II - Official Code**, **Chapter 30 - Environment**, **Article VI**. - *Wetlands,* **Section 30-246** - *Jurisdictional wetland determination required* of the Effingham County Code of Ordinances

22. **[2024-453 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge a Petition of Annexation as presented by the City of Guyton for a property located on Brittingham Road **Map#271 Parcel# 25C** in the **Third District**

XIII. Reports from Commissioners & Administrative Staff

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

XV. Executive Session Minutes - Consideration to approve the July 16, 2024 executive session minutes

XVI. Planning Board - 6:00 pm

1. **[2024-401 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **denying** a request by **Neil McKenize** as agent for **Carson Company Unlimited, LLC** to **rezone** +/- 25.77 acres located at 1369 Ebenezer Road from **AR-1 to PD-MU** to allow for mixed-use development **Map# 460 Parcel# 48** in the **Fifth District**

2. **[2024-402 Second Reading]**

   Consideration to approve the Second Reading of a request by **Neil McKenize** as agent for **Carson Company Unlimited, LLC** to **rezone** +/- 25.77 acres located at 1369 Ebenezer Road from **AR-1 to PD-MU** to allow for mixed-use development **Map# 460 Parcel# 48** in the **Fifth District**

3. **[2024-403 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Max Lowry** for a **conditional use** for a **Rural Business** located at 400 Earl Lain Road for batting/catching lessons, zoned AR-1. **Map #435 Parcel # 20** in the **Second District**

4. **[2024-404 Second Reading]**

   Consideration to approve the Second Reading of an application by **Max Lowry** for a **conditional use** for a **Rural Business** located at 400 Earl Lain Road for batting/catching lessons, zoned AR-1. **Map #435 Parcel # 20** in the **Second District**

5. **[2024-405 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Barry Nease** for a **conditional use** for a **Rural Business** located at 487 Otis Seckinger Road for a lawn mower repair shop, zoned AR-2. **Map #415 Parcel # 24** in the **Second District**

6. **[2024-406 Second Reading]**

   Consideration to approve the Second Reading of an application by **Barry Nease** for a **conditional use** for a **Rural Business** located at 487 Otis Seckinger Road for a lawn mower repair shop, zoned AR-2. **Map #415 Parcel # 24** in the **Second District**

7. **[2024-407 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Eden Browne** for a **conditional use** to allow for an **Agritourism Business** located at 450 Josiah Morgan Road, zoned AR-1. **Map #361 Parcel # 1G** in the **Third District**

8. **[2024-408 Second Reading]**

   Consideration to approve the Second Reading of an application by **Eden Browne** for a **conditional use** to allow for an **Agritourism Business** located at 450 Josiah Morgan Road, zoned AR-1. **Map #361 Parcel # 1G** in the **Third District**

9. **[2024-409 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **David Westberry** for a **conditional use** to allow for an **Agritourism Business** located at 584 Laurel Hill Road , zoned AR-1. **Map #404 Parcel # 17** in the **Third District**

10. **[2024-410 Second Reading]**

    Consideration to approve the Second Reading of an application by **David Westberry** for a **conditional use** to allow for an **Agritourism Business** located at 584 Laurel Hill Road , zoned AR-1. **Map #404 Parcel # 17** in the **Third District**

11. **[2024-411 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **denying** an application by **Walter Ochoa** for a **variance** located at 362 East Deerfield Road from Section 74.8, to allow for commercial truck parking at the driver's residence, zoned AR-1. **Map # 377A Parcel # 25E** in the **First District**

12. **[2024-412 Second Reading]**

    Consideration to approve the Second Reading of an application by **Walter Ochoa** for a **variance** located at 362 East Deerfield Road from Section 74.8, to allow for commercial truck parking at the driver's residence, zoned AR-1. **Map # 377A Parcel # 25E** in the **First District**

13. **[2024-413 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **denying** an application by **Eric & Hannah Wright** for a **variance** located at 125 Clyde Road from Section 74.8, to allow for commercial truck parking at the driver's residence, zoned AR-1. **Map # 390A Parcel # 1** in the **Fourth District**

14. **[2024-414 Second Reading]**

    Consideration to approve the Second Reading of an application by **Eric & Hannah Wright** for a **variance** from *Section 74.8* located at 125 Clyde Road, to allow for commercial truck parking at the driver's residence, zoned AR-1 **Map # 390A Parcel # 1** in the **Fourth District**

15. **[2024-415 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Steve Murray** for a **variance** from *Section 5.1.4* located at 321 Horseshoe Road to allow for a reduction in required building setbacks, zoned AR-1. **Map # 355A Parcel # 13E** in the **First District**

16. **[2024-416 Second Reading]**

    Consideration to approve the Second Reading of an application by **Steve Murray** for a **variance** from *Section 5.1.4* located at 321 Horseshoe Road to allow for a reduction in required building setbacks, zoned AR-1. **Map # 355A Parcel # 13E** in the **First District**

17. **[2024-417 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Tad Segars** for a **variance** from *Section 3.20* located at 953 Roebling Road to allow for a reduction in the

required minimum square footage for a single living unit, zoned AR-1. **Map # 377 Parcel # 2** in the **First District**

18. **[2024-418 Second Reading]**

    Consideration to approve the Second Reading of an application by **Tad Segars** for a **variance** from *Section 3.20* located at 953 Roebling Road to allow for a reduction in the required minimum square footage for a single living unit, zoned AR-1. **Map # 377 Parcel # 2** in the **First District**

19. **[2024-419 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Malorie Boyd as agent for Mungo Homes of Georgia, LLC** for a **variance** located on Highway 119 South from Section 5.8.6, to allow for a reduction in the required lot widths, zoned R-6. **Map # 344 Parcel # 26A** in the **Third District**

20. **[2024-420 Second Reading]**

    Consideration to approve the Second Reading of an application by **Malorie Boyd as agent for Mungo Homes of Georgia, LLC** for a **variance** located on Highway 119 South from Section 5.8.6, to allow for a reduction in the required lot widths, zoned R-6. **Map # 344 Parcel # 26A** in the **Third District**

21. **[2024-421 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Kacie Ridgeway** as agent for **Herbert Nease** to **rezone** +/- 0.69 out of 21.47 acres located at 2740 Sandhill Road from **AR-1 to AR-2** to allow for subdivision to combine a lot. **Map# 301 Parcel# 4** in the **First District**

22. **[2024-422 Second Reading]**

    Consideration to approve the Second Reading of a request by **Kacie Ridgeway** as agent for **Herbert Nease** to **rezone** +/- 0.69 out of 21.47 acres located at 2740 Sandhill Road from **AR-1 to AR-2** to allow for subdivision to combine a lot. **Map# 301 Parcel# 4** in the **First District**

23. **[2024-423 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Terrie Williamson** to **rezone** +/- 4 out of 10 acres located at 440 Wylly Road from **AR-1 to AR-2** to allow for subdivision to create a new home site. **Map# 460 Parcel# 102** in the **Fourth District**

24. **[2024-424 Second Reading]**

    Consideration to approve the Second Reading of a request by **Terrie Williamson** to **rezone** +/- 4 out of 10 acres located at 440 Wylly Road from **AR-1 to AR-2** to allow for subdivision to create a new home site. **Map# 460 Parcel# 102** in the **Fourth District**

25. **[2024-425 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Michael Morgan** to **rezone** +/- 5.25 acres located at 2887 Rincon-Stillwell Road from **R-1 to AR-1** to allow for the creation of a new home site. **Map# 462 Parcel# 35** in the **Fifth District**

26. **[2024-426 Second Reading]**

    Consideration to approve the Second Reading of a request by **Michael Morgan** to **rezone** +/- 5.25 acres located at 2887 Rincon-Stillwell Road from **R-1 to AR-1** to allow for the creation of a new home site. **Map# 462 Parcel# 35** in the **Fifth District**

27. **[2024-427 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **William Martin** as agent for **Ron Womack** to **rezone** +/- 10.90 acres located on BlueJay Road from **AR-2 & R-1 to AR-1** to combine lots for the development of a school. **Map# 432 Parcel# 41 & Map# 414 Parcel# 3A** in the **Third District**

28. **[2024-428 Second Reading]**

    Consideration to approve the Second Reading of a request by **William Martin** as agent for **Ron Womack** to **rezone** +/- 10.90 acres located on BlueJay Road from **AR-2 & R-1 to AR-1** to combine lots for the development of a school. **Map# 432 Parcel# 41 & Map# 414 Parcel# 3A** in the **Third District**

29. **[2024-429 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Adrian Webber** as agent for **Ralph E. Graham** to **rezone** +/- 2 acres located at 3554 Highway 21 North from **R-4 & B-3 to B-3** to allow for removal of a condition and new business services **Map# 315 Parcel# 8A & 9** in the **Third District**

30. **[2024-430 Second Reading]**

    Consideration to approve the Second Reading of a request by **Adrian Webber** as agent for **Ralph E. Graham** to **rezone** +/- 2 acres located at 3554 Highway 21 North from **R-4 & B-3 to B-3** to allow for removal of a condition and new business services. **Map# 315 Parcel# 8A & 9** in the **Third District**

31. **[2024-431 Preliminary Plat]** *Chelsie Fernald*

    Planning Board recommends approving an application by **Liberty Street Development, LLC - Douglas Hill** as agent for **Nolan Earl Lain, Jr.** requests approval for a preliminary plat for "*West Gate Phase 2*" located on Earl Lain Road, zoned **R-5 Map# 435 Parcel# 19** in the **Second District**

32. **[2024-432 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Kevin Forbes** as agent for **Christopher Boswell** to **rezone** +/- 20.93 acres located at 1020 Old River Road from **I-1 to HI** to allow for removal of conditions and addition of an industrial use **Map# 304 Parcel# 5** in the **First District.**

33. **[2024-433 Second Reading]**

    Consideration to approve the Second Reading of a request by **Kevin Forbes** as agent for **Christopher Boswell** to **rezone** +/- 20.93 acres located at 1020 Old River Road from **I-1 to HI** to allow for removal of conditions and addition of an industrial use **Map# 304 Parcel# 5** in the **First District**

34. **[2024-434 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Greg Coleman** as agent for **KFJT Enterprises, LLC** to **rezone** +/- 144.04 acres located at 662 Godley Road from **AR-1 & R-4 to LI** to allow for industrial uses **Map# 399 Parcel# 3 & 3D** in the **First District**

35. **[2024-434 Second Reading]**

    Consideration to approve the Second Reading of a request by **Greg Coleman** as agent for **KFJT Enterprises, LLC** to **rezone** +/- 144.04 acres located at 662 Godley Road from **AR-1 & R-4 to LI** to allow for industrial uses **Map# 399 Parcel# 3 & 3D** in the **First District**

36. **[2024-435 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **denying** a request by **Greg Coleman** as agent for **KFJT Enterprises, LLC** to **rezone** +/- 10 acres located on Godley Road from **AR-1 & I-1 to HI** to allow for Heavy industrial uses **Map# 399 Parcel# 3 & 3R** in the **First District**

37. **[2024-436 Second Reading]**

    Consideration to approve the Second Reading of a request by **Greg Coleman** as agent for **KFJT Enterprises, LLC** to **rezone** +/- 10 acres located on Godley Road from **AR-1 & I-1 to HI** to allow for Heavy industrial uses **Map# 399 Parcel# 3 & 3R** in the **First District**

38. **[2024-437 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Greg Coleman** as agent for **Ground Control Development** for a **conditional use** located on Highway 80 for commercial truck parking in B-3. **Map #329 Parcel # 36, 37 & 38** in the **First District**

39. **[2024-438 Second Reading]**

    Consideration to approve the Second Reading of an application by **Greg Coleman** as agent for **Ground Control Development** for a **conditional use** located on Highway 80 for commercial truck parking in B-3 **Map #329 Parcel # 36, 37 & 38** in the **First District**

XVII. Adjournment