(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

December 03, 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. **Minutes -** Consideration to approve the November 19, 2024 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** - 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. **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. **[2024-662 Agreement]**

   Consideration to approve to ratify and affirm an amended Memorandum of Understanding with Georgia Emergency Management Agency (GEMA)

2. **[2024-663 Agreement]**

   Consideration to approve to renew the Solid Waste Collection and Recycling Services Agreement with Atlantic Waste Services, Inc.

3. **[2024-664 Agreement]**

   Consideration to approve to ratify and affirm an amendment to the Agreement with t with Eavenson Consulting Group for consulting services

4. **[2024-665 Purchase]**

   Consideration to approve to ratify and affirm Enterprise Vehicle Orders for eleven (11) 2023 Chargers as replacements for the Sheriff's Office

5. **[2024-666 Agreement]**

   Consideration to approve to renew the MOU for Effingham County EMS to provide instruction and practice for Savannah Technical College students

6. **[2024-667 Agreement]**

   Consideration to approve to renew an Agreement with i3 Verticals, LLC (dba CJT Software) for the Effingham Court Probate Court

7. **[2024-668 Agreement]**

   Consideration to approve to renew the Lease Agreement between Effingham County and the City of Springfield for the Fire Department Building located at 1171 Hwy 119 N, Springfield, GA 31329

8. **[2024-669 Form]**

   Consideration to approve the Investment Direction Form from Truist to transition our 2024 TSPLOST bond account to a new Truist account product

9. **[2024-670 Grant Application]**

   Consideration to approve to submit a Grant Application to the FEMA Hazard Mitigation Grant Program (HSGP)

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

1. **[2024-531 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approval of a request by **Brian Quigley as agent for Jeremy Nease** to **rezone** +/-102.69 acres located on U.S. Highway 80 from **I-1** to **LI** to allow for revision of conditions **Map# 354 Parcel# 21, 21B, & 21C** in the **First District** *(postponed, 10/15/2024 & 11/19/2024)*

2. **[2024-532 Second Reading]**

   Consideration to approve the Second Reading of a request by **Brian Quigley as agent for Jeremy Nease** to **rezone** +/-102.69 acres located on U.S. Highway 80 from **I-1** to **LI** to allow for revision of conditions **Map# 354 Parcel# 21, 21B, & 21C** in the **First District** *(postponed, 10/15/2024 & 11/19/2024)*

3. **[2024-546 Second Reading]**

   Consideration to approve the Second Reading of a request by **Kern &Co., LLC - Chad Zittrouer** as agent for **Karen Brinley** requests to **rezone** +/- 17.77 out of 64.48 acres

located on Blue Jay Road from **AR-1 to R-5** to allow for a residential development **Map# 432 Parcel# 45** *(postponed, 10/15/2024, 11/19/2024)*

4. **[2024-576 Second Reading]**

   Consideration to approve the Second Reading of an application by **David Seckinger** for a **variance** to allow for the reduction in the required 60-foot access easement located on Ebenezer Road **Map # 446 Parcel # 19** in the **Fifth District** *(postponed, 10/15/2024, 11/19/2024)*

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, 11/05/2024)*

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

   Consideration to approve the Second Reading 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, 11/05/2024)*

7. **[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** *(postponed, 11/05/2024)*

8. **[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** *(postponed, 11/05/2024)*

9. **[2024-625 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Luis Cintron** for a **variance** from ordinance *Section 3.3.1* located at 106 Bellevue Blvd. to allow for a reduction in accessory structure setbacks **Map # 416D Parcel # 28** in the **Second District** *(postponed, 11/05/2024)*

10. **[2024-626 Second Reading]**

    Consideration to approve the Second Reading of an application by **Luis Cintron** for a **variance** from ordinance *Section 3.3.1* located at 106 Bellevue Blvd. to allow for a reduction in accessory structure setbacks **Map # 416D Parcel # 28** in the **Second District** *(postponed, 11/05/2024)*

11. **[2024-627 Public Hearing]** *Chelsie Fernald*

    Consideration to approve an application by **Saen Cantrell** for a **variance** from ordinance *Section 3.3.1* located at 101 Little Jack Way to allow for an increase in maximum required height for an accessory structure **Map # 455C Parcel # 150** in the **Fifth District** *(postponed, 11/05/2024)*

12. **[2024-628 Second Reading]**

    Consideration to approve the Second Reading of an application by **Sean Cantrell** for a **variance** from ordinance *Section 3.3.1* located at 101 Little Jack Way to allow for an increase in maximum required height for an accessory structure **Map # 455C Parcel # 150** in the **Fifth District** *(postponed, 11/05/2024)*

13. **[2024-638 Ordinance, 2nd Reading]** *Samantha Easton*

    Consideration to approve the Second Reading to amend **Part II – Official Code: Chapter 10 – Animals**, **Section 10-112**, *Keeping of Fowl* of the Effingham County Code of Ordinances *(1st reading approved, 11/19/2024)*

14. **[2024-655 Site Plan]** *Elizabeth Sapp*

    Consideration to approve a **Site Plan** for **"Warehouses on US 80"** located on US Highway 80, zoned I-1 **Map # 354 Parcel # 21, 21B & 21C** in the **Fifth District** *(postponed, 11/19/2024)*

XI. New Business

1. **[2024-671 Resolution]** *Kimberly Barlett*

   Consideration to approve Resolution# 024-040 to adopt and transmit the required five-year partial Comprehensive Plan Update to the State

2. **[2024-672 Resolution]** *Steve Candler*

   Consideration to approve Resolution# 024-041 to amend the Schedule of Fees

3. **[2024-673 Ordinance, 1st Reading]** *Elizabeth Sapp*

   Consideration to approve the First Reading to amend **Article XIII, Chapter 62** - *Signs, Billboards, and Interstate Signs* of the Effingham County Code of Ordinances

4. **[2024-675 Ordinance, 1st Reading]** *Steve Candler*

   Consideration to approve the First Reading to amend **Part II, Appendix C, Article V -** *Table of Permitted Uses* of the Effingham County Code of Ordinances

5. **[2024-676 Ordinance, 1st Reading]** *Steve Candler*

   Consideration to approve the First Reading to amend **Article VII - Planning Board Criteria** of the Effingham County Code of Ordinances

6. **[2024-677 Committee]** *Steve Candler*

   Consideration to approve a stakeholder committee for review of the Code of Ordinances related to ***Part II, Appendix C, Article IV - Zoning Districts***

7. **[2024-678 Ordinance, 1st Reading]** *Steve Candler*

   Consideration to approve the First Reading to amend **Appendix B - Subdivision Ordinance** , **Fire Code**, of the Effingham County Code of Ordinances and the **Effingham County Access Management Plan**

8. **[2024-679 Agreement]** *Danielle Carver*

   Consideration to approve Amendment 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc to include Task 4 which incorporates Logistics Parkway Roundabout Revisions into the existing design project on Old Augusta Road

9. **[2024-680 Agreement]** *Sarah Mausolf*

   Consideration to approve a Quote from ACCG-IRMA to participate in their Georgia First Responder PTSD Program

10. **[2024-681 Agreement]** *Danielle Carver*

    Consideration to approve the Consulting Services Agreement for library service offerings, site options, and needs assessment.

11. **[2024-682 Agreement]** *Danielle Carver*

    Consideration to approve the revised Lighting Services Agreement with Georgia Power for the installation of lighting at the Old Augusta Road/Northgate Roundabout

12. **[2024-683 Task Order]** *Danielle Carver*

    Consideration to approve Task Order #1 under Master Services Contract No. 24-001 with Thomas & Hutton Engineering Co. for professional consulting services, including stormwater culvert sizing and FEMA grant assistance

13. **[2024-684 Contract]** *Danielle Carver*

    Consideration to approve the revised Indefinite Delivery Contract (IDC) for Professional Engineering and Architectural Services with Thomas & Hutton

14. **[2024-685 Agreement]** *Sarah Mausolf*

    Consideration to approve to ratify and affirm an Agreement for Optum Stop Loss

15. **[2024-686 Plan]** *Sarah Mausolf*

    Consideration to approve changes to the ACCG Retirement Plan

16. **[2024-687 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge an Annexation Petition as submitted by the City of Guyton for a property consisting of approximately 4.33 acres located at 2726 Hwy 119 South, Guyton **Map# 294 Parcel# 41** in the **Third District**

XII. Reports from Commissioners & Administrative Staff

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

XIV. Executive Session Minutes - Consideration to approve the November 19, 2024 executive session meeting minutes

XV. Planning Board - 6:00 pm

1. **[2024-688 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **denying** an application by **Kevin Forbes** as agent for **Kimberly & Rebecca Rahn** to **rezone** +/- 425 acres located on Rahn Station Road from **AR-1 to LI** to allow for light industrial uses **Map # 412 Parcel # 3 & 3A** in the **Fourth District**

2. **[2024-689 Second Reading]**

   Consideration to approve the Second Reading of an application by **Kevin Forbes** as agent for **Kimberly & Rebecca Rahn** to **rezone** +/- 425 acres located Rahn Station Road from **AR-1 to LI** to allow for light industrial uses **Map # 412 Parcel # 3 & 3A** in the **Fourth District**

3. **[2024-690 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Charles Westerfield** for a **conditional use** to allow for a **Residential Business** for a floral business. Located at 100 Coldbrook Circle **Map # 435E Parcel # 41** in the **Second District**

4. **[2024-691 Second Reading]**

   Consideration to approve the Second Reading of an application by **Charles Westerfield** for a **conditional use** located at 100 Coldbrook Circle to allow for a **Residential Business** for a floral business **Map # 435E Parcel # 41** in the **Second District**

5. **[2024-692 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Linda Hayes** for a **variance** from ordinance *Section 5.1.4*, to allow for a reduction in required building setbacks. Located at 143 Church Hill Road **Map # 297B Parcel # 63A** in the **First District**

6. **[2024-693 Second Reading]**

   Consideration to approve the Second Reading of an application by **Linda Hayes** for a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 143 Church Hill Road **Map # 297B Parcel # 63A** in the **First District**

7. **[2024-694 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Billy Hill** as agent for **Danny Smith** to **rezone** +/- 3.83 acres located at 1347 Old Tusculum Road from non-conforming **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 318 Parcel # 34** in the **Third District**

8. **[2024-695 Second Reading]**

   Consideration to approve the Second Reading of an application by **Billy Hill** as agent for **Danny Smith** to **rezone** +/- 3.83 acres located at 1347 Old Tusculum Road from non-conforming **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 318 Parcel # 34** in the **Third District**

9. **[2024-696 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Lynn Grimes** to **rezone** +/- 3.21 acres located at 1141 Goshen Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 451 Parcel # 24** in the **Second District**

10. **[2024-697 Second Reading]**

    Consideration to approve the Second Reading of an application by **Lynn Grimes** to **rezone** +/- 3.21 acres 1141 Goshen Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 451 Parcel # 24** in the **Second District**

11. **[2024-698 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Lynn Grimes** to **rezone** +/- 2.33 acres located at 1141 Goshen Road from **AR-2 to AR-1** to allow for permitted uses in AR-1 **Map # 451 Parcel # 24A** in the **Second District**

12. **[2024-699 Second Reading]**

    Consideration to approve the Second Reading of an application by **Lynn Grimes** to **rezone** +/- 2.33 acres located at 1141 Goshen Road from **AR-2 to AR-1** to allow for permitted uses in AR-1 **Map # 451 Parcel # 24A** in the **Second District**

13. **[2024-700 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Hunter Maclean c/o Josh Yellin** as agent for **Cassie Hinely** to **rezone** +/- 247.2 acres located on Sandhill Road from non-conforming **AR-1 to PD-R** to allow for residential development **Map # 289 Parcel # 9** in the **First District**

14. **[2024-701 Second Reading]**

    Consideration to approve the Second Reading of an application by **Hunter Maclean c/o Josh Yellin** as agent for **Cassie Hinely** to **rezone** +/- 247.2 acres located on Sandhill Road from non-conforming **AR-1 to PD-R** to allow for residential development **Map # 289 Parcel # 9** in the **First District**

XVI. Adjournment