(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

April 01, 2025 – 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 March 18,2025 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** - 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. **[2025-156 Assemblage Permit]** *Elizabeth Sapp*

Consideration to approve an Assemblage Permit for the Effingham County Chamber of Commerce for the **"New Ebenezer Family & Retreat Center"** located at 2887 Ebenezer Road **Map# 471 Parcel# 3** in the **Fourth District**

2. **[2025-157 Grants]**

   Consideration to authorize utilizing the grant-writing services of Cyclone Port to identify and apply for private corporation grants

3. **[2025-158 Agreement]**

   Consideration to approve a three-year Agreement with Georgia Mass Appraisal Solutions and Services (GMASS, Inc.) for the continued maintenance of Rural Land Schedules and Methodology in Effingham County for the 2026, 2027, and 2028 digest years

4. **[2025-159 Agreement]**

   Consideration to approve the renewal of a Memorandum of Understanding with the Board of Education for Ambulance Services

5. **[2025-160 Proposal]**

   Consideration to approve to ratify and affirm a Proposal for Progress Reports #3 and #4 with Trammco Environmental Solutions, LLC for the former Atlas Sand Facility Project

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

1. **[2025-144 Second Reading]**

   Consideration to approve the Second Reading to amend **Part II, Chapter 74 - Section 74-8** - *Designated Truck Routes* of the Effingham County Code of Ordinances *(1st reading approved, 03/18/2025)*

2. **[2025-147 Contract/Bid Award]** *Tre Wilkins*

   Consideration to approve the Bid Award and Contract with Paul S. Akins Company, Inc. for the Central High School Renovation project under Bid #25-ITB-072 (*postponed, 04/01/2025)*

XI. New Business

1. **[2025-161 Ordinance]** *Chelsie Fernald*

   Consideration to approve the First Reading to amend **Section 4.1A** -*Table of Permitted Use*s of the Effingham County Code of Ordinances to allow for **Mobile Home Parts** as a permitted use in the B-3 zoning district *(application submitted by Dale and JoAnn Duff)*

2. **[2025-162 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 025-013 to amend the Fiscal Year 2025 Budget

3. **[2025-163 Site Plan]** *Elizabeth Sapp*

Consideration to **approve** a **site plan** as submitted by the Effingham County School Board for **"Effingham County BOE Maintenance Facility"** located at 593 Hodgeville Road **Map# 416 Parcel# 22** in the **Second District**

4. **[2025-164 Policy]** *Sarah Mausolf*

   Consideration to approve to amend **Section 2.15** - *Travel, Employment, and Board of Commissioners Expenses* of the Human Resources Standards of Practice to ensure clarity and consistency in reimbursement and approval processes

5. **[2025-165 Contract]** *Sarah Mausolf*

   Consideration to approve an Amendment to the Administrative Services Agreement with Meritain Health

6. **[2025-166 Contract]** *Sarah Mausolf*

   Consideration to approve a Memorandum of Understanding with the YMCA of Coastal Georgia, Inc. related to membership enrollments

7. **[2025-167 Job Description]** *Sarah Mausolf*

   Consideration to approve the publication of two Job Descriptions *(Assistant Corrections Counselor, Corrections Officer-Corporal)* for the Effingham County Prison

8. **[2025-168 Plan]** *Tim Callanan*

   Consideration to approve the implementation of the Effingham County Communications Plan as proposed by the Communications Department

9. **[2025-169 Change Order]** *Danielle Carver*

   Consideration to approve Change Order 4 for the Ebenezer Fire Station with McWright, LLC.

10. **[2025-170 Agreement]** *Danielle Carver*

    Consideration to approve a Professional Services Agreement with Goodwyn Mills Cawood, LLC (GMC) for master planning, design, and construction documentation services for the Effingham County Recreation Complex for Phases I and II

11. **[2025-171 Agreement]** *Danielle Carver*

    Consideration to approve a Professional Services Agreement with Goodwyn Mills Cawood, LLC (GMC) to perform pre-design services for the proposed renovation of the County office building located off Hwy 119

12. **[2025-172 Quote]** *Danielle Carver*

    Consideration to approve a Quote from NextGen Security for the installation of a new camera server as phase 1 of a three-phase security system upgrade at the Judicial Complex

13. **[2025-173 Agreement]** *Danielle Carver*

    Consideration to approve a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the final design of roadway and intersection improvements along the Old Augusta Road corridor

14. **[2025-174 Quote]** *Danielle Carver*

Consideration to approve Quote# 52645976 from OpenGov for renewal of the Permitting & Licensing System

15. **[2025-175 Proposal]** *Tre Wilkins*

    Consideration to approve a Proposal with EMC Engineering for the US-80 Sewer Master Plan

16. **[2025-176 Change Order]** *Danielle Carver*

    Consideration to approve Change Order #1 from J.A. Long, Inc. for Utility Relocations for the Roundabout at Blue Jay Road and Hodgeville Road Roundabout Project

17. **[2025-177 Bid Award/Contract]** *Danielle Carver*

    Consideration to approve the Bid Award and Contract with McLendon Enterprises, Inc. for the McCall Road Maintenance Resurfacing 2025 project under Bid #25-ITB-083

18. **[2025-178 Policy]** *Danielle Carver*

    Consideration to approve to amend the Purchasing Policy and Standards Document

19. **[2025-179 Purchase]** *Danielle Carver*

    Consideration to approve the procurement of office furniture and workstation systems for the Effingham County IT

20. **[2025-180 Appointments]** *Stephanie Johnson*

    Consideration to approve to transmit applications for three (3) candidates for consideration of appointment for the Fourth District seat on the Hospital Authority Board

21. **[2025-181 Appointments/Reappointments]** *Stephanie Johnson*

    Consideration to approve the appointment and reappointment of members to the Recreation Board representing the 1st, 3rd and 4th districts

XII. Reports from Commissioners & Administrative Staff

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

XIV. Executive Session Minutes - Consideration to approve the March 18, 2025 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2025-182 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Keith Lancaster** to **rezone** +/- 1.8 out of 17.53 acres located at 368 Boaen Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 318 Parcel# 7B** in the **Third District**

2. **[2025-183 Second Reading]**

   Consideration to approve the Second Reading of an application by **Keith Lancaster** to **rezone** +/- 1.8 out of 17.53 acres located at 368 Boaen Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 318 Parcel# 7B** in the **Third District**

3. **[2025-184 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends denial of an application by **Justin Webb** to **rezone** +/- 5 acres located at 200 Clyo Shawnee Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 313 Parcel# 3** in the **Third District**

4. **[2025-185 Second Reading]**

   Consideration to approve the Second Reading of an application by by **Justin Webb** to **rezone** +/- 5 acres located at 200 Clyo Shawnee Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 313 Parcel# 3** in the **Third District**

5. **[2025-186 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approval of an application by **John E. Tucker as agent for Laverne Moore** to **rezone** +/- 10 acres located at 174 Holly Drive from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 302 Parcel# 53** in the **First District**

6. **[2025-187 Second Reading]**

   Consideration to approve the Second Reading of an application by **John E. Tucker as agent for Laverne Moore** to **rezone** +/- 10 acres located at 174 Holly Drive from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 302 Parcel# 53** in the **First District**.

7. **[2025-188 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approval of an application by **Aaron Jarman as agent for Sagar Patel** to **rezone** +/- 2 out of 56.73 acres located at 1206 White Branch Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 393 Parcel# 7** in the **Fourth District**.

8. **[2025-189 Second Reading]**

   Consideration to approve the Second Reading of an application by **Aaron Jarman as agent for Sagar Patel** to **rezone** +/- 2 out of 56.73 acres located at 1206 White Branch Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 393 Parcel# 7** in the **Fourth District**.

9. **[2025-190 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends denial of an application by K**evin Forbes** as agent for **Kimberly and Rebecca Rahn** to **rezone** +/- 425 acres located on Rahn Station Road from **AR-1 to L-I** to allow for a light industrial development **Map# 412 Parcel# 3 & 3A** in the **Fourth District**.

10. **[2025-191 Second Reading]**

    Consideration to approve the Second Reading of an application by K**evin Forbes** as agent for **Kimberly and Rebecca Rahn** to **rezone** +/- 425 acres located on Rahn Station Road from **AR-1 to L-I** to allow for a light industrial development **Map# 412 Parcel# 3 & 3A** in the **Fourth District**.

11. **[2025-192 Public Hearing]** *Chelsie Fernald*

Consideration to **approve** an application by **Laura Smith** for a **conditional use located at** 910 Kolic Helmly Road to allow for a **Rural Business** for horse riding lessons **Map# 417C Parcel# 6A** in the **Second District**

12. **[2025-193 Second Reading]**

    Consideration to approve the Second Reading of an application by **Laura Smith** for a **conditional use located at** 910 Kolic Helmly Road to allow for a **Rural Business** for horse riding lessons **Map# 417C Parcel# 6A** in the **Second District**

13. **[2025-194 Public Hearing]** *Elizabeth Sapp*

    Consideration to **approve** an application by **Dale and JoAnn Duff** for a **variance** from ordinance Section 3.4 located at 2254 GA Highway 21 North to allow for the reduction in required buffers **Map# 342 Parcel# 27** in the **Third District**

14. **[2025-195 Second Reading]**

    Consideration to approve the Second Reading of an application by **Dale and JoAnn Duff** for a **variance** from ordinance Section 3.4 located at 2254 GA Highway 21 North to allow for the reduction in required buffers **Map# 342 Parcel# 27** in the **Third District**

XVI. Adjournment