**(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA**

Effingham County Georgia
Board of Commissioners

**May 06, 2025 – 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

**Watch us live on our YouTube page:**

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

**I.** **Call to Order – 5:09 pm**

**II.** **Roll Call –** *Rahn/Floyd/Burdette/Deloach/Helmly/Kieffer*

**III.** **Invocation –** *offered by Jon Smith, Compassion Church - Rincon*

**IV.** **Pledge to the American Flag –** *led by Commissioner Kieffer*

**V.** **Agenda Approval** - Consideration of a resolution to approve the agenda – *approved w/ changes: (**Consent Item# 4** – postponed to 06/03/2025, **Unfinished Business# 1,2** – Postponed to 07/17/2025, **New Business# 4**- Postponed to 06/02/2025, **New Business# 7** – Duplicate item removed, **Planning Board# 1,2** – Postponed to 06/03/2025 and **Planning Board# 17,18** – withdrawn by Staff*

**VI.** **Minutes -** Consideration to approve the April 15, 2025 work session and regular meeting minutes *– approved as read*

**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. **[2025-226 Agreement]** *Approved*

   Consideration to approve to renew the Small Government Enterprise Agreement with ESRI, Inc.

2. **[2025-227 Agreement]** *Approved*

   Consideration to approve a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the Superior Court of Effingham County

3. **[2025-228 Agreement]** *Approved*

   Consideration to approve the continuation of the Memorandum of Understanding (MOU) with the Effingham County Board of Education for the use of schools as disaster shelters

4. **[2025-229 Policy]** *Sarah Mausolf* ***(POSTPONED AT AGENDA APPROVAL TO 06/03/2025)***

   Consideration to approve to amend and publish **Section 2.02** - *Equal Opportunity and Inclusion* of the Human Resources Standards of Practice

5. **[2025-230 Quote]** *Sarah Mausolf (Approved)*

   Consideration to approve to ratify and affirm a revised Quote from Paycor

6. **[2025-231 Agreement]** *(Approved)*

   Consideration to approve the continuation of the Memorandum of Understanding (MOU) with the Effingham County Board of Education for the use of seven (7) school buses for evacuation purposes

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

1. **[2025-185 Public Hearing]** *Chelsie Fernald* ***(POSTPONED AT AGENDA APPROVAL TO 07/17/2025****, by the Commission****)***

   Planning Board recommends **denying** an application by Justin Webb to rezone +/- 5.00 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** *(postponed at the request of the applicant, 04/01/2025)*

2. **[2025-186 Second Reading]** ***(POSTPONED AT AGENDA APPROVAL TO 07/17/2025****, by the Commission****)***

   Consideration to approve the Second Reading of an application by Justin Webb to rezone +/- 5.00 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** *(postponed at the request of the applicant, 04/15/2025)*

3. **[2025-206 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading to amend **Section 3.3** - *Accessory Structures in Residential Districts* of the Effingham County Code of Ordinances *(1st reading approved, 04/15/2025)*

4. **[2025-221 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **James William Exley** for a **variance** from Section 6.2 to reduce the required width of an access easement

located on Highway 119 **Map # 402 Parcel # 1** in the **Third District** *(Postponed, 04/15/2025)*

## XI. New Business

1. **[2025-232 Grant Award]** *Clint Hodges (Approved)*

   Consideration to approve to accept a Grant Award from the Georgia Emergency Management and Homeland Security Agency (GEMA) for purchase of generators

2. **[2025-233 Final Plat/Deed]** ~~*Steve Candler*~~ *Chelsie Fernald (Approved)*

   Consideration to approve a Final Plat and Warranty Deed for **Laurel Grove Subdivision, Phase 2** located on Hwy 30, consisting of 49 lots

3. **[2025-234 Final Plat]** ~~*Steve Candler*~~ *Chelsie Fernald (Approved)*

   Consideration to approve a Final Plat as presented by Coleman Company for **Ramsey Landing, Phase 3A** located off of Ebenezer Road, consisting of 52 lots

4. **[2025-235 Agreement]** *Chelsie Fernald* ***(POSTPONED AT AGENDA APPROVAL TO 06/03/2025,*** *at the request of the applicant)*

   Consideration to approve a Development Agreement between Greenland Developers and the Effingham County Board of Commissioners for a project known as Goshen Road Apartments

5. **[2025-236 Site Plan]** *Elizabeth Sapp (Approved)*

   Consideration to approve an application by Greg Coleman for a **Site Plan** for the **"Butler Belfort Warehouse"** located at 2063 Old Augusta Road South, zoned I-1 **Map# 477 Parcel# 3 & 4** in the **Fifth District**

6. **[2025-237 Proposal]** *Jonathan Hulme (Approved)*

   Consideration to approve a Proposal from JMT for On-Call Right-of-Way Professional Services

7. ~~**[2025-238 Proposal]** *Jonathan Hulme* ***DUPLICATE ITEM - REMOVED***~~

   ~~Consideration to approve a Proposal from Terracon for Master Services Agreement for Geotechnical Services~~

8. **[2025-239 Quote]** *Jonathan Hulme (Approved)*

   Consideration to approve a Quote from Reynolds-Warren Equipment Company for the purchase of crack seal equipment (Crafco SS-125DC)

9. **[2025-240 Job Descriptions]** *Sarah Mausolf (Approved)*

   Consideration to approve and publish new Job Descriptions for EMA Deputy Director and EMA Specialist

10. **[2025-241 Agreement]** *Danielle Carver (Approved)*

    Consideration to approve a Lighting Services Agreement with Georgia Power Company for the installation and maintenance of LED lighting at Baker Park in Springfield, Georgia

11. **[2025-242 Proposal]** ~~*Danielle Carver*~~ *Jonathan Hulme (Approved)*

    Consideration to approve a Proposal from Moffatt & Nichol and Issue a Notice to Proceed under IDC Contract #23-RFQu-061

12. **[2025-243 Agreement]** *Danielle Carver (Approved)*

    Consideration to approve an On-Call Master Services Agreement (MSA) with Terracon Consultants, Inc. for geotechnical engineering services

13. **[2025-244 Contract]** *Danielle Carver (Approved)*

    Consideration to approve awarding the construction Contract for the McCall Road North Reclamation project to Platinum Paving and Concrete, LLC.

14. **[2025-245 Contract]** *Danielle Carver (Approved)*

    Consideration to approve a Professional Services Contract with Pond & Company for Meldrim Community Park, Clyo Community Center, Pineora Park, and electrical improvements at the Effingham County Recreation Complex

15. **[2025-246 Contract]** *Danielle Carver (Approved)*

    Consideration to approve the award of Contract (ITB No. 25-ITB-088) to McLendon Enterprises, Inc. for the TSPLOST Maintenance Resurfacing 2025 - D3, D4, & D5 Project

16. **[2025-247 Contract]** *Danielle Carver (Approved)*

    Consideration to approve a Contract to ECS Southeast, LLC for construction materials testing and special inspection services for the 2.0 MGD Effingham County Wastewater Treatment Plant Expansion

**XII.** **Reports from Commissioners & Administrative Staff –** *T. Callanan/R. Burdette/B. Helmly/P. Kieffer*

**XIII.** **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **6:54 pm**

**XIV.** **Executive Session Minutes** - Consideration to approve the April 15, 2025 executive session minutes *(approved as read)*

**XV.** **Planning Board - 6:00 pm**

1. **[2025-248 Public Hearing]** *Chelsie Fernald (**POSTPONED AT AGENDA APPROVAL TO 06/03/2025,** at the request of the applicant)*

   Planning Board recommends **approving** an application by **Manning Graham** to **rezone** +/- 33.5 acres located on Old Augusta Road from **AR-1 to I-1** to allow for industrial uses **Map# 476 Parcel# 4E** in the **Fifth District**

2. **[2025-249 Second Reading]** *(**POSTPONED AT AGENDA APPROVAL TO 06/03/2025,** at the request of the applicant)*

   Consideration to approve the Second Reading of an application by **Manning Graham** to **rezone** +/- 33.5 acres located on Old Augusta Road from **AR-1 to I-1** to allow for industrial uses **Map# 476 Parcel# 4E** in the **Fifth District**

3. **[2025-250 Public Hearing]** *Chelsie Fernald (Approved)*

   Planning Board recommends **approving** an application by **Susan Nicole Rahn** to **rezone** +/- 6.13 acres located at 240 Bethany Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 442 Parcel# 15** in the **Fourth District**

4. **[2025-251 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Susan Nicole Rahn** to **rezone** +/- 6.13 acres located at 240 Bethany Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 442 Parcel# 15** in the **Fourth District**

5. **[2025-252 Public Hearing]** *Chelsie Fernald (Approved)*

   Planning Board recommends **approving** an application by **Julie Jackson** to **rezone** +/- 5.38 out of 41.11 acres located at 1350 Silver Hill Church Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 338 Parcel# 13** in the **Third District**

6. **[2025-253 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second reading of an application by **Julie Jackson** to **rezone** +/- 5.38 out of 41.11 acres located at 1350 Silver Hill Church Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 338 Parcel# 13** in the **Third District**

7. **[2025-254 Public Hearing]** *Chelsie Fernald (Approved)*

   Planning Board recommends **approving** an application by **Edward Jovan** to **rezone** +/- 2.50 acres located at 247 Pine Street from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 302 Parcel# 47** in the **First District**

8. **[2025-255 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Edward Jovan** to **rezone** +/- 2.50 acres located at 247 Pine Street from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 302 Parcel# 47** in the **First District**

9. **[2025-256 Public Hearing]** *Chelsie Fernald (Approved)*

   Planning Board recommends **approving** an application by **Dwayne Ragan** to **rezone** +/- 1.468 acres located at 4363 Clyo Kildare Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 309 Parcel# 6** in the **Third District**

10. **[2025-257 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application by **Dwayne Ragan** to **rezone** +/- 1.468 acres located at 4363 Clyo Kildare Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 309 Parcel# 6** in the **Third District**

11. **[2025-258 Public Hearing]** *Chelsie Fernald (Approved)*

    Planning Board recommends **approving** an application by **Warren Kennedy** to **rezone** +/- 3.66 acres located on Elm Street from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 302 Parcel# 136** in the **First District**

12. **[2025-259 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application by **Warren Kennedy** to **rezone** +/- 3.66 acres located on Elm Street from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 302 Parcel# 136** in the **First District**

13. **[2025-260 Public Hearing]** *Elizabeth Sapp (Approved)*

    Consideration to **approve** an application by **Ray Webb** for a **conditional use** for a **rural business** in AR-1 located at 1410 Little McCall Road **Map# 346 Parcel# 15** in the **Third District**

14. **[2025-261 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application by **Ray Webb** for a **conditional use** for a **rural business** in AR-1 located at 1410 Little McCall Road **Map# 346 Parcel# 15** in the **Third District**

15. **[2025-262 Public Hearing]** *Elizabeth Sapp (Approved)*

    Consideration to **approve** an application by **Richard Truluck** for a **variance** from Section 3.3.1 to increase an accessory structure building height in the Planned Development District located at 190 Palmetto Drive **Map# 465B Parcel# 80** in the **Fifth District**

16. **[2025-263 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application by **Richard Truluck** for a **variance** from Section 3.3.1 to increase an accessory structure building height in the Planned Development District located at 190 Palmetto Drive **Map# 465B Parcel# 80** in the **Fifth District**

~~17. **[2025-264 Public Hearing]** *Elizabeth Sapp*~~ ***WITHDRAWN AT AGENDA APPROVAL***

    ~~Consideration to approve an application by **Jimmy Morris** for a **variance** from *Section 3.25.3* to allow for an accessory structure on a non-conforming lot located at 1073 US Highway 80 **Map# 302 Parcel# 85** in the **First District**~~

~~18. **[2025-265 Second Reading]**~~ ***WITHDRAWN AT AGENDA APPROVAL***

    ~~Consideration to approve the Second Reading of an application by **Jimmy Morris** for a **variance** from *Section 3.25.3* to allow for an accessory structure on a non-conforming lot located at 1073 US Highway 80 **Map# 302 Parcel# 85** in the **First District**~~

19. **[2025-266 Site Plan]** *Elizabeth Sapp (Approved)*

    Consideration to approve an application for a **Site Plan** for Wes Bancroft as agent for Kim Barnes for **"The Towers, LLC"** located at 450 CEL Old Augusta Road South, zoned AR-1. **Map# 462 Parcel# 75** in the **Fifth District**

**XVI. Adjournment – 8:11 pm**