(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

March 04, 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."

****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 February 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. **Presentation - 5:15 pm**

By Dr. Yancy Ford, School Superintendent

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. **[2025-091 Agreement]** *Danielle Carver*

   Consideration to approve to allow the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals to continue

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

1. **[2025-542 Second Reading]**

   Consideration to approve the Second Reading of an application by **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** to **rezone** +/- 100.34 acres from AR-1 to R-5 to allow for a residential development. Located on Blue Jay Road **Map# 351 Parcel# 3** in the **First District** *(postponed, 10/15/2024, 01/21/2025, 02/18/2025)*

XII. New Business

1. **[2025-092 Resolution]** *Jonathan Hulme*

   Consideration to approve Resolution# 025-007 authorizing the Attorney representing the county to institute necessary legal action through condemnation for property located along Hodgeville and Goshen roads

2. **[2025-093 Letter]** *Jonathan Hulme*

   Consideration to approve to endorse a Letter to the Georgia Soil and Water Conservation Commission (GSWCC) to prepare a Memorandum of Agreement allowing Effingham County to review and approve plans for land disturbing activity permits

3. **[2025-094 Assemblage Permit]** *Cheslie Fernald*

   Consideration to **approve** an **Assemblage Permit** for the Effingham Shrine Club for the 2nd Annual HAM JAM concert located at 1258 Corinth Church Road **Map# 311 Parcel# 10** in the **Third District**

4. **[2025-095 Policy]** *Sarah Mausolf*

   Consideration to approve and publish a revised policy for **Section 5.01** - *Holidays and Excused Absences*, **Section E** - *Premium Holiday Pay for Essential Personnel* for the Human Resources Standard of Practice

5. **[2025-096 Policy]** *Sarah Mausolf*

   Consideration to approve and publish a Policy for **Section 6:20** - *Vehicle Use, Care and Maintenance* to the Human Resources Standards of Practice

6. **[2025-097 Policy]** *Sarah Mausolf*

   Consideration to approve and publish an amendment to **Section 2.11** - *Attendance* of the Human Resources Standards of Practice

7. **[2025-098 Policy]** *Sarah Mausolf*

   Consideration to approve and publish **Section 4:03** - *Tuition Reimbursement* of the Human Resources Standards of Practice

8. **[2025-099 Job Description]** *Sarah Mausolf*

   Consideration to approve and publish a Job Description for Finance Director and Accounting Manager

9. **[2025-100 Agreement]** *Danielle Carver*

   Consideration to approve an amendment to the Software Services Agreement between Effingham County Tax Assessor's Office and TrueRoll

10. **[2025-101 Quote]** *Danielle Carver*

    Consideration to approve a Quote for the project cost for relocating a 4-inch high-pressure (HP) steel gas main with Claxton Gas at Blue Jay Rd and Midland

11. **[2025-102 Change Order]** *Tre Wilkins*

    Consideration to approve to ratify and affirm Change Order #7 with McWright, LLC for the Admin Building Renovation/Construction Project

12. **[2025-103 Contract]** *Tre Wilkins*

    Consideration to approve Amendment 1 with Raftelis for the Rate and Financial Planning Study a Water Treatment Plant in Effingham County

13. **[2025-104 Resolution]** *Daniel Rodewolt*

    Consideration to approve Resolution# 025-008 for the collection of taxes in an amount of $1.00 or less

14. **[2025-105 Resolution]** *Daniel Rodewolt*

    Consideration to approve Resolution# 025-009 regarding disbursement of county taxes and bi-weekly disbursement of motor vehicle taxes to the county

15. **[2025-106 Resolution]** *Daniel Rodewolt*

    Consideration to approve Resolution# 025-010 authorizing the Tax Commissioner to waive certain amounts of taxes owed

16. **[2025-107 Resolution]** *Daniel Rodewolt*

    Consideration to approve Resolution# 025-011 establishing a due date for property dates

17. **[2025-108 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge an Annexation Petition as submitted by the City of Guyton for a property owned by Delens Cadichon consisting of approximately 0.64 acres located at 2698 Hwy 119 South, Guyton **Map# 294 Parcel# 40**

18. **[2025-109 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Rincon for a property owned by JACO Acquisitions LLC consisting of approximately 8.39 total acres located on Highway 21 South Map# 465M Parcel# 1,3

19. **[2025-110 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for a property owned by Ronald E. Rodeffer and Judy Reiser consisting of an approximate total 32.32 acres located on Highway 119 South, Springfield **Map# 344 Parcel# 3, 3B01**

20. **[2025-111 Annexation]** *Stephanie Johnson*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for a property owned by Kildare Land Company, LLC consisting of approximately 23.64 total acres located at McCall Road and Hwy 21, Springfield **Map# 389 Parcel# 7**

21. **[2025-112 Appointment]** *Stephanie Johnson*

    Consideration to approve to reappoint Barry Flonnory to the Hospital Board as representative for the Fifth 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 February 18, 2025 executive session minutes

XVI. Planning Board - 6:00 pm

1. **[2025-113 Public Hearing]** *Chelsie Fernald*

   Consideration of an application by **Forrest Floyd** for a **variance** from Section 3.3.1(a) to allow for a reduction in the required height of an accessory structure in the R-1 zoning district. Located at 110 St. Matthews Road. **Map# 375D Parcel# 39** in the **First District**

2. **[2025-114 Second Reading]**

   Consideration to approve the Second Reading of an application by **Forrest Floyd** for a **variance** from Section 3.3.1(a) located at 110 St. Matthews Road to allow for a reduction in the required height of an accessory structure in the R-1 zoning district **Map# 375D Parcel# 39** in the **First District**

3. **[2025-115 Public Hearing]** *Chelsie Fernald*

   Consideration of an application by **Jay Maupin** as agent for **Oleg Mitnik** requesting a **conditional use** located at 115 Parkway Drive for wrecked import/export vehicle storage, zoned I-1. **Map# 466C Parcel# 1C** in the **Fifth District**

4. **[2025-116 Second Reading]**

   Consideration to approve the Second Reading of an application by **Jay Maupin** as agent for **Oleg Mitnik** requesting a **conditional use** located at 115 Parkway Drive for wrecked import/export vehicle storage, zoned I-1. **Map# 466C Parcel# 1C** in the **Fifth District**

5. **[2025-117 Public Hearing]** *Elizabeth Sapp*

   Consideration of an application by **Christin McNamara** requesting a **variance** from *Section 3.41.3 l*ocated at 149 Laurel Lane for a reduction in the minimum required pool setbacks **Map# 347C Parcel# 49** in the **Second District**

6. **[2025-118 Second Reading]**

   Consideration to approve the Second Reading of an application by **Christin McNamara** requesting a **variance** from *Section 3.41.3 l*ocated at 149 Laurel Lane for a reduction in the minimum required pool setbacks **Map# 347C Parcel# 49** in the **Second District**

7. **[2025-119 Public Hearing]** *Chelsie Fernald*

   Consideration of an application by **Stephen Amerson** requesting a **conditional use** for a **Rural Business** located at 353 Webb Road for custom coating of vehicles, zoned AR-1 **Map# 389 Parcel# 20** in the **Fourth District**

8. **[2025-120 Second Reading]**

   Consideration to approve the Second Reading of an application by **Stephen Amerson** requesting a **conditional use** for a **Rural Business** located at 353 Webb Road for custom coating of vehicles, zoned AR-1 **Map# 389 Parcel# 20** in the **Fourth District**

9. **[2025-121 Public Hearing]** *Chelsie Fernald*

   Consideration of an application by **Stephen Amerson** requesting a **variance** from Section 3.15B located at 353 Webb Road to allow for the reduction in the required minimum of 3 acres for a rural business **Map# 389 Parcel# 20** in the **Fourth District**

10. **[2025-122 Second Reading]**

    Consideration to approve the Second Reading of an application by **Stephen Amerson** requesting a **variance** from Section 3.15B located at 353 Webb Road to allow for the reduction in the required minimum of 3 acres for a rural business **Map# 389 Parcel# 20** in the **Fourth District**

11. **[2025-123 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Charlita Ablakwa** to **rezone** +/- 6.20 acres located at 550 Brogdon Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map# 319 Parcel# 23** in the **Third District**

12. **[2025-124 Second Reading]**

    Consideration to approve the Second Reading of an application by **Charlita Ablakwa** to **rezone** +/- 6.20 acres located at 550 Brogdon Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map# 319 Parcel# 23** in the **Third District**

13. **[2025-125 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Peterson Dupervil** to **rezone** +/- 5.00 acres located at 116 Oak Street from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 450D Parcel# 11** in the **Second District**

14. **[2025-126 Second Reading]**

    Consideration to approve the Second Reading of an application by **Peterson Dupervil** to **rezone** +/- 5.00 acres located at 116 Oak Street from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 450D Parcel# 11** in the **Second District**

15. **[2025-127 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** an application by **Neil Mckenzie** as agent for **Nick Finland** to **rezone** +/- 221.87 acres located on Goshen Road from AR-1 to R-5 to allow for residential development **Map# 451 Parcel# 41** in the **Second District**

16. **[2025-128 Second Reading]**

    Consideration to approve the Second Reading of an application by **Neil Mckenzie** as agent for **Nick Finland** to **rezone** +/- 221.87 acres located on Goshen Road from AR-1 to R-5 to allow for residential development **Map# 451 Parcel# 41** in the **Second District**

17. **[2025-129 Ordinance, 1st Reading]** *Steve Candler*

    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 a daycare as a permitted right in R-1, R-2, R-3 and a conditional use in R-4 and R-5; a hair salon as a permitted use in L-I; and allow Recycling Operations as a conditional use in B-3.

XVII. Adjournment