(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

January 21, 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 January 7, 2025 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. **[2025-034 Change Order]**

   Consideration to approve to ratify and affirm a Change Order #5 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc.

2. **[2025-035 Agreement]**

   Consideration to approve to renew the hardware Warranty Agreement with Dominion Voting Systems, Inc., ensuring continued maintenance and support

3. **[2025-036 Contract]**

   Consideration to approve the revised IDC Contract with Moffatt & Nichol for Professional Services

4. **[2025-037 Purchase Order]**

   Consideration to approve a Purchase Order for Musco Sports Lighting, LLC for McCall Park *(the quote was approved at the January 7, 2025 meeting)*

5. **[2025-038 Proposal]**

   Consideration to approve to ratify and affirm the updated lease of three (3) 2024 Ford F-150 Police Responder trucks to include the purchase of aftermarket equipment to outfit them for law enforcement use

6. **[2025-039 Purchase]**

   Consideration to approve to ratify and affirm the Enterprise vehicle order replacement for Effingham County Sheriff's Office

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

1. **[2024-539 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **denying** an application by **Michael Ramsey** as agent for **Jack E. Ramsey, SR Trust** to **rezone** +/- 279.71 acres located on GA Highway 119 South from **AR-1 to R-1** to allow for residential development. **Map # 272 Parcel # 32** in the **Third District** *(postponed, 10/15/2024)*

2. **[2024-540 Second Reading]**

   Consideration to approve the Second Reading of an application by **Michael Ramsey** as agent for **Jack E. Ramsey, SR Trust** to **rezone** +/- 279.71 acres located on GA Highway 119 South from **AR-1 to R-1** to allow for residential development **Map # 272 Parcel # 32** in the **Third District** *(postponed, 10/15/2024)*

3. **[2024-541 Public Hearing]** *Chelsie Fernald*

   Planning Board recommends **denying** an application by **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** requests to **rezone** +/- 100.34 acres located on Blue Jay Road from **AR-1 to R-5** to allow for residential development **Map# 351 Parcel# 3** in the **First District** *(postponed, 10/15/2024)*

4. **[2024-542 Second Reading]**

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

5. **[2024-625 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Luis Cintron** for a **variance** from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks located at 106

Bellevue Blvd **Map # 416D Parcel # 28** in the **Second District** *(postponed -11/05/2024, 12/03/2024)*

6. **[2024-626 Second Reading]**

   Consideration to approve the Second Reading of an application for **Luis Cintron** for a **variance** from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks located at 106 Bellevue Blvd **Map # 416D Parcel # 28** in the **Second District** *(postponed -11/05/2024, 12/03/2024)*

7. **[2024-678 Ordinance, 2nd Reading]**

   Consideration to approve the Second Reading to amend **Appendix B - Subdivision Ordinance,** *Section 5.2.3* of the Effingham County Code of Ordinances and Effingham County Access Management Plan Policy *(1st reading approved, 12/03/2024)*

8. **[2025-031 Second Reading]**

   Consideration to approve the Second Reading of an application by **Jack Williford** for a **variance** from ordinance Section 3.4, to allow for a reduction in required buffers located at 1745 GA Highway 17 South. **Map # 297 Parcel # 59C** in the **First District**

XI. New Business

1. **[2025-040 Resolution]** *Daniel Rodewolt*

   Consideration to approve Resolution# 025-004 to release the requirement to issue mobile home decals

2. **[2025-041 Resolution]** *Daniel Rodewalt*

   Consideration to approve Resolution# 025-003 to authorize the Tax Commissioner to except checks, cash, debit cards and/or credit cards for payment on behalf of Effingham County

3. **[2025-042 Resolution]** *Ashley Kessler*

   Consideration to approve Resolution# 025-002 an amend to the Schedule of Fees

4. **[2025-043 Plat]** *Steve Candler*

   Consideration to approve a **Preliminary Plat for "BlueJay Apartments"** located on Blue Jay Road, zoned R-3. **Map # 326 Parcel #17E** in the **First District**

5. **[2025-044 Ordinance**] *Chelsie Fernald*

   Consideration to approve the First Reading to amend **Appendix C - Zoning ordinance, Article V - Uses Permitted in Districts, Section 5.18 - Ebenezer Historic Overlay District** of the Effingham County Code of Ordinances

6. **[2025-045 Policy]** *Jonathan Hulme*

   Consideration to approve GDOT LAP Application to make Effingham County Capital Improvement Project competitive to receive federal funding for future road projects.

7. **[2025-046 Contract]** *Danielle Carver*

   Consideration to approve the award recommendation and execution of the construction contract for Baker Park, Bid 25-ITB-077, with C. Merrill Construction

8. **[2025-047 Change Order]** *Danielle Carver*

   Consideration to approve Change Order #4 for Southern Civil, LLC for the Hodgeville Lift Station 4 Construction

9. **[2025-048 Agreement]** *Danielle Carver*

   Consideration for approval of Intergovernmental Lighting Agreements with the Georgia Department of Transportation (GDOT) for various projects

10. **[2025-049 Proposal]** *Danielle Carver*

    Consideration for approval of the Scope, Schedule, and Fee Proposal submitted by Johnson, Mirmiran & Thompson, Inc. (JMT) for the Goshen Road Widening project from CR 140/Hodgeville Road to SR 21

11. **[2025-050 Quote]** *Danielle Carver*

    Consideration to approve a Quote the installation of a well and supporting infrastructure at Meldrim Park with Sheppard Well and Pump Services

12. **[2025-051 Quote/Purchase Order]** *Danielle Carver*

    Consideration to approve a Quote and Purchase Order from Play South Playground Creators for the design and installation of a playground for Meldrim Park

13. **[2025-052 Bid/Contract]** *Danielle Carver*

    Consideration to approve 25-ITB-081 Bid award and contract to McLendon Enterprises, Inc. for Old River Maintenance Resurfacing 2025 Project

14. **[2025-053 Bid/Contract]** *Danielle Carver*

    Consideration to approve 25-ITB-079 Bid award and Contract Waldhour Construction, LLC for the Construction of Storage Building for Effingham County Sheriff's Office

15. **[2025-054 Appointment]** *Stephanie Johnson*

    Consideration to approve to appoint Jake Patrick to the Planning Board as representative for the Second District

16. **[2025-055 Resolution**] *Lee Newberry*

    Consideration to approve Resolution# 025-005 to assure compliance with the Georgia Constitution by assessing and providing for collection of a direct annual tax to pay the principal and interest on general obligation bonds to be issued by the school 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 January 7, 2025 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2025-056 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Will Jernigan** as agent for **Juanita Rahn** for a **conditional use** to allow for a solar farm in AR-1 located on Little McCall Road **Map # 345 Parcel # 37** in the **Third District**

2. **[2025-057 Second Reading]**

   Consideration to approve the Second Reading of an application by **Will Jernigan** as agent for **Juanita Rahn** for a **conditional use** to allow for a solar farm in AR-1 located on Little McCall Road **Map # 345 Parcel # 37** in the **Third District**

3. **[2025-058 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Sue Anderson** for a **conditional use** to allow for the removal of conditions located on Old Louisville Road **Map # 272 Parcel # 27 & 27A** in the **Third District**

4. **[2025-059 Second Reading]**

   Consideration to approve the Second Reading of an application by **Sue Anderson** for a **conditional use** to allow for the removal of conditions located on Old Louisville Road **Map # 272 Parcel # 27 & 27A** in the **Third District**

XVI. Adjournment