(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

November 19, 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."

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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 5, 2024 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. **[2024-634 Agreement]**

   Consideration to approve to renew the Agreement with McDaniel Supply Company and the Effingham County Prison

2. **[2024-635 Grant Application]** *Kathy Candler*

   Consideration to approve a Grant Application for the FY 2025 EMS Trauma Related Equipment Grant provided by the Georgia Trauma Commission

3. **[2024-636 Application]** *Kathy Candler*

   Consideration to approve an Application for the Coastal Incentive Grant (Cycle 28) for $80,000 to support the Atlas Park Project

4. **[2024-637 Appointment]**

   Consideration to approve to extend the appointment of Jamie Deloach to the Joint Development Authority Board through December 2025

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)*

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)*

3. **[2024-545 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approval of a request by **Kern and Co., LLC - Chad Zittrouer as agent for Karen Brindley** 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** in the **Second District** *(postponed, 10/15/2024)*

4. **[2024-546 Second Reading]**

   Consideration to approve the Second Reading of a request by **Kern and Co., LLC - Chad Zittrouer as agent for Karen Brindley** 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** in the **Second District** *(postponed, 10/15/2024)*

5. **[2024-575 Public Hearing]** *Chelsie Fernald*

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

6. **[2024-576 Second Reading]**

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

7. **[2024-631 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approval of a request by **Kern and Co., LLc - Chad Zittrouer as agent for the University of Georgia Foundation - Mike Hunter** to **rezone** 73 out of 1,338 acres located on GA Hwy 17 from **AR-1** to **PD-MR** to allow for the expansion of an existing burrow pit. **Map# 353 Parcel# 3** in the **First District** *(postponed, 11/05/2024)*

8. **[2024-632 Second Reading]**

   Consideration to approve the Second reading of a request by **Kern and Co., LLC - Chad Zittrouer as agent for the University of Georgia Foundation - Mike Hunter** to **rezone** 73 out of 1,338 acres located on GA Hwy 17 from **AR-1** to **PD-MR** to allow for the expansion of an existing burrow pit **Map# 353 Parcel# 3** in the **First District**

XI. New Business

1. **[2024-638 Ordinance]** *Samantha Easton*

   Consideration to approve the First Reading to amend **Part II – Official Code: Chapter 10 – Animals, Section 10-112,** *Keeping of Fow***l** of the Effingham County Code of Ordinances

2. **[2024-639 Letter]** *Mark Barnes*

   Consideration to approve an Engagement Letter between the Effingham County Board of Commissioners and Lanier, Deal, Proctor & Bloser for audit services for the fiscal year ended June 30, 2024

3. **[2024-640 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 024-038 to amend the Fiscal Year 2025 Budget

4. **[2024-641 Site Plan]** *Elizabeth Sapp*

   Consideration to approve a **Site Plan** for **Old Augusta Road Industrial** located on Old Augusta Road, zoned I-1. **Map # 477A Parcel # 10** in the **Fifth District**.

5. **[2024-642 Site Plan]** *Elizabeth Sapp*

   Consideration to approve a **Site Plan** for **"Sanritsu Logistics"** located at 100 Savannah Portside International Parkway, zoned I-1. **Map # 329D Parcel # 4** in the **Fifth District**.

6. **[2024-643 Site Plan]** *Elizabeth Sapp*

   Consideration to approve the **Site Plan** for **"Coastal Empire Concrete Services Headquarters"** located at 895 Ebenezer Road, zoned B-3 **Map # 446 Parcel # 31** in the **Fifth District**

7. **[2024-644 Deed]** *Steve Candler*

   Consideration to approve a Warranty Deed by and between Greenland Developers LLC and the Board of Commissioners of Effingham County, Georgia for the acceptance of .83 acres of right-of way along Blue Jay Road

8. **[2024-645 Agreement]** *Steve Candler*

   Consideration to approve an Easement Agreement for a property located at 2850 Highway 17 North (at the County Fire Station) **Map # 268 Parcel # 22A**

9. **[2024-646 Agreement]** *Danielle Carver*

   Consideration to approve a Memorandum of Understanding between Effingham County and the Effingham County Chamber of Commerce

10. **[2024-647 Change Order]** *Danielle Carver*

    Consideration to approve Change Order# 1 for environmental delineation and boundary survey work required for various small parks renovations

11. **[2024-648 Proposal]** *Danielle Carver*

    Consideration to approve the Professional Services Proposal from Hussey Gay Bell (HGB) for engineering services related to the reuse water main extension along Blue Jay Road

12. **[2024-649 Contract]** *Danielle Carver*

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

13. **[2024-650 Proposal]** *Jonathan Hulme*

    Consideration to approve Contract 24-ITB-066with APAC Atlantic, Inc. for the TSPLOST/LMIG/Supplemental LMIG 2025 Road Improvements

14. **[2024-651 Proposal]** *Jonathan Hulme*

    Consideration to approve a Proposal from Coleman Company for the Shimmering Dell Easement

15. **[2024-652 Resolution]**

    Consideration to approve Condemnation Resolution# 024-039 related to a property located at Goshen and Hodgeville Roads

16. **[2024-652 Agreement]** *Steve Candler*

    Consideration to approve a Development Agreement for Earl Lain Road related to infrastructure improvements

17. **[2024-653 Agreement]** *Tim Callanan*

    Consideration to approve a Development Agreement for the Kolic Helmly roundabout for Brunson Station

18. **[2024-654 Construction Detail]** *Jonathan Hulme*

    Consideration to approve revisions to P-15 Sidewalk and Walkways Detail

XII. Reports from Commissioners & Administrative Staff

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

XIV. Planning Board - 6:00 pm

1. **[2024-655 Site Plan]** *Chelsie Fernald*

   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**

2. **[2024-656 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Charles Thompson and Nan Branch** for a **variance** located at 819 Ralph Rahn Road to allow for a reduction in required building setbacks. **Map # 411 Parcel # 36** in the **Fourth District.**

3. **[2024-657 Second Reading]**

   Consideration to approve the Second Reading of an application by **Charles Thompson and Nan Branch** for a **variance** located at 819 Ralph Rahn Road to allow for a reduction in required building setbacks **Map # 411 Parcel # 36** in the **Fourth District**

4. **[2024-658 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Kevin Souza** for a **variance** located at 105 Share Lane to allow for a reduction in accessory structure setbacks **Map # 326A Parcel # 6** in the **First District**

5. **[2024-659 Second Reading]**

   Consideration to approve the Second Reading of an application by **Kevin Souza** for a **variance** located at 105 Share Lane to allow for a reduction in accessory structure setbacks **Map # 326A Parcel # 6** in the **First District**

6. **[2024-660 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Bruce Gordon** for a **variance** located at 1743 Shawnee-Egypt Road to allow for a reduction in building setbacks **Map # 233B Parcel # 24** in the **Third District**

7. **[2024-661 Second Reading]**

   Consideration to approve a Second reading of an application by **Bruce Gordon** for a **variance** located at 1743 Shawnee-Egypt Road to allow for a reduction in building setbacks **Map # 233B Parcel # 24** in the **Third District**

XV. Adjournment