(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

February 18, 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. **Roll Call**

II. **Invocation**

III. **Pledge to the American Flag**

IV. **Agenda Approval** - Consideration of a resolution to approve the agenda.

V. **Minutes -** Consideration to approve the February 4, 2025 regular meeting minutes and the February 8-9, 2025 retreat minutes

VI. **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.

VII. **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

VIII. **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. **[2025-075 Task Order]**

   Consideration to ratify and affirm Amendment 2 to increase the Ceres Task Order/Notice to Proceed amount for the emergency disaster debris removal services due to Hurricane Helene

2. **[2025-076 Change Order]**

   Consideration to approve to ratify and affirm Change Order #1 for the SR-21 at McCall Signal Construction project with Moye Electric Company, extending the contract time by 60 days due to lead time required for ordering Georgia Power poles

3. **[2025-077 Purchase]**

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

4. **[2025-078 Agreement]**

   Consideration to approve to renew the Memorandum of Understanding between the Sexual Response Assault Team and the Effingham County Correctional Institution

5. **[2025-079 Agreement]**

   Consideration to renew the Public Wi-Fi Service Agreement at Clarence E. Morgan Sports Complex with Planters Communications LLC for an additional one-year period

6. **[2025-080 Contract]**

   Consideration for approval of the construction contract for Baker Park (Invitation for Bid #25-ITB-077) between the Effingham County Board of Commissioners and C. Merrill Construction with a clarified liquidated damages provision

IX. 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, 01/21/2025)*

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, 01/21/2025)*

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, 01/21/2025)*

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, 01/21/2025)*

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, 01/21/2025)*

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, 01/21/2025)*

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, 2nd reading, postponed 01/21/2025)*

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** *(postponed, 01/21/2025)*

9. **[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 *(postponed, 01/21/2025)*

10. **[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** *(postponed, 01/21/2025)*

11. **[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** *(postponed, 01/21/2025)*

12. **[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** *(postponed, 01/21/2025)*

13. **[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** *(postponed, 01/21/2025)*

14. **[2025-068 Ordinance, Second Reading]**

    Consideration to approve the Second Reading to amend **Part II - Official Code, Appendix F -** *Overlay Districts***, Section 1 -** *Corridor Overlay Districts* of the Effingham County Code of Ordinances *(1st Reading, approved 02/04/2025)*

X. New Business

1. **[2025-081 Resolution]** *Steve Candler*

   Consideration to approve Resolution# 025-066 to extend imposing a moratorium on rezoning for R-1, R-2, R-3, R-4, R-5, B-1, B-2, B-3, L-1, H-1, and all Planned Development districts or classifications

2. **[2025-082 Quote]** *Noel Webb*

   Consideration to approve a Quote to contact with CDW-G for a 3 year Contract for an Enhanced Email Protection Solution

3. **[2025-083 Resolution]** *Tim Callanan*

   Consideration to approve Resolution# 025-003 authorizing the transfer of real property to the City of Springfield

4. **[2025-084 Resolution]** *Stephanie Johnson*

   Consideration to approve Resolution# 025-004 and 025-005 to reappoint Janis Bevill and Scott Morgan to the Tax Assessor Board

5. **[2025-085 Change Order]** *Danielle Carver*

   Consideration to approve Change Order #7 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc.

6. **[2025-086 Change Order]** *Danielle Carver*

   Consideration to approve Change Orders 1, 2 and 3 for the Ebenezer Fire Station with McWright, LLC

7. **[2025-087 Proposal]** *Danielle Carver*

   Consideration to approve a design proposal with Moffatt & Nichol for professional engineering services related to the Sandhill Road at Blue Jay Road Intersection

8. **[2025-088 Proposal]** *Danielle Carver*

   Consideration to approve a design proposal with Pond & Company for professional engineering services related to the Blue Jay Road Phase II Improvements

9. **[2025-089 Purchase Order]** *Danielle Carver*

   Consideration to approve the purchase of an EEMA Dispatch Console for the Clarence E. Morgan facility

10. **[2025-090 Appointments]** *Stephanie Johnson*

    Consideration to appoint Councilwoman Mona Underwood as representative to the Coastal Regional Metropolitan Planning Organization (CORE MPO) and Robert H. Byrd as representative to the Technical Coordinating Committee (TCC)

XI. Reports from Commissioners & Administrative Staff

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

XIII. Executive Session Minutes - Consideration to approve the January 7, 2025 and February 4, 2025 executive session minutes

XIV. Adjournment