(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

September 17, 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."

****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 September 3, 2024 regular commission 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. **[2024-482 Grant Application]**

   Consideration to ratify and affirm the submission of the SS4A Planning and Demonstration Grant Application to the U.S. Department of Transportation (DOT) for the Effingham County Light Installation and Traffic Enhancement (LITE) Project.

2. **[2024-483 Agreement]**

   Consideration to approve to renew the Agreement for Lodging Excise Tax Distribution with the Effingham County Chamber of Commerce.

3. **[2024-484 Agreement]**

   Consideration to approve to renew the Agreement with eGPS Solutions for an eGPS base station at 601 N. Laurel Street location

4. **[2024-485 Agreement]**

   Consideration to approve the Georgia Indigent Defense Services Agreement for FY25.

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

1. **[2024-374 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **denying** a request by **Read Brennan** to **rezone** +/- 27.65 acres located on Blue Jay Road from **PD & AR-1 to PD** to allow for the amendment of a Planned Development. **Map# 415 Parcel# 10 and Map # 414 Parcel# 9** in the **Fourth District** *(postponed, 07/16/2024)*

2. **[2024-375 Second Reading]**

   Consideration to approve the Second Reading of a request by **Read Brennan** to **rezone** +/- 27.65 acres located on Blue Jay Road from **PD & AR-1 to PD** to allow for the amendment of a Planned Development. **Map# 415 Parcel# 10 and Map # 414 Parcel# 9** in the **Fourth District** *(postponed, 07/16/2024)*

3. **[2024-401 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **denying** a request by **Neil McKenzie** as agent for **Carson Company Unlimited, LLC** to **rezone** +/- 25.77 acres located at 1369 Ebenezer Road from **AR-1 to PD-MU** to allow for a mixed-use development. **Map# 460 Parcel# 48** in the **Fifth District** *(Postponed, 08/20/2024)*

4. **[2024-402 Second Reading]**

   Consideration to approve the Second Reading of a request by **Neil McKenzie** as agent for **Carson Company Unlimited, LLC** to **rezone** +/- 25.77 acres located at 1369 Ebenezer Road from **AR-1 to PD-MU** to allow for a mixed-use development. **Map# 460 Parcel# 48** in the **Fifth District** *(Postponed, 08/20/2024)*

5. **[2024-432 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** a request by **Kevin Forbes** as agent for **Christopher Boswell** to **rezone** +/- 20.93 acres located at 1020 Old River Road from **I-1 to HI** to allow for the removal of conditions and an addition of an industrial use. **Map# 304 Parcel# 5** in the **First District** *(postponed 08/20/2024)*

6. **[2024-433 Second Reading]**

   Consideration to approve the Second Reading of a request by **Kevin Forbes** as agent for **Christopher Boswell** to **rezone** +/- 20.93 acres located at 1020 Old River Road from **I-1 to HI** to allow for the removal of conditions and an addition of an industrial use. **Map# 304 Parcel# 5** in the **First District** *(postponed 08/20/2024)*

7. **[2024-481 Second Reading]**

   Consideration to approve the Second Reading of a request by **Robert L. McCorkle, III** as agent for **MS2 Farms, LLC** to rezone +/- 188.2 out of 259.33 acres located on Blue Jay Road from **AR-1 to B-3 & LI** *(Light Industrial)* to allow for commercial and industrial uses **Map# 415 Parcel# 30** in the Second District *(postponed, 09/03/2024*

8. Consideration to approve the Second Reading of a request by **Robert L. McCorkle, III,** as agent for **MS2 Farms, LLC** to **rezone** +/-188.2 out of 259.33 acres located on Blue Jay Road from **AR-1 to B-3 & LI** to allow for commercial and industrial uses **Map# 415 Parcel# 30** in the **Second District.**

XI. New Business

1. **[2024-486 Deed/Plat]** *Samantha Easton*

   Consideration to approve a Final Plat and Warranty Deed as submitted by Alec Metzger, EMC for **Longleaf Village Phase 2** located on Goshen Road, consisting of 42 lots**Map# 451 Parcel# 22A**, in the **Second District**

2. **[2024-487 Plat]** *Samantha Easton*

   Consideration to approve a Final Plat Amendment as submitted by Robert Garis of Coleman Company for **Ramsey Landing** located on Ebenezer Road, recombining lots**Map# 445C Parcel# 69, 70, 71**, in the **Fifth District**

3. **[2024-488 Agreement]** *Danielle Carver*

   Consideration to approve an amended Intergovernmental Agreement by and between Georgia Department of Corrections and Effingham County *(related to the prison capacity agreement)*

4. **[2024-489 Change Order]** *Danielle Carver*

   Consideration to approve Change Order #3 for Southern Civil, LLC for the Hodgeville Lift Station #4 Construction

5. **[2024-490 Ordinance/Zoning Map]** *Steve Candler*

   Consideration to approve the First Reading to amend **Article IV**, **Section 4.2** - *Zoning Map* of the Effingham County Code of Ordinances

6. **[2024-491 Ordinance]** *Steve Candler*

   Consideration to approve the First Reading to amend **Part II, Chapter 38** *Health and Sanitation*, **Section 38.1** and **38.2**. and **Article II, Section 38.32** - *Adopted* of the Effingham County Code of Ordinances

7. **[2024-492 Ordinance]** *Steve Candler*

   Consideration to approve the First Reading to amend **Part II, Chapter 38** - *Health and Sanitation* of the Code of Ordinances to adopt state regulations pertaining to body art

8. **[2024-493 Ordinance]** *Steve Candler*

   Consideration to approve the First Reading to amend **Part II, Article VII,** *Planning Board* and Section **3.15A -** *Residential* Business of the Code of Ordinance of Effingham County

9. **[2024-494 Ordinance]** *Steve Candler*

Consideration to approve the First Reading of an Ordinance to amend **Article V, Section 5.8** - *R-6 Single Family Residential District* of the Effingham County Code of Ordinances

10. **[2024-495 Ordinance]** *Steve Candler*

    Consideration to approve the First Reading to amend **Part II, Appendix F** - *Overlay Districts*, **Section 1** - *Commercial Corridor*s of the Effingham County Code of Ordinances

11. **[2024-496 Agreement]** *Mark Barnes*

    Consideration to approve an amendment to the Intergovernmental Agreement with the Ogeechee Circuit and its counties for Juvenile Court

12. **[2024-497 Contract]** *Mark Barnes*

    Consideration to approve a Contract for bond arbitrage compliance services with Bingham Arbitrage Rebate Services

13. **[2024-498 Job Descriptions]** *Sarah Mausolf*

    Consideration to approve and publish new Job Descriptions and Job Titles

XII. Reports from Commissioners & Administrative Staff

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

XIV. Executive Session Minutes - Consideration to approve the September 3, 2024 executive session minutes

XV. Adjournment