(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

October 01, 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 September 17, 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. **[2024-499 Sanitation Releases]**

   Consideration to approve Sanitation Releases as approved by the Fire Chief and Tax Commissioner

2. **[2024-500 Application]**

   Consideration to approve to ratify and affirm submission of an Application to the Georgia Department of Community Health to participate in the Interim Upper Payment Limit Ground Ambulance Program

3. **[2024-501 Deed]**

   Consideration to approve a Warranty Deed to accept the infrastructure in Creekside, Phase 2 located on Noel C. Conaway Road **Map# 436E Parcel# 1P** in the **Second District**, zoned PD

4. **[2024-502 Agreement]**

   Consideration to ratify and affirm an Agreement with Eavenson Consulting Group for negotiation and consulting services related to the County's water system expansion

5. **[2024-503 Agreement]**

   Consideration to approve to renew the Agreement between Effingham County Board of Elections and Sentry Data Management LLC

6. **[2024-504 Grant Application]**

   Consideration to approve to ratify and affirm the submission of the Railway Crossing Elimination (RCE) Grant Application, requesting federal funding for the construction of a grade-separated railway overpass on McCall Road as part of the Southeastern Roadway Network (SERN) Project

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

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

   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 **Second District** *(Postponed, 07/16/2024, 09/17/2024)*

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 **Second District** *(Postponed, 07/16/2024, 09/17/2024)*

3. **[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, 10/01/2024)*

4. **[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, 10/01/2024)*

5. **[2024-437 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Greg Coleman** as agent for **Ground Control Development** for a **conditional use** to allow for commercial truck parking in B-3. Located on U.S. Highway 80. **Map #329 Parcel # 236, 37 & 38** in the **First District** *(postponed 08/20/2024, 09/03/2024)*

6. **[2024-438 Second Reading]**

   Consideration to approve the Second Reading of an application by **Greg Coleman** as agent for **Ground Control Development** for a **conditional use** to allow for commercial truck parking in B-3. Located on U.S. Highway 80. **Map #329 Parcel # 236, 37 & 38** in the **First District** *(postponed, 08/20/2024, 09/03/2024)*

7. **[2024-490 Ordinance/Zoning Map]**

   Consideration to approve the Second Reading to amend **Part II - Official Code**, **Appendix C - Zoning Ordinance, Article IV, Section 4.2 - *Zoning Map*** of the Effingham County Code of Ordinances *(1st reading approved, 09/172024)*

8. **[2024-491 Ordinance, 2nd reading]**

   Consideration to approve the Second Reading to amend **Part II - Official Code**, **Chapter 38 - Health and Sanitation, Section 38.1 and 38.2** of the Effingham County Code of Ordinances *(1st reading approved, 09/17/204)*

9. **[2024-492 Ordinance, 2nd reading]**

   Consideration to approve the Second Reading to amend **Part II State Rules Chapter 38.32** of the Effingham County Code of Ordinances *(1st reading approved, 09/17/2024)*

10. **[2024-493 Ordinance, Second Reading]**

    Consideration to approve the Second Reading to amend **Part II - Official Code**, **Appendix C - Zoning Ordinance, Article VII- Planning Board** of the Effingham County Code of Ordinances

11. **[2024-494 Ordinance, 2nd reading]**

    Consideration to approve the Second Reading to amend **Part II - Official Code**, **Appendix C - Zoning Ordinance, Article V, Section 5.8.6 - *Lot and Building requirements*** of the Effingham County Code of Ordinances *(1st reading approved, 09/17/2024)*

XI. New Business

1. **[2024-505 Plat/Deed]** *Samantha Easton*

   Consideration to approve a Final Plat and Warranty Deed for Lonadine Phase 2B located on Highway 119 South **Map# 344 Parcel# 26A** in the T**hird District**, zoned R-6

2. **[2024-506 Plat/Deed]** *Samantha Easton*

   Consideration to approve a Final Plat and Warranty Deed for Timberlake Phase 3A located on Horsepen Road **Map# 394 Parcel# 7** in the **Fourth District**, zoned PD

3. **[2024-507 Agreement]**

   Consideration to approve The Solid Waste Collection and Disposal Agreement between the Effingham County Board of Commissioners and Atlantic Waste Services, Inc.

4. **[2024-508 Contract]** *Mark Barnes*

   Consideration to approve a Contract with the Coastal Regional Commission Area Agency on Aging for Fiscal Year 2025

5. **[2024-509 Purchase Order/Quote]** *Danielle Carver*

   Consideration to approve a Purchase Order and Quote with Reynolds-Warren Equipment Company for the purchase of a hydrostatic machine

6. **[2024-510 Agreement]** *Danielle Carver*

   Consideration to approve a Lighting Services Agreement with Georgia Power for the installation of lighting at the Old Augusta Road/Northgate Roundabout

7. **[2024-511 Contract]** *Danielle Carver*

   Consideration to approve Contract Amendment# 1 to the existing Food Service Agreement with Summit Food Service LLC, extending the contract term and adjusting pricing for inmate and senior meals

8. **[2024-512 Proposal]** *Danielle Carver*

   Consideration to approve a Proposal for engineering evaluation of the Effingham County Water Treatment Plant (WTP) Phase II

9. **[2024-513 Agreement]** *Danielle Carver*

   Consideration to approve a Memorandum of Agreement between Chatham County Fire Department and Effingham County Emergency Services to provide clinical experience for students in the EMT-B Emergency Medical Services program.

10. **[2024-514] Proposal]** *Jonathan Hulme*

    Consideration to approve a Contract from Hussey, Gay & Bell for the Blue Jay Elementary School Force Main Extension Proposal to expand capacity

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 17, 2024 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2024-515 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Darrell Boazman** for a **variance** located at 109 Lexus Court to allow for the reduction in accessory structure setbacks. **Map # 445C Parcel # 98** in the **Fifth District**

2. **[2024-516 Second Reading]**

   Consideration to approve the Second Reading of an application by **Darrell Boazman** for a **variance** located at 109 Lexus Court to allow for the reduction in accessory structure setbacks. **Map # 445C Parcel # 98** in the **Fifth District**

3. **[2024-517 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Candance Nease** as agent for **Rhonda Floyd** for a **variance** located at 271 Pecan Grove Boulevard to allow for the occupation of an RV/Camper. **Map # 304A Parcel # 19** in the **First District**

4. **[2024-518 Second Reading]**

   Consideration to approve the Second Reading of an application by **Candance Nease** as agent for **Rhonda Floyd** for a **variance** located at 271 Pecan Grove Boulevard to allow for the occupation of an RV/Camper. **Map # 304A Parcel # 19** in the **First District**

5. **[2024-519 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Rachel McDowell** for a **variance** located at 3714 Noel C Conaway Road to allow for the reduction in minimum road frontage. **Map # 436 Parcel # 67** in the **Second District**

6. **[2024-520 Second Reading]**

   Consideration to approve the Second Reading of an application by **Rachel McDowell** for a **variance** located at 3714 Noel C Conaway Road to allow for the reduction in minimum road frontage. **Map # 436 Parcel # 67** in the **Second District**

7. **[2024-521 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** an application by **Jake Patrick** for a **variance** located at 375 Riverside Drive to allow for the reduction in minimum road frontage. **Map # 254 Parcel # 6A & 6** in the **Third District**

8. **[2024-522 Second Reading]**

   Consideration to approve the Second Reading of an application by **Jake Patrick** for a **variance** located at 375 Riverside Drive to allow for the reduction in minimum road frontage. **Map # 254 Parcel # 6A & 6** in the **Third District**

9. **[2024-523 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends **approving** a request by **Ben Smith** to **rezone** +/- 11.4 acres located at 155 Chester Thomas Road from **AR-1 to AR-2** to allow for a subdivision to create new home sites. **Map# 315 Parcel# 44** in the **Third District**

10. **[2024-524 Second Reading]**

    Consideration to approve the Second Reading of a request by **Ben Smith** to **rezone** +/- 11.4 acres located at 155 Chester Thomas Road from **AR-1 to AR-2** to allow for a subdivision to create new home sites. **Map# 315 Parcel# 44** in the **Third District**

11. **[2024-525 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Christopher L. Murphy** as agent for **The Harold A, Dickerson Revocable Living Trust** to **rezone** +/- 4.25 acres located at 4397 Old Dixie Highway South from **AR-1 to AR-2** to allow for a subdivision to create new home sites. **Map# 313 Parcel# 18** in the **Third District**

12. **[2024-526 Second Reading]**

    Consideration to approve the Second Reading of a request by **Christopher L. Murphy** as agent for **The Harold A, Dickerson Revocable Living Trust** to **rezone** +/- 4.25 acres

located at 4397 Old Dixie Highway South from **AR-1 to AR-2** to allow for a subdivision to create new home sites. **Map# 313 Parcel# 18** in the **Third District**

13. **[2024-527 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Kevin Usher** to **rezone** +/- 7.625 acres located at 701 Log Landing Road from **AR-1 to AR-2** to allow for a subdivision. **Map# 428 Parcel# 2** in the **Fourth District**

14. **[2024-528 Second Reading]**

    Consideration to approve the Second Reading of a request by **Kevin Usher** to **rezone** +/- 7.625 acres located at 701 Log Landing Road from **AR-1 to AR-2** to allow for a subdivision. **Map# 428 Parcel# 2** in the **Fourth District**

15. **[2024-529 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Alex Long** to **rezone** +/- 70 acres located on Midland Road from **AR-1 to AR-2** to allow for a subdivision to create new home sites. **Map# 350 Parcel# 1** in the **First District**

16. **[2024-530 Second Reading]**

    Consideration to approve the Second Reading of a request by **Alex Long** to **rezone** +/- 70 acres located on Midland Road from **AR-1 to AR-2** to allow for a subdivision to create new home sites. **Map# 350 Parcel# 1** in the **First District**

17. **[2024-531 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** 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**

18. **[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**

19. **[2024-533 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **James Daniel** to **rezone** +/- 8 acres located at 610 Ebenezer Road from **R-1 to B-3** to allow for permitted uses in B-3. **Map# 446 Parcel# 7B** in the **Fifth District**

20. **[2024-534 Second Reading]**

    Consideration to approve the Second Reading of a request by **James Daniel** to **rezone** +/- 8 acres located at 610 Ebenezer Road from **R-1 to B-3** to allow for permitted uses in B-3. **Map# 446 Parcel# 7B** in the **Fifth District**

21. **[2024-535 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **denying** a request by **Darrell Morgan** to **rezone** +/- 12 out of 372 acres located on Sandhill Road from **AR-1 to HI** to allow for heavy industrial uses. **Map# 275 Parcel# 2** in the **First District**

22. **[2024-536 Second Reading]**

    Consideration to approve the Second Reading of a request by **Darrell Morgan** to **rezone** +/- 12 out of 372 acres located on Sandhill Road from **AR-1 to HI** to allow for heavy industrial uses. **Map# 275 Parcel# 2** in the **First District**

23. **[2024-537 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **MFL Investments, LLC** to **rezone** +/- .302 out of 1.302 acres located at 712 McCall Road from **B-3 to R-4** to conform with surrounding lots. **Map# 389 Parcel# 12** in the **Fourth District**

24. **[2024-538 Second Reading]**

    Consideration to approve the Second Reading of a request by **MFL Investments, LLC** to **rezone** +/- .302 out of 1.302 acres located at 712 McCall Road from **B-3 to R-4** to conform with surrounding lots. **Map# 389 Parcel# 12** in the **Fourth District**

25. **[2024-539 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **denying** a request 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**

26. **[2024-540 Second Reading]**

    Consideration to approve the Second reading of a request 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**

27. **[2024-541 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **denying** a request by **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** 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 **Third District**

28. **[2024-542 Second Reading]**

    Consideration to approve the Second Reading of a request by **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** 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 **Third District**

29. **[2024-543 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Kern & Co., LLC - Chad Zittrouer** as agent for **R B Baker Properties, LLC** to **rezone** +/- 114.79 acres located on Old Augusta Road South from **R-1 to LI** to allow for industrial uses. **Map# 476 Parcel# 4A** in the **Fifth District**

30. **[2024-544 Second Reading]**

    Consideration to approve the Second Reading of a request by **Kern & Co., LLC - Chad Zittrouer** as agent for **R B Baker Properties, LLC** to **rezone** +/- 114.79 acres located

on Old Augusta Road South from **R-1 to LI** to allow for industrial uses. **Map# 476 Parcel# 4A** in the **Fifth District**

31. **[2024-545 Public Hearing]** *Chelsie Fernald*

    The Planning Board recommends **approving** a request by **Kern & 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**

32. **[2024-546 Second Reading]**

    Consideration to approve the Second Reading of a request by **Kern & 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**

XVI. Adjournment