



(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA  
**Effingham** County  
*Georgia*  
Board of Commissioners

July 16, 2024 – 5:00 PM

Effingham County Administrative Complex  
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statute (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/UC9wRzS6f2pHHZG3IgRk30UQ>

- 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 July 2, 2024 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. **[2024-337 Contract]**

Consideration to approve to renew the Pre-Event Contract for Disaster Debris Monitoring & Financial Recovery Services with Thompson Consulting Services, LLC

2. **[2024-338 Agreement]**  
Custom Traffic Signpost Agreement between Effingham County Board of Commissioners and Greystone Homeowners Association
3. **[2024-339 Contract]**  
Consideration to approve to renew the Disaster Debris Removal Services Contract with Ceres Environmental Services, Inc. and CrowderGulf, LLC
4. **[2024-340 Agreement]**  
Consideration to approve Amendment #4 for the extension of the Master Services Agreement for Professional Services for EOM Operations
5. **[2024-341 Agreement]**  
Consideration to renew the License Agreement with Verizon Wireless for site 133762 in Springfield

**X. New Business**

1. **[2024-342 Purchase]** *Clint Hodges*  
Consideration to approve the Purchase of a Fire Engine and Ladder Truck from Ten-8 Fire and Safety.
2. **[2024-343 Plat/Deed]** *Samantha Easton*  
Consideration to approve a Final Plat and Warranty Deed for Lonadine Phase 2A located on Highway 119 S **Map# 344 Parcel# 26A** in the **Third District**, zoned R-6
3. **[2024-344 Policy]** *Jonathan Hulme*  
Consideration to approve the First Reading of an Construction Specification to amend **Section 02400 Stormwater Drainage System** of the Effingham County Construction Specifications and the **Stormwater Management Local Design Manual** page 14 to reflect this change
4. **[2024-345 Proposal]** *Jonathan Hulme*  
Consideration to approve a Proposal from GMC for Engineering Evaluation of the Effingham County Goshen Commercial Park Well System
5. **[2024-346 Ordinance]** *Jonathan Hulme*  
Consideration to approve the Second Reading of an Ordinance to amend **Part II - Official Code, Chapter 34 - Article III, Provisions - Flood Hazard Reduction**, for **Section 34.83** of the Effingham County Code of Ordinances
6. **[2024-347 Ordinance]** *Jonathan Hulme*  
Consideration to approve the Second Reading of an Ordinance to amend **Part II - Official Code, Chapter 34 - Article III - Section 34.84** (*Standards for areas of special flood hazard (zones AE) with established base flood elevations without designated floodways*) of the Effingham County Code of Ordinances
7. **[2024-348 Ordinance]** *Samantha Easton*  
Consideration to approve the First Reading of an ordinance to amend **Part II - Official Code, Appendix C - Zoning Ordinance, Section 3.17 - Excavation, Mining, Ponds, and Fills**

*of Land and/or State/Federal Jurisdictional Waters or Wetlands and 3.17A - Ponds - Construction of the Effingham County Code of Ordinances*

8. **[2024-349 Ordinance]** *Samantha Easton*

Consideration to approve the amendment of the Code of Ordinances **Part II – Official Code: Appendix C – Zoning Ordinance, 3.41 Swimming pools, private community, or club** of the Effingham County Code of Ordinances

9. **[2024-350 Task Order]** *Danielle Carver*

Consideration to approve Task Order 24-IDC-RFP-067 for POND & Company to complete the design of the roundabout at SR-30 and Midland Road

10. **[2024-351 Change Order/Task Order]** *Danielle Carver*

Consideration to approve Change Order #4 and Task Order 22-25-006 for the TSPLOST Intersections Design and Construction Management with Roberts Civil Engineering

11. **[2024-352 Purchase Order]** *Danielle Carver*

Consideration to approve Purchase Order 23-RFQ-062 with Aqualitec Corp for the replacement of Fine Screen and Washer Compactor

12. **[2024-353 Agreement]** *Danielle Carver*

Consideration to approve Amendment 7 of the Agreement with EOM Operations for public works related services

13. **[2024-354 Agreement]** *Danielle Carver*

Consideration to approve Task Order 9 with EOM Operations under the Master Services Agreement related to civil engineering services

14. **[2024-355 Resolution]** *Mark Barnes*

Consideration to approve Resolution# 024-021 to amend the Fiscal Year 2024 budget

15. **[2024-356 Annexation]** *Stephanie Johnson*

Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield related to a property located at 1528 Hwy 21 South, **Map# 389B Parcel# 18** in the **Fourth District**

16. **[2024-357 Agreement]** *Jonathan Hulme*

Consideration to approve a Memorandum of Understanding Proposed Sewer Assets between Effingham County and the City of Springfield

17. **[2024-358 Agreement]** *Danielle Carver*

Consideration to approve the Preliminary Engineering Agreement with CSX Transportation, Inc. for the Goshen Road Widening Project

**XI. Reports from Commissioners & Administrative Staff**

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

### **XIII. Planning Board - 6:00 pm**

1. **[2024-359 Public Hearing]** *Chelsie Fernald*

The Planning board recommends approval to amend Appendix C, Article IX - Section 5.11.2 to allow for the addition of truck and trailer parking as a Conditional Use in B-3 zoning districts

2. **[2024-360 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **denying** an application by **Luis R. Perdomo** for a **conditional use** for a **Rural Business** located at 100 Highland Drive for commercial vehicle parking. **Map #466B Parcel # 10** in the **Second District**

3. **[2024-361 Second Reading]**

Consideration to approve the Second Reading of an application by **Luis R. Perdomo** for a **conditional use** for a **Rural Business** located at 100 Highland Drive for commercial vehicle parking. **Map #466B Parcel # 10** in the **Second District**

4. **[2024-362 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Betty Crosby** for a **variance** located at 118 Second Street to allow for a reduction in the required building setbacks. **Map # 296A Parcel # 25** in the **First District**

5. **[2024-363 Second Reading]**

Consideration to approve the Second Reading of an application by **Betty Crosby** for a **variance** located at 118 Second Street to allow for a reduction in the required building setbacks. **Map # 296A Parcel # 25** in the **First District**

6. **[2024-364 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Amy Wilson** as agent for **Sandra Hutcheson** for a **variance** located at 569 Little McCall Road to allow for the occupation of an RV during home construction. **Map # 320 Parcel # 51** in the **Third District**

7. **[2024-365 Second Reading]**

Consideration to approve the Second Reading an application by **Amy Wilson** as agent for **Sandra Hutcheson** for a **variance** located at 569 Little McCall Road to allow for the occupation of an RV during home construction. **Map # 320 Parcel # 51** in the **Third District**

8. **[2024-366 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **denying** an application by **Robert Crisp** for a **variance** located at 156 Knotty Pine Circle to allow for the reduction in required building setbacks. **Map # 428C Parcel # 150** in the **Fourth District**

9. **[2024-367 Second Reading]**

Consideration to approve the Second Reading of an application by **Robert Crisp** for a **variance** located at 156 Knotty Pine Circle to allow for the reduction in required building setbacks. **Map # 428C Parcel # 150** in the **Fourth District**

10. **[2024-368 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approval of a request by **Jason Ruarks** as agent for **Karen Lanier & Gary Moore** to **rezone 4.88** acres located at 188 Harley Road from **AR-1 to AR-2** to allow for a subdivision to create a new home site **Map# 417B Parcel# 4** in the **Second District**

11. **[2024-369 Second Reading]**

Consideration to approve the Second Reading of a request by **Jason Ruarks** as agent for **Karen Lanier & Gary Moore** to **rezone 4.88** acres located at 188 Harley Road from **AR-1 to AR-2** to allow for a subdivision to create a new home site **Map# 417B Parcel# 4** in the **Second District**

12. **[2024-370 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** a request by **Lee Grider** to **rezone +/- 1.34** acres located at 1243 & 1257 Noel C Conaway Road from **AR-1 & AR-2 to B-3** to allow for commercial/business opportunities **Map# 375E Parcel# 5 & 6** in the **Second District**

13. **[2024-371 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** a request by **Lee Grider** to **rezone +/- 1.34** acres located at 1243 & 1257 Noel C Conaway Road from **AR-1 & AR-2 to B-3** to allow for commercial/business opportunities **Map# 375E Parcel# 5 & 6** in the **Second District**

14. **[2024-372 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** a request by **Brooke Graham** to **rezone +/-5.14** acres located at 2453 GA Highway 119 N from **AR-1 to AR-2** to subdivide to create new home sites **Map# 408 Parcel# 24A** in the **Third District**

15. **[2024-373 Second Reading]**

Consideration to approve the Second Reading of a request by **Brooke Graham** to **rezone +/-5.14** acres located at 2453 GA Highway 119 N from **AR-1 to AR-2** to subdivide to create new home sites **Map# 408 Parcel# 24A** in the **Third District**

16. **[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 & Map # 414 Parcel # 9** in the **Fourth District**

17. **[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 & Map # 414 Parcel # 9** in the **Fourth District**

**XIV. Adjournment**