



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

**June 04, 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**

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## 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 May 21, 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** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.
- IX. **Presentation** - to County Clerk Stephanie Johnson from the Board of Commissioners
- X. **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. **[2024-265 Agreement]**

Consideration to approve to renew the Intergovernmental Agreement with the Georgia Department of Public Safety for antenna/receiver space on the County tower located at the transfer site on Courthouse Road

2. **[2024-266 Agreement]**  
Consideration to approve to renew the Communications Tower Lease Agreement with the State Properties Commission for antenna/receiver space
3. **[2024-267 Agreement]**  
Consideration to approve to renew the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Department of Juvenile Justice, Lease #8588
4. **[2024-268 Agreement]**  
Consideration to renew the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services – Division of Family and Children Services, Lease #3362
5. **[2024-269 Agreement]**  
Consideration to approve to renew the Rental Agreement with Action Pact (formally Concerted Services, Inc.) for space in the Effingham County Annex
6. **[2024-270 Grant Application]**  
Consideration to approve to ratify and affirm the submission of a Grant Application to FEMA for the Building Resilient Infrastructure and Communities (BRIC) Grant
7. **[2024-271 Grant Application]**  
Consideration to approve to ratify and affirm the submission of a Grant Application for FEMA for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant
8. **[2024-272 Form]**  
Consideration to approve to ratify and affirm the Fiscal Year 2025 Community Development Service (CDS) Request form to the Office of Senator Warnock
9. **[2024-273 Form]**  
Consideration to approve to ratify and affirm the submission of Project Funding Request forms to the Office of Representative Earl 'Buddy' Carter
10. **[2024-274 Agreement]**  
Consideration to approve to ratify and affirm a Memorandum of Understanding with GEMA
11. **[2024-275 Agreement]**  
Consideration to approve to renew the Accountability Court Agreement (Mental Health/Drug Court)
12. **[2024-276 Form]**  
Consideration to approve the SAVE Affidavit - Anticipated Collections Addendum from Non-Federal Sources
13. **[2024-277 Agreement]**  
Consideration to approve to renew an Agreement with Albeck Group, LLC for Professional Consulting Services for Program Management

14. **[2024-278 Agreement]**

Consideration to approve to ratify and affirm an Standard Dish Machine Rental Agreement with Ecolab, Inc. for the Effingham County Prison

**XI. Unfinished Business** - Contains items held from a previous agenda.

1. **[2024-180 Second Reading]**

Consideration to approve the Second Reading of an Ordinance to amend **Part II - Official Code, Chapter 14, Article II - Construction Codes** of the Effingham County Code of Ordinances (*postponed, 4/16/24*)

2. **[2024-205 Contract]** *Danielle Carver*

Consideration to approve renewing the Contract for inmate commissary services at Effingham County Prison with McDaniel Supply Company (*postponed, 05/21/2024*)

3. **[2024-223 Ordinance]**

Consideration to approve the Second Reading of an Ordinance to amend Part II - Official Code, Chapter 58 - Roads, Article II - County Addressing System of the Effingham County Code of Ordinances (*1st reading approved, 05/21/2024*)

4. **[2024-242 Second Reading]**

Consideration to approve the Second Reading of a request by **Ryan Poythress** as agent for **Andy Zoller** for a **conditional use** located at 1654 Stillwell Clyo Road to allow for an addition of an abattoir to a proposed butcher shop in AR-1 **Map # 425 Parcel # 2** in the **Third District** (*postponed, 05/21/2024*)

5. **[2024-247 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Dee Moncrief** as agent for **Sovereign Resources, LLC.** for a **variance** from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 105 Parkway Drive, **zoned I-1 Map # 466C Parcel # 1C02** in the **Fifth District**

6. **[2024-248 Second Reading]**

Consideration to approve the Second Reading of an application by **Dee Moncrief** as agent for **Sovereign Resources, LLC.** for a **variance** from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 105 Parkway Drive, **zoned I-1 Map # 466C Parcel # 1C02** in the **Fifth District** (*postponed, 05/21/2024*)

7. **[2024-264 Sketch Plan]** *Samantha Easton*

Staff recommends approval for an application by **Ryan Poythress** for a **Sketch Plan** located on Stillwell Clyo Road, for "*Southeast Packers Abattoir*", zoned AR-1 **Map# 425 Parcels# 2C** in the **Third District** (*postponed, 05/21/2024*)

**XII. New Business**

1. **[2024-279 Second Reading]**

Consideration to approve to amend the zoning map amendment for the Second Reading of an application by **Kern & Co., LLC** as agent for **Old Pines, LLC** for a property consisting of 741.60 acres located off of Old Augusta Road **Map# 465 Parcel# 6** and **Map# 477 Parcel#15**. This amendment is to clarify the location, extent of the berm along Chimney Road. (*approved, 10/06/2020*)

2. **[2024-280 Budget]** *Mark Barnes*  
Consideration to approve the First Reading of the Fiscal Year 2024-2025 Budget
3. **[2024-281 Change Order]** *Alison Bruton*  
Consideration to approve Change Order #1 for McWright LLC for the Expansion/Renovations of the Effingham County Administrative Building
4. **[2024-282 Grant Application]** *Tim Callanan*  
Consideration to approve a Grant Application for the Active Transportation Infrastructure Investment Program (ATIIP), U.S. Department of Transportation (DOT), Federal Highway Administration (FHWA)
5. **[2024-283 Agreement]** *Danielle Carver*  
Consideration to approve a Capacity Agreement between Effingham County Prison and the Georgia Department of Corrections
6. **[2024-284 Ordinance]** *Steve Candler*  
Consideration to approve the First Reading of an Ordinance to amend **Part II - Official Code, Appendix C, Article II - Definitions** of the Effingham County Code of Ordinances
7. **[2024-285 Ordinance]** *Steve Candler*  
Consideration to approve the First Reading of an Ordinance to amend **Part II - Official Code, Appendix B - Subdivisions** of the Effingham County Code of Ordinances
8. **[2024-286 Donation]** *Steve Candler*  
Consideration to approve to reimburse county and permitting fees for 117 Cravey Lane, Rincon as a donation of the house to Catie's Fund
9. **[2024-287 Agreement]** *Tim Callanan*  
Consideration to approve the Metropolitan Planning Organization Memorandum of Understanding for the Coastal Region Metropolitan Planning Organization
10. **[2024-288 Agreement]** *Tim Callanan*  
Consideration to approve an Intergovernmental Agreement by and between Effingham County Industrial Development Authority, Effingham County Georgia and the Effingham County School District related to distribution of Payment In-Lieu of Ad Valorem Taxes (PILOT) payments

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

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

**XV. Planning Board - 6:00 pm**

1. **[2024-289 Public Hearing]** *Chelsie Fernald*  
The Planning Board and Staff recommend approving an application by **Scott Thompson** as Agent for **Coastal Water Utilities LLC** for a conditional use located at 550 Highway 17 South to allow for outdoor screened storage in B-2 zoning **Map # 295 Parcel # 17** in the **Third District**

2. **[2024-290 Second Reading]**

Consideration to approve the Second Reading of an application by **Scott Thompson** as Agent for **Coastal Water Utilities LLC** for a conditional use located at 550 Highway 17 South to allow for outdoor screened storage in B-2 zoning **Map # 295 Parcel # 17** in the **Third District**

3. **[2024-291 Public Hearing]** *Chelsie Fernald*

The Planning Board and Staff recommend **approval** of a request by **AmSOon Group LLC** as agent for **Shirley White** to **rezone** +/- 5.55 acres located on Lamons Drive from **AR-1** to **AR-2** to allow for subdivision to create new home sites. **Map# 460C Parcel# 11** in the **Fourth District**

4. **[2024-292 Second Reading]**

Consideration to approve the Second Reading of a request by **AmSOon Group LLC** as agent for **Shirley White** to **rezone** +/- 5.55 acres located on Lamons Drive from **AR-1** to **AR-2** to allow for subdivision to create new home sites. **Map# 460C Parcel# 11** in the **Fourth District**

5. **[2024-293 Public Hearing]** *Chelsie Fernald*

The Planning Board and Staff recommend **approval** of a request by **Troy Smith** as agent for **Jon Burns** to **rezone** +/- 5.799 out of 16 acres located on Midland Road from **I-1** to **R-1** to allow for subdivision to create new home sites **Map# 373 Parcel# 17** in the **Fourth District**

6. **[2024-294 Second Reading]**

Consideration to approve the Second Reading of a request by **Troy Smith** as agent for **Jon Burns** to **rezone** +/- 5.799 out of 16 acres located on Midland Road from **I-1** to **R-1** to allow for subdivision to create new home sites. **Map# 373 Parcel# 17** in the **Fourth District**

7. **[2024-295 Sketch Plan]** *Samantha Easton*

The Planning Board recommends approval with conditions for an application by **Rusty Windsor** for a **Sketch Plan** located on Noel C Conaway Road, for "*Creekside Phase 3*" zoned PD **Map# 436 Parcels# 46** in the **Second District**

**XVI. Adjournment**