



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

May 21, 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 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/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 April 16, 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. **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. **Appearance - 5:10 pm** (*Corey Haggary Sr.*)
- 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. **[2024-205 Contract]**
Consideration to approve to renew the Contract for inmate commissary services at Effingham County Prison with McDaniel Supply Company
2. **[2024-206 Agreement]**
Consideration to approve a Clinical Services Agreement between Effingham County and the Effingham Hospital, Inc.
3. **[2024-207 Agreement]**
Consideration to approve a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the State Court of Effingham County
4. **[2024-208 Agreement]**
Consideration to approve a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the Superior Court of Effingham County
5. **[2024-209 Agreement]**
Consideration to approve to renew a Memorandum of Understanding with Effingham County Board of Education for the use of schools as disaster shelters
6. **[2024-210 Agreement]**
Consideration to renew a Memorandum of Understanding with Effingham County Board of Education for the use of seven (7) school buses
7. **[2024-211 Agreement]**
Consideration to approve to renew the ESRI Small Government Enterprise Agreement, year 2 of a 3-year term
8. **[2024-212 Contract]**
Consideration to approve to renew the Contract with Spatial Engineering, Inc. for GIS Services
9. **[2024-213 Change Order]**
Consideration to approve Change Order #2 for Southern Civil, LLC for the Hodgeville Lift Station #4 Construction
10. **[2024-214 Agreement]**
Consideration to approve an Intergovernmental Agreement by and between the Georgia Department of Corrections and Effingham County Prison for GED Testing for Offenders
11. **[2024-215 Agreement]**
Consideration to approve a Memorandum of Agreement with Ogeechee Technical College and Effingham County EMS for student ride-a-longs for clinical hours
12. **[2024-216 Funding Request]**
Consideration to ratify and affirm a Supplemental Funding Request from Atlas Technical Consultants related to the Effingham Parkway project

13. **[2024-217 Change Order]**
Consideration to approve to ratify and affirm Change Order# 3 with Legacy Water Group for the Loop B Construction Project
14. **[2024-218 Purchase]**
Consideration to approve to ratify and affirm approval of Enterprise vehicle orders
15. **[2024-219 Resolution]**
Consideration to approve Resolution# 024-019 for the surplus of vehicles
16. **[2024-220 Policy]**
Consideration to approve and publish an update to **5.02 - Paid Time Off** of the Human Resources Standards of Practice
17. **[2024-221 Agreement]**
Consideration to approve an Agreement with Kofile Technologies, Inc. for the creation of minute books
18. **[2024-222 Cancel Meeting]**
Consideration to approve to cancel the July 2, 2024 regular Board of Commissioners meeting

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

1. **[2024-148 Plan]** *Alison Bruton*
Consideration to approve a Solid Waste Management Plan as completed by Alliance Consulting Engineers (*postponed April 2, 2024 and April 16, 2024*)
2. **[2024-177 Road Abandonment]** *Stephen Candler*
Consideration to approve the First Reading of a certification of abandonment of a portion of Otis Seckinger Road (*notice of public hearing, 04/16/2024*)
3. **[2024-178 Ordinance]**
Consideration to approve the Second Reading to amend **Part II - Official Code, Article VI, 6.2 -Yards** of the Effingham County Code of Ordinances (*1st reading approved, 4/16/24*)
4. **[2024-179 Ordinance]**
Consideration to approve the Second Reading to amend **Part II - Official Code, Chapter 10 - Animals** of the Effingham County Code of Ordinances (*1st reading approved 4/16/24*)
5. **[2024-180 Ordinance]** *Ashley Kessler*
Consideration to approve the First 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*)
6. **[2024-191 Ordinance]**
Consideration to approve the Second Reading to amend **Part II - Official Code, Chapter 14, Article II, Division 2 - Section 14-56 - Permits** of the Effingham County Code of Ordinances (*1st reading approved, 4/16/24*)

7. **[2024-194 Proposal]** *Alison Bruton*

Consideration to approve a Proposal from Hussey, Gay, and Bell for the Design of the Midland Road Sewer Extension (*postponed from the April 16, 2024 BOC Meeting*)

XII. New Business

1. **[2024-223 Ordinance]** *Kimberly Barlett*

Consideration to approve the First 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

2. **[2024-224 Deed/Plat]** *Samantha Easton*

Consideration to approve a Final Plat and Warranty Deed for Laurel Grove, Phase 1 located on Noel C. Conaway Road **Map# 352 Parcel# 58** in the **First District**

3. **[2024-225 Deed/Plat]** *Samantha Easton*

Consideration to approve a Final Plat and Warranty Deed for Creekside, Phase 2B located on Noel C. Conaway Road **Map# 436 Parcel# 46** in the **First District**

4. **[2024-226 Contract]** *Alison Bruton*

Consideration to approve Contract 23-ITB-053 with C.W. Matthews for the TSPLOST Resurfacing Package in Districts 1 and 2

5. **[2024-227 Agreement]** *Alison Bruton*

Consideration to approve a Utility Easement Agreement with Diamond Concrete Products, LLC

6. **[2024-228 Agreement]** *Alison Bruton*

Consideration to approve a Utility Easement Agreement with Oglethorpe Power Corporation

7. **[2024-229 Proposal]** *Alison Bruton*

Consideration to approve to ratify and affirm a Proposal from Whitaker Labs for special inspections of the Gym Expansion Construction

8. **[2024-230 Agreement]** *Alison Bruton*

Consideration to approve a Memorandum of Understanding and Real Property Exchange Agreement between Effingham County and SAV Parkway Properties, LLC

9. **[2024-231 Change Order]** *Alison Bruton*

Consideration to approve Change Order# 4 for McWright LLC for Contract 23-ITB-031 - EMS and Prison Maintenance Building Construction/Renovation

10. **[2024-232 Proposal]** *Alison Bruton*

Consideration to approve a Proposal from Atlas Technical Consultants for engineering services for Low Ground Round

11. **[2024-233 Agreement]** *Alison Bruton*

Consideration to approve a Statement of Work from CivicPlus for SeeClickFix, a 311 Web and App Service

12. **[2024-234 LMIG]** *Alison Bruton*

Consideration to approve a Road List for FY24 Supplemental LMIG and upcoming FY25 LMIG

13. **[2024-235 Change Order]** *Alison Bruton*

Consideration to approve to ratify and affirm Change Order# 3 for Peek Pavement for the LMIG SAP Project

14. **[2024-236 Donation]** *Alison Bruton*

Consideration to approve to donate a vibratory roller to the Effingham County Board of Education

XIII. Reports from Commissioners & Administrative Staff

XIV. Executive Session Minutes - Consideration to approve the April 2, 2024 executive session minutes

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

XVI. Planning Board - 6:00 pm

1. **[2024-237 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Tim Jones** for a **conditional use** to allow for a private and public event venue in AR-1 located at 2872 Noel C Conaway Road, **Map# 418 Parcel #26A**, in the **Second District**

2. **[2024-238 Second Reading]**

Consideration to approve the Second reading of an application by **Tim Jones** for a **conditional use** to allow for a private and public event venue in AR-1 located at 2872 Noel C Conaway Road, **Map# 418 Parcel # 26A**, in the **Second District**

3. **[2024-239 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Cathrine Shinogle** for a **conditional use** for a **Rural Business** for a hair salon located at 475 Shearouse Road, **Map# 398 Parcel #12A**, in the **Second District**

4. **[2024-240 Second Reading]**

Consideration to approve the Second Reading of an application by **Cathrine Shinogle** for a **conditional use** for a **Rural Business** for a hair salon located at 475 Shearouse Road, **Map# 398 Parcel #12A**, in the **Second District**

5. **[2024-241 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Ryan Poythress** as agent for **Andy Zoller** for a **conditional use** to allow for an addition of an abattoir to a proposed butcher shop in **AR-1**, located at 1654 Stillwell-Clyo Road, **Map# 425 Parcel # 2**, in the **Third District**

6. **[2024-242 Second Reading]**

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

7. **[2024-243 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by **Graham Metzger** as agent for **Alec Metzger** for a **conditional use** for a Rural Business for an auto paint & body shop business, located at 721 Mock Road, **Map# 409 Parcel # 4B**, in the **Fourth District**
8. **[2024-244 Second Reading]**
Consideration to approve the Second Reading an application by **Graham Metzger** as agent for **Alec Metzger** for a **conditional use** for a Rural Business for an auto paint & body shop business, located at 721 Mock Road, **Map# 409 Parcel # 4B**, in the **Fourth District**
9. **[2024-245 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by **JD Bankston Enterprise, INC.** for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 126 McLaws Road, zoned **AR-1 Map # 465 Parcel # 1A** in the **First District**
10. **[2024-246 Second Reading]**
Consideration to approve the Second Reading of an application by **JD Bankston Enterprise, INC.** for a variance from ordinance Section 5.1.4 to allow for the reduction in the required building setbacks, located at 126 McLaws Road, zoned **AR-1 Map # 465 Parcel # 1A** in the **First District**
11. **[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**
12. **[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**
13. **[2024-249 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approval** of a request by **Cathrine Lee** to **rezone +/- 3.32 acres** located on Hwy 30 from **AR-1** to **AR-2** to allow for a new home site, located at 180 Saxon Drive. **Map# 301 Parcel# 46** in the **First District**
14. **[2024-250 Second Reading]**
Consideration to approve the Second Reading of a request by **Cathrine Lee** to **rezone +/- 3.32 acres** located on Hwy 30 from **AR-1** to **AR-2** to allow for a new home site, located at 180 Saxon Drive. **Map# 301 Parcel# 46** in the **First District**
15. **[2024-251 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approval** of a request by **Duane Gilchrist** to **rezone +/- 0.494 acres** from located on Laurel Circle to allow for

subdivision to create new home sites from **AR-1 to AR-2 Map# 302 Parcel# 84** in the **First District**

16. **[2024-252 Second Reading]**

Consideration to approve the Second Reading of a request by **Duane Gilchrist** to **rezone +/- 0.494 acres** from located on Laurel Circle to allow for subdivision to create new home sites from **AR-1 to AR-2 Map# 302 Parcel# 84** in the **First District**

17. **[2024-253 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approval** of a request by **Chris Murphy** as agent for **Lisa Allen, Executor estate of Ann Tuttle** to **rezone +/- 0.494 acres** located on Laurel Circle from **AR-1 to AR-2** to allow for subdivision to create new home sites **Map# 302 Parcel# 84** in the **First District**

18. **[2024-254 Second Reading]**

Consideration to approve the Second Reading of a request by **Chris Murphy** as agent for **Lisa Allen, Executor estate of Ann Tuttle** to **rezone +/- 0.494 acres** located on Laurel Circle from **AR-1 to AR-2** to allow for subdivision to create new home sites **Map# 302 Parcel# 84** in the **First District**

19. **[2024-255 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approval** of a request by **James Holton** to **rezone +/- 4.58 acres** located 5237 GA Highway 17 South from **AR-1 to AR-2** to allow for subdivision to create new home sites **Map# 352 Parcel# 43** in the **First District**

20. **[2024-256 Second Reading]**

Consideration to approve the Second Reading of a request by **James Holton** to **rezone +/- 4.58 acres** located 5237 GA Highway 17 South from **AR-1 to AR-2** to allow for subdivision to create new home sites **Map# 352 Parcel# 43** in the **First District**

21. **[2024-257 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approval** of a request by **Donald Barnard** to **rezone +/- 4.91 of 9.91 acres** located on Fair Street from **AR-1 to AR-2** to allow for subdivision to create new home sites **Map# 422 Parcel# 41B** in the **Third District**

22. **[2024-258 Second Reading]**

Consideration to approve the Second Reading of a request by **Donald Barnard** to **rezone +/- 4.91 of 9.91 acres** located on Fair Street from **AR-1 to AR-2** to allow for subdivision to create new home sites **Map# 422 Parcel# 41B** in the **Third District**

23. **[2024-259 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approval** of a request by **Brian Quigley as agent for Jeremy Nease** to **rezone +/- 102.67 acres** located on US Highway 80 from **I-1 to I-1** to allow for the amendment of previously approved conditions **Map# 354 Parcel# 21, 21B, & 21C** in the **First District**

24. **[2024-260 Second Reading]**

Consideration to approve the Second Reading of a request by **Brian Quigley as agent for Jeremy Nease to rezone** +/- 102.67 acres located on US Highway 80 from **I-1 to I-1** to allow for the amendment of previously approved conditions **Map# 354 Parcel# 21, 21B, & 21C** in the **First District**

25. **[2024-261 Public Hearing]**

The Planning Board recommends **denial** of a request by **Bryant Ligon** as agent for **T & T 9G, LLC to rezone** +/- 288.36 acres located on Midland Road from **AR-1 & I-1 to PD-R** to allow for residential development **Map# 396 Parcel# 62 & 62A** in the **Second District**

26. **[2024-262 Second Reading]**

Consideration to approve the Second Reading of a request by **Bryant Ligon** as agent for **T & T 9G, LLC to rezone** +/- 288.36 acres located on Midland Road from **AR-1 & I-1 to PD-R** to allow for residential development **Map# 396 Parcel# 62 & 62A** in the **Second District**

27. **[2024-263 Sketch Plan]** *Samantha Easton*

The Planning Board recommends denial for an application by **Taylor Stein** for a **Sketch Plan** located on Hwy 80, for "*US Hwy 80 Warehouses*" zoned **I-1 Map# 354 Parcels# 21, 21B, & 21C** in the **First District**

28. **[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**

XVII. Adjournment