



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

April 02, 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 March 19, 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 (*please do not distribute on your own volition*).
- IX. Presentation - Deal, Lanier, Proctor & Bloser CPAs**
 1. Audit review presentation by Kay Proctor from Lanier, Deal, Proctor & Bloser CPAs
- 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. [2024-137 Agreement]

Consideration to approve to renew Year 3 of an Agreement with GMASS, Inc. for the maintenance of rural land schedules and methodology for 2023-2025

2. **[2024-138 Agreement]**

Consideration to approve to renew Lease Agreements with FP Mailing services to allow for postage meters at multiple locations

3. **[2024-139 Contracts]**

Consideration to approve to extend the Indefinite Delivery Contracts (IDC) for Engineering and Architectural Services through June 30, 2024

4. **[2024-140 Grant Award]**

Consideration to approve to accept a Grant Award from the Coastal Regional Commission Area Agency on Aging

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

1. **[2024-119 Second Reading]**

Consideration to approve the Second Reading of an application by **Penny West** to rezone 5 acres located at 3768 Old Dixie Hwy South from **AR-1 to AR-2** to allow for new home sites **Map# 339 Parcel# 6** in the Third District (*postponed 03/05/2024, 03/19/2024*)

XII. New Business

1. **[2024-141 Resolution]** *Mark Barnes*

Consideration to approve Resolution# 024-016 for a General Obligation Transportation Sales Tax Bond in the amount of \$60,000,000 principal for the countywide projects approved in the Transportation Special Local Option Sales Tax (TSPLOST) referendum, passed November 2023

2. **[2024-142 Resolution]** *Mark Barnes*

Consideration to approve Resolution# 024-017 to amend the Fiscal Year 2024 Budget

3. **[2024-143 Purchase Order]** *Clint Hodges*

Consideration to approve a Purchase Order for Firefighting Agent from Fireline Inc.

4. **[2024-144 Policy]** *Greg Hood*

Consideration to approve to adopt a Policy containing procedures for the Office of Code Enforcement

5. **[2024-145 Contract]** *Alison Bruton*

Consideration to approve Contract 23-ITB-054 with Lavender & Associates, Inc. for the Effingham Gym Expansion

6. **[2024-146 Agreement]** *Alison Bruton*

Consideration to approve to terminate the Lease Agreement with the Meldrim Community Civics Club, Inc. related to Meldrim Park

7. **[2024-147 Change Order]** *Alison Bruton*

Consideration to approve to ratify and affirm Change Order# 2 for Peek Pavement for the LMIG SAP Project

8. **[2024-148 Plan]** *Alison Bruton*

Consideration to approve the Solid Waste Management Plan as completed by Alliance Consulting Engineers

9. **[2024-149 Plan]** *Alison Bruton*

Consideration to approve the Water/Wastewater Master Plan completed by Alliance Consulting Engineers

XIII. Reports from Commissioners & Administrative Staff

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

XV. Executive Session Minutes - Consideration to approve the March 19, 2024 executive session minutes

XVI. Planning Board - 6:00 pm

1. **[2024-150 Sketch Plan]** *Samantha Easton*

The Planning Board recommends approval for an application by **Simcoe Investment Group, LLC**, for a **Sketch Plan** located on Goshen Road, for "Goshen Church Tract" proposed zoning PD-R **Map# 451 Parcels# 21** in the Second District

2. **[2024-151 Sketch Plan]** *Samantha Easton*

The Planning Board recommends approval for an application by **Craig Johnson**, for a **Sketch Plan** located on Stillwell Road, for "Stillwell Pines" zoned AR-1 **Map# 427 Parcels# 14B** in the Fourth District

3. **[2024-152 Sketch Plan]** *Samantha Easton*

Staff recommends approval for an application by **James Dasher** for a Sketch Plan located on Earl Lain Road, for "West Gate Phase 1" zoned PD-R **Map# 436 Parcels# 3 & Map# 435 Parcels# 21,21A, & 21B** in the **Second District**

4. **[2024-153 Public Hearing]** *Chelsie Fernald*

Staff and Planning Board recommend approving an application by **Steve Murray** requesting a **Variance** from Section 3.38.6, to allow for a reduction in required road frontage for a billboard, located on US Highway 80, zoned B-2 **Map# 378 Parcel# 11** in the **First District**

5. **[2024-154 Second Reading]**

Consideration to approve the Second Reading of an application by **Steve Murray** requesting a **Variance** from Section 3.38.6, to allow for a reduction in required road frontage for a billboard, located on US Highway 80, zoned B-2 **Map# 378 Parcel# 11** in the **First District**

6. **[2024-155 Public Hearing]** *Chelsie Fernald*

Staff and Planning Board recommend **approving** an application by **Keith Blocker - EB Miles Properties, Inc.** to **rezone** 9.21 of 11.03 acres located on US Hwy 80 West from **AR-1 to B-3** to allow for the subdivision and change of land use **Map # 378 Parcel # 6 & 7** in the **First District**

7. **[2024-156 Second Reading]**
Consideration to approve the Second Reading of an application by **Keith Blocker - EB Miles Properties, Inc.** to **rezone** 9.21 of 11.03 acres located on U.S. Highway 80 W from **AR-1 to B-3** to allow for the subdivision and change of land use, **Map # 378 Parcel # 6 & 7** in the **First District**
8. **[2024-157 Public Hearing]** *Chelsie Fernald*
Staff and Planning Board recommend approving an application by **Vincent Helmey** as agent for **William Earl Barton Jr. and Treda Hodge** to **rezone** 2.94 acres located on Harvey Road from **AR-1 to AR-2** to allow for subdivision to create a home site, **Map # 303 Parcel # 28** in the **First District**
9. **[2024-158 Second Reading]**
Consideration to approve the Second Reading of an application by **Vincent Helmey** as agent for **William Earl Barton Jr. and Treda Hodge** to **rezone** 2.94 acres located on Harvey Road from **AR-1 to AR-2** to allow for subdivision to create a home site, **Map # 303 Parcel # 28** in the **First District**
10. **[2024-159 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends denying an application by **SIMCOE Investment Group, LLC** as agent for **Grace Community Church of Effingham County, Georgia Inc.** to **rezone** 29.6 of 39.94 acres located on Goshen Road from **R-1 to PD** to allow for a residential development, **Map # 451 Parcel # 21** in the **Second District**
11. **[2024-160 Second Reading]**
Consideration to approve the Second Reading of an application by **SIMCOE Investment Group, LLC** as agent for **Grace Community Church of Effingham County, Georgia Inc.** to **rezone** 29.6 of 39.94 acres located on Goshen Road from **R-1 to PD** to allow for a residential development, **Map # 451 Parcel # 21** in the **Second District**
12. **[2024-161 Public Hearing]** *Chelsie Fernald*
Staff and Planning Board recommend approving an application by **Stephen Lanier** to **rezone** 1.00 of 1.92 acres located on Sisters Ferry Road from **AR-1 to AR-2** to allow for a non-conforming parcel to be brought into compliance, **Map # 386 Parcel # 36** in the **Third District**
13. **[2024-162 Second Reading]**
Consideration to approve the Second Reading of an application by **Stephen Lanier** to **rezone** 1.00 of 1.92 acres located on Sisters Ferry Road from **AR-1 to AR-2** to allow for a non-conforming parcel to be brought into compliance **Map # 386 Parcel # 36** in the **Third District**
14. **[2024-163 Public Hearing]** *Chelsie Fernald*
Staff and Planning Board recommend approving an application by **Anita Butler** as agent for **Jack L. Edwards** to **rezone** 3.11 of 31.58 acres located on Corinth Church Road from **AR-1 to AR-2** to allow for subdivision to create a new home site **Map # 312 Parcel # 1** in the **Third District**
15. **[2024-164 Second Reading]**

Consideration to approve the Second Reading of an application by **Anita Butler** as agent for **Jack L. Edwards** to **rezone** 3.11 of 31.58 acres from **AR-1 to AR-2** to allow for subdivision to create a new home site, located on **Corinth Church Road. Map # 312 Parcel # 1** in the **Third District**.

16. **[2024-165 Public Hearing]** *Chelsie Fernald*

Staff and Planning Board recommend **approving** an application by **Sue Anderson** as agent for **SB Homes, LLC** to **rezone** 5.272 acres located on Old Louisville Road from **AR-1 to R-1** to allow for an addition to residential lots, **Map # 272 Parcel # 27A** in the **Third District**

17. **[2024-166 Second Reading]**

Consideration to approve the Second Reading of an application by **Sue Anderson** as agent for **SB Homes, LLC** to **rezone** 5.272 acres located on Old Louisville Road from **AR-1 to R-1** to allow for an addition to residential lots **Map # 272 Parcel # 27A** in the **Third District**

18. **[2024-167 Public Hearing]** *Chelsie Fernald*

Staff and Planning Board recommend approving an application by **Brooke Autry** as agent for **Yong Rong Liu** to **rezone** 8.60 acres located at 2497 Highway 21 South from **AR-1 to R-1** to allow for commercial/business opportunities **Map # 429 Parcel # 18A** in the **Fifth District**

19. **[2024-168 Second Reading]**

Consideration to approve the Second Reading of an application by **Brooke Autry** as agent for **Yong Rong Liu** to **rezone** 8.6 acres located at 2497 Highway 21 South from **AR-1 to R-1** to allow for commercial/business opportunities **Map # 429 Parcel # 18A** in the **Fifth District**

XVII. Adjournment