



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

February 06, 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."

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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 January 16, 2024 Commission 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. **Unfinished Business** - Contains items held from a previous agenda.
 1. **[2023-606 Ordinance]**

Consideration to approve the First Reading to amend **Part II - Official Code, Chapter 42; Section 42-7 - Firearms** of the Effingham County Code of Ordinances (*1st reading approved 11/21/2023, 2nd reading denied 12/05/2023*)

X. New Business

1. **[2024-039 Assemblage Permit]** *Samantha Easton*
Consideration to approve an Assemblage Permit for the Effingham Shrine Club to host Ham Jam on April 6, 2024 beginning at 5:00pm at 1258 Corinth Church Road **Map# 311 Parcel# 10**, in the **Third District**
2. **[2024-040 Road Abandonment]** *Steve Candler*
Consideration to approve to publish a notice to abandon for a portion of Otis Seckinger Road located in the **Second District**
3. **[2024-041 Plat/Deed]** *Samantha Easton*
Consideration to approve a Final Plat and Warranty Deed as submitted by Toss Allen, of Allen Engineering for Oglethorpe Landing Phase 2 located on Ebenezer Road, consisting of 45 lots **Map# 446 Parcel# 12**, in the **Fifth District**
4. Consideration to approve a Final Plat and Warranty Deed as submitted by Stuart Barney, of Dream Finders Homes for Creekside Phase 2A, located on Noel C Conaway Road, consisting of 155 lots **Map# 436 Parcel# 46 & 46A**, in the **Second District**
5. **[2024-043 Purchase Order]** *Alison Bruton*
Consideration to approve an amended Purchase Order for the purchase of three Ambulances for EMS
6. **[2024-044 Contract]** *Alison Bruton*
Consideration to approve Amendment #6 to the Contract for Roadside Mowing Services with the McGraley Company, LLC
7. **[2024-045 Proposal]** *Alison Bruton*
Consideration to approve a Proposal from Kimley-Horn for design of roadway and intersection improvements of Old Augusta Road
8. **[2024-046 Change Order]** *Alison Bruton*
Consideration to approve a Change Order for Peek Pavement for a decrease in the LMIG SAP Project
9. **[2024-047 Contract]** *Alison Bruton*
Consideration to approve a Contract with Robert Lanier d/b/a Diversified Correctional Services, LLC for the Effingham County Prison PREA Audit
10. **[2024-048 Agreement]** *Alison Bruton*
Consideration to approve a Utility Easement Agreement between the Board of Commissioners and the Effingham County Industrial Development Authority
11. **[2024-049 Grant Award]** *Mark Barnes*
Consideration to accept participation in the Georgia Department of Community Health (DCH) to participate in the GA Medicaid Fee-for-Service (FFS) Ground Ambulance Upper Payment Limit (UPL) Supplemental Payment Program
12. **[2024-050 Resolution]** *Mark Barnes*
Consideration to approve Resolution# 024-007 to amend the fiscal year 2023 Budget

13. **[2024-051 Resolution]** *Mark Barnes*
Consideration to approve Resolution# 024-008 to amend the fiscal year 2024 Budget
14. **[2024-052 Job Description]** *Sarah Mausolf*
Consideration to approve and publish a new Job Description for a Solid Waste Coordinator for Development Services and a Health, Wellness and Safety Coordinator for Human Resources
15. **[2024-053 Agreement]** *Sarah Mausolf*
Consideration to approve an amended Administrative Services Agreement between Meritain Health Inc and the Effingham County Board of Commissioners
16. **[2024-054 Annexation]** *Stephanie Johnson*
Consideration to approve a Petition for Annexation as submitted by the City of Springfield for a property consisting of approximately 9.25 acres located adjacent to GA Hwy 21 **Map# 410 Parcel# 61-63**

XI. Reports from Commissioners & Administrative Staff

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

XIII. Executive Session Minutes - No executive session was held, no minutes to be approved.

XIV. Planning Board - 6:00 pm

1. **[2024-055 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by **Eric Smith** for a **conditional use** for a **rural business** located at 445 Golden Drive, **Map# 450A Parcel #56**, in the **Second District**
2. **[2024-056 Second Reading]**
Consideration to approve the Second Reading of an application by **Eric Smith** for a **conditional use** for a **rural business** located at 445 Golden Drive **Map# 450A Parcel #56**, in the **Second District**
3. **[2024-057 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by **Hallie Myers** as agent for **Blue Sky Acres, Inc.** for a **conditional use** for an **Agritourism Business** located at **729 Ardmore Oaky Road Map# 285 Parcel # 5**, in the **Third District**
4. **[2024-058 Second Reading]**
Consideration to approve the Second Reading of an application by **Hallie Myers** as agent for **Blue Sky Acres, Inc.** for a **conditional use** for an **Agritourism Business** located at **729 Ardmore Oaky Road Map# 285 Parcel # 5**, in the **Third District**
5. **[2024-059 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by Hallie Myers as agent for Blue Sky Acres, Inc. requests a **variance** from ordinance Section 3.4.1, to allow for the reduction in required buffers located at **729 Ardmore Oaky Road, Map# 285 Parcel# 5**, in the **Third District**

6. **[2024-060 Second Reading]**
Consideration to approve the Second Reading of an application by Hallie Myers as agent for Blue Sky Acres, Inc. requests a **variance** from ordinance Section 3.4.1, to allow for the reduction in required buffers located at **729 Ardmore Oaky Road, Map# 285 Parcel# 5**, in the **Third District**
7. **[2024-061 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **denying** an application by **Jamon Jones** as agent for **Perez Everardo Baca** to **rezone** 17.5 acres located at **2388 US Highway 80** from **AR-1 to I-1** to allow for a concrete plant. **Map# 354 Parcel# 28**, in the **First District**
8. **[2024-062 Second Reading]**
Consideration to approve the Second Reading of an application by **Jamon Jones** as agent for **Perez Everardo Baca** to **rezone** 17.5 acres located at **2388 US Highway 80** from **AR-1 to I-1** to allow for a concrete plant. **Map# 354 Parcel# 28**, in the **First District**
9. **[2024-063 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by **James Dasher** as agent for **Peggy Ann Boykin Beck** to **rezone** 116 acres located at **Earl Lain Road & Hodgeville Road** from **PD Residential to PD Residential** to allow for the amendment of a Planned Development. **Map# 435 Parcel# 21, 21A, & 21B**, in the **Second District**
10. **[2024-064 Second Reading]**
Consideration to approve the Second Reading of an application by **James Dasher** as agent for **Peggy Ann Boykin Beck** to **rezone** 116 acres located at **Earl Lain Road & Hodgeville Road** from **PD Residential to PD Residential** to allow for the amendment of a Planned Development. **Map# 435 Parcel# 21, 21A, & 21B**, in the **Second District**
11. **[2024-065 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving** an application by **Cindy & Steven Pitts** to **rezone** 1.00 out of 7 acres located at **453 Gracen Road** from **AR-1 to AR-2** to allow for a new home site. **Map# 271 Parcel# 40**, in the **Third District**
12. **[2024-066 Second Reading]**
Consideration to approve the Second Reading of an application by **Cindy & Steven Pitts** to **rezone** 1.00 out of 7 acres located at **453 Gracen Road** from **AR-1 to AR-2** to allow for a new home site **Map# 271 Parcel# 40**, in the **Third District**
13. **[2024-067 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends **approving with conditions** an application by **Mark Jacobs** to **rezone** 20.41 acres located at **Highway 119 South & 475 Little McCall Road** from **AR-1 to AR-2** to allow for a subdivision to create new home sites **Map# 320 Parcel# 50D & 52**, in the **Third District**
14. **[2024-068 Second Reading]**
Consideration to approve the Second Reading of an application by **Mark Jacobs** to **rezone** 20.41 acres located at **Highway 119 South & 475 Little McCall Road** from **AR-1 to AR-2** to allow for a subdivision to create new home sites **Map# 320 Parcel# 50D & 52**, in the **Third District**

15. **[2024-069 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Milton Rahn Jr.** to **rezone** 0.078 acres of 78.775 located at **Lexington Avenue Ext.** from **AR-1 to AR-2** to allow for the division of an encroachment of a shed from an adjacent parcel **Map# 447 Parcel# 3**, in the **Fifth District**

16. **[2024-070 Second Reading]**

Consideration to approve the Second Reading of an application by **Milton Rahn Jr.** to **rezone** 0.078 acres of 78.775 located at **Lexington Avenue Ext.** from **AR-1 to AR-2** to allow for the division of an encroachment of a shed from an adjacent parcel **Map# 447 Parcel# 3**, in the **Fifth District**

17. **[2024-071 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends **approving** an application by **Donnie Bazemore** to **rezone** 1.58 acres located at **5947 GA Highway 21 South** from **R-1 to B-3** to allow for a car lot **Map# 465 Parcel# 1C**, in the **Fifth District**

18. **[2024-072 Second Reading]**

Consideration to approve the Second Reading of an application by **Donnie Bazemore** to **rezone** 1.58 acres located at **5947 GA Highway 21 South** from **R-1 to B-3** to allow for a car lot **Map# 465 Parcel# 1C**, in the **Fifth District**

19. **[2024-073 Sketch Plan]** *Samantha Easton*

The Planning Board recommends approval for an application by Donnie Bazemore for a Sketch Plan located on Hwy 21 South, for "*Rincon Car Lot*" proposed zoning B-3 **Map# 465 Parcels# 1C** in the **Fifth District**

XV. Adjournment