



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

November 07, 2023 – 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 October 17, 2023 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. [2023-568 Agreement]**
Consideration to approve continuation of the license agreement with Verizon Wireless for site 133745 (Rincon)

2. **[2023-569 Purchase]**
Consideration to ratify and affirm approval of Enterprise vehicle orders for the Effingham County Sheriff's Office
3. **[2023-570 Grant Application]**
Consideration to approve a Grant Application to Norfolk Southern for a UAS (Drone)
4. **[2023-571 Meeting Cancel]**
Consideration to approve to cancel the December 19, 2023 Board of Commissioners meeting

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

1. **[2023-474 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends approving an application by **MRD Partners, LLC / Nolan Andrews** as Agent for **Ronald V. Roberts & Barry Chenkin** to **rezone** 18.5 acres located at **4828, 4838 & 4884 McCall Road** from **R-2 & AR-1 to I-1** to allow for warehouse development **Map# 450D Parcel# 4A, 4B & 5** in the **Second District** (*postponed 10/03/2023*)
2. **[2023-475 Second Reading]**
Consideration to approve the Second Reading of an application by **MRD Partners, LLC / Nolan Andrews** as Agent for **Ronald V. Roberts & Barry Chenkin** to **rezone** 18.5 acres located at **4828, 4838 & 4884 McCall Road** from **R-2 & AR-1 to I-1** to allow for warehouse development **Map# 450D Parcel# 4A, 4B & 5** in the **Second District** (*postponed 10/03/2023*)
3. **[2023-522 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends approving an application by **MRD Partners, LLC** as Agent for **Ronald V. Roberts & Barry Chenkin** requesting a **variance** from Section 3.4 to reduce required development buffers from industrial to residential located on McCall Road, **proposed zoning I-1. Map# 450D Parcel# 4A, 4B & 5**, in the **Second District** (*postponed, 10/03/2023*)
4. **[2023-523 Second Reading]**
Consideration to approve the Second Reading of an application by **MRD Partners, LLC** as Agent for **Ronald V. Roberts & Barry Chenkin** requesting a **variance** from Section 3.4 to reduce required development buffers from industrial to residential located on McCall Road, **proposed zoning I-1. Map# 450D Parcel# 4A, 4B & 5**, in the **Second District** (*postponed 10/03/2023*)
5. **[2023-517 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by **MRD Partners, LLC**, for a **Sketch Plan** located on McCall Road for "**Horizon Business Center**" zoned **I-1 Map# 450D Parcels# 4A, 4B & 5** in the **Second District** (*postponed, 10/03/2023*)
6. **[2023-524 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends denying an application by **KFJT Enterprises, LLC** as Agent for **Estate of Ernest Oetgen** to rezone 170 +/- acres located on Oetgen Road

from **AR-1 & R-4 to I-1** to allow for business development **Map# 399 Parcel# 3, 3D, 3Q, & 3R**, in the **First District** (*postponed, 10/03/2023*)

7. **[2023-525 Second Reading]**

Consideration to approve the Second Reading of an application by **KFJT Enterprises, LLC** as Agent for **Estate of Ernest Oetgen** to **rezone** 170 +/- acres located on Oetgen Road from **AR-1 & R-4 to I-1** to allow for business development **Map# 399 Parcel# 3, 3D, 3Q, & 3R** in the **First District** (*postponed, 10/03/2023*)

8. **[2023-516 Sketch Plan]** *Chelsie Fernald*

The Planning Board recommends denying an application by **Coleman Company**, for a **Sketch Plan** located on Oetgen Road for "**Oetgen Industrial**" zoned I-1 **Map# 399 Parcels# 3, 3D, 3Q & 3R** in the **First District** (*postponed, 10/03/2023*)

9. **[2023-526 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends denying an application by **Lex Bazemore** as Agent for **Wanda R. Williams** to **rezone** 17.67 acres located on Race Path Road from **AR-1 to R-4** with the **conditional use** to allow for an RV park **Map# 412 Parcel# 5A** in the **Fourth District** (*postponed 10/03/2023*)

10. **[2023-527 Second Reading]**

Consideration to approve the Second Reading of an application by **Lex Bazemore** as Agent for **Wanda R. Williams** to **rezone** 17.67 acres located on Race Path Road from **AR-1 to R-4** with the **conditional use** to allow for an RV park **Map# 412 Parcel# 5A** in the **Fourth District** (*postponed 10/03/2023*)

11. **[2023-543 Second Reading]** *Chelsie Fernald*

Consideration to approve the Second Reading of an application by **Joao Batista** for a conditional use for a rural business located at 174 Noel C. Conaway Road **Map# 352 Parcel #56**, in the **First District** (*1st reading approved, 10/17/2023*)

12. **[2023-554 Ordinance]** *Steve Candler*

Consideration to approve the Second Reading to amend **Appendix C - Zoning Ordinance, Article III - Buffers** of the Code of Ordinances (*approved 1st Reading, 10/17/2023*)

13. **[2023-555 Ordinance]** *Steve Candler*

Consideration to approve the Second Reading to amend the Code of Ordinances **Appendix C - Zoning Ordinance, Article V - Uses Permitted in Districts, Section 5.1 - AR-1 Agricultural Districts** (*1st reading approved, 10/17/2023*)

14. **[2023-556 Ordinance]** *Steve Candler*

Consideration to approve the Second Reading of an Ordinance for **Chapter 14 - Buildings and Building Regulations, Article VIII - Unfit Buildings and Property** of the Effingham County Code of Ordinances (*1st reading approved, 10/17/2023*)

15. **[2023-513 Ordinance]** *Tim Callanan*

Consideration to approve the Second Reading of a Speed Zone Ordinance to reduce the speed limit on a section of Stillwell Road (*1st reading approved, 10/17/2023*)

XI. New Business

1. **[2023-572 Agreement]** *Chris Reed*
Consideration to approve a Services Agreement with Motorola Solutions for the Maintenance and SUA II agreement for the 700/800 Mhz Radio System, 911 and Sheriff's Dispatch consoles
2. **[2023-573 Payment]** *Alison Bruton*
Consideration to approve Payment to GDOT for Project 0020095, SR 30/Kolic Helmey Roundabout
3. **[2023-574 Proposal]** *Alison Bruton*
Consideration to approve a Proposal from Pond for the design services of the Goshen Road Widening Project
4. **[2023-575 Proposal]** *Alison Bruton*
Consideration to approve a Proposal from Pond for the Phase II Design of the Clarence E. Morgan Complex
5. **[2023-576 Payment]** *Alison Bruton*
Approval of GDOT Funding Request for Project 0006700, Effingham Parkway
6. **[2023-577 Change Order]** *Alison Bruton*
Consideration to approve a Change Order with Legacy Water Group for the Loop B Construction Project
7. **[2023-578 Plan]** *Alison Bruton*
Consideration to approve and adopt the Stormwater Masterplan as presented by POND & Company
8. **[2023-579 Annexation]** *Stephanie Johnson*
Consideration to acknowledge Petition for Annexation as submitted by the City of Rincon for a property located at Hwy 21 S/ Lewis Drive **Map# 465J Parcel# 1A, 3A** in the **Fifth District**
9. **[2023-580 Ordinance]** *Chelsie Fernald*
Consideration to approve the First Reading to amend **Part II - Official Code, Chapter 10, Article IV - Animal Care; 10-112 - Keeping of Fowl** of the Effingham County Code of Ordinances
10. **[2023-581 Ordinance]** *Chelsie Fernald*
Consideration to approve the First Reading of an Ordinance for **Part II - Official Code, Chapter 42; Section 42-7 - Firearms** of the **Effingham County Code of Ordinances**
11. **[2023-582 Resolution]** *Stephanie Johnson*
Consideration to approve Resolution# 023-027 to amend the Fiscal Year 2024 Budget
12. **[2023-583 Agreement]** *Tim Callanan*
Consideration to approve an Intergovernmental Agreement between the counties of Chatham, Effingham and Liberty and Live Oak Public Libraries

13. **[2023-584 Resolution]** *Stephanie Johnson*

Consideration to approve Resolution# 023-028 in support of reform and improvement of mental health services

XII. Reports from Commissioners & Administrative Staff

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

XIV. Executive Session Minutes - Consideration to approve the October 17, 2023 executive session minutes

XV. Planning Board - 6:00 pm

1. **[2023-585 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Donna Davis** requests to **rezone** 1.72 acres located at 119 Garden Lane from **AR-1 to AR-2** to allow for a recombination of parcels **Map# 388B Parcel# 18 & 19** in the **Fourth District**

2. **[2023-586 Second Reading]**

Consideration to approve the Second Reading of an application by **Donna Davis** to **rezone** 1.72 acres located at 119 Garden Lane from **AR-1 to AR-2** to allow for a recombination of parcels. **Map# 388B Parcel# 18 & 19** in the **Fourth District**

3. **[2023-587 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Anna Habersham Wright** requests to **rezone** 4.96 acres located at 733 Log Landing Road from **AR-1 to AR-2** to allow for the creation of a new home site **Map# 428 Parcel# 1** in the **Fourth District**

4. **[2023-588 Second Reading]**

Consideration to approve the Second Reading of an application by **Anna Habersham Wright** to **rezone** 4.96 acres located at 733 Log Landing Road from **AR-1 to AR-2** to allow for the creation of a home site **Map# 428 Parcel# 1** in the **Fourth District**

5. **[2023-589 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Marnier Group Ltd.** as Agent for **Robert Fletcher Waldour and Lynette Waldour** requests to **rezone +/-** 44.509 acres located on Blue Jay Road from **AR-1 to R-3** to allow for a multifamily residential development **Map# 326 Parcel# 17** in the **First District**

6. **[2023-590 Second Reading]**

Consideration to approve the Second Reading of an application by **Marnier Group Ltd.** as Agent for **Robert Fletch Waldour and Lynette Waldour** to **rezone +/-** 44.509 acres located on Blue Jay Road from **AR-1 to R-3** to allow for a multifamily residential development **Map# 326 Parcel# 17** in the **First District**

7. **[2023-591 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Marnier Group Ltd.** as Agent for **Robert Fletcher Waldhour and Lynette Waldhour** requesting a **Variance** to exceed the maximum building height allowed in the R-3 zoning district located on Blue Jay Road, **zoned AR-1**, proposed zoning R-3 **Map# 326 Parcel# 17** in the **First District**

8. **[2023-592 Second Reading]**

Consideration to approve the Second Reading of an application by **Marnier Group Ltd.** as Agent for **Robert Fletcher Waldour and Lynette Waldour** requesting a **Variance** to exceed the maximum building height allowed in the R-3 zoning district located on Blue Jay Road, **zoned AR-1**, proposed zoning R-3 **Map# 326 Parcel# 17** in the **First District**

9. **[2023-593 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Quail Preserve, LLC.** requesting a **Variance** to eliminate the required buffer between commercial and AR zoning districts located on US Highway 80, zoned B-3 **Map# 329 Parcel# 41E01** in the **First District**

10. **[2023-594 Second Reading]**

Consideration to approve the Second Reading of an application by **Quail Preserve, LLC** requesting a variance to eliminate the required buffer between commercial & AR zoning districts located on US Highway 80, zoned B-3 **Map# 329 Parcel# 41E01** in the **First District**

XVI. Adjournment