



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

January 16, 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**

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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. **Election of Vice Chair**
  1. Election of a Vice Chairperson for 2024
- VII. **Minutes** - Consideration to approve the December 4, 2023 work session minutes and the December 5, 2023 regular meeting minutes
- VIII. **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.
- IX. **Correspondence** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.
- 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. **[2024-001 Agreement]**  
Consideration to renew the Memorandum of Understanding with Effingham County United Methodist Campground for use as a critical workforce shelter and/or post event shelter
2. **[2024-002 Grant]**  
Consideration to approve Grant Funding from Norfolk Southern for a UAS (Drone)
3. **[2024-003 Resolution]**  
Consideration to approve to ratify and affirm Resolution# 023- 032 to adopt the 2023 Hazard Mitigation Plan
4. **[2024-004 Agreement]**  
Consideration to approve the 2024 Statewide Mutual Aid and Assistance Agreement

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

1. **[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 11/07/2023,12/05/2023)*
2. **[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 11/07/2023, 12/05/2023)*
3. **[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 11/07/2023, 12/05/2023)*
4. **[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 10/02/2023, 11/07/2023, 12/05/2023)*
5. **[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, 11/07/2023, 12/05/2023)*

## **XII. New Business**

1. **[2024-001 Resolution]** *Mark Barnes*  
Consideration to approve Resolution# 024-001 to amend the 2024 Fiscal Year Budget
2. **[2024-002 Payment]** *Mark Barnes*  
Consideration to approve an increase in the daily and per diem pay for jurors
3. **[2024-003 Payment]** *Mark Barnes*  
Consideration to approve an increase in the daily compensation and lunch pay of members of the Board of Equalization
4. **[2024-004 Resolution]** *Tim Callanan*  
Consideration to approve Resolution# 024-002 declaring the results of the November 7, 2023 election
5. **[2024-005 Plat]** *Chelsie Fernald*  
Consideration to approve a **Final Plat** submitted by **Victoria Little as Agent for Cubalene Briggs Estate** located on Old Louisville Road and Riverside Drive, consisting of 7 lots **Map# 272 Parcel# 17**, in the **Third District**
6. **[2024-006 Resolution]** *Chelsie Fernald*  
Consideration to approve Resolution# 024-002 to transmit the FY2023 Capital Improvement Element (CIE) annual update to the Coastal Regional Commission and the Department of Community Affairs for review
7. **[2024-007 Agreement]** *Alison Bruton*  
Consideration to approve a Development Agreement for Phase 2 of the Northgate Project
8. **[2024-008 Change Order]** *Allison Bruton*  
Consideration to approve Change Order #1 for Southern Civil, LLC for the construction of Hodgeville Lift Station #4
9. **[2024-009 Proposal]** *Alison Bruton*  
Consideration to approve Proposals from Pond for the design development for various Effingham County Parks
10. **[2024-010 Payment]** *Alison Bruton*  
Consideration to approve to ratify and affirm a Payment to Bryan County for sewer connections
11. **[2024-011 Payment]** *Alison Bruton*  
Consideration to approve to ratify and affirm Payment to Quality Recording Solutions, LLC related to radio interface upgrades
12. **[2024-012 Proposal]** *Alison Bruton*  
Consideration to approve a Proposal from Pond for the Effingham County Transportation Masterplan Update

13. **[2024-013 Proposal]** *Alison Bruton*  
 Consideration to approve a Proposal from Trammco for Risk Evaluation and Cleanup Standard Development for the Atlas Site
14. **[2024-014 Task Order]** *Alison Bruton*  
 Consideration to approve Task Order #2 for Thomas and Hutton for a Force Main Extension Feasibility Study
15. **[2024-015 Plat/Deed]** *Samantha Eason*  
 Consideration to approve a Final Plat and Warranty Deed submitted by **Clay Palmer, of DR Horton** for Longleaf Village Phase 1 located on Goshen Road, consisting of 51 lots **Map# 451 Parcel# 22A**, in the **Second District**
16. **[2024-016 Contract]** *Tim Callanan*  
 Consideration to approve to ratify and affirm a Contract for the purchase of 4 acres located at 315 US Hwy 80, as part of the Atlas Park project, **Map# 301 Parcel# 32**
17. **[2024-017 Resolution]** *Stephanie Johnson*  
 Consideration to approve Resolution# 024-004 to set and publish the qualifying fees for the 2024 election
18. **[2024-018 Appointment/Resolutions]** *Stephanie Johnson*  
 Consideration to approve Resolution# 024-005 and Resolution# 024-006 to reappoint Larry Brad Green and Gussie Nease to the Board of Tax Assessor

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

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

**XV. Executive Session Minutes** - Consideration to approve the December 5, 2023 executive session minutes

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

1. **[2024-019 Public Hearing]** *Chelsie Fernald*  
 The Planning Board recommends **approving** an application by **Craig Johnson** for a **conditional use** to allow for a private and public event venue in AR-1 located at 1625 Stillwell Road, **Map# 427 Parcel #14B**, in the **Fourth District**
2. **[2024-020 Second Reading]**  
 Consideration to approve the Second Reading of an application by **Craig Johnson** for a **conditional use** to allow for a private and public events venue in AR-1 located at 1625 Stillwell Road **Map# 427 Parcel #14B**, in the **Fourth District**
3. **[2024-021 Public Hearing]** *Chelsie Fernald*  
 The Planning Board recommends **approving** an application by **Thompson Family Enterprise LLC** DBA Scotty's Pottys and Dumpsters for a **conditional use** for a **rural business** located at 200 Little McCall Road **Map# 320 Parcel #46A**, in the **Third District**

4. **[2024-022 Second Reading]**  
Consideration to **approve** the Second Reading of an application by **Thompson Family Enterprise LLC DBA Scotty's Pottys and Dumpsters** for a **conditional use** for a **rural business** located at **200 Little McCall Road Map# 320 Parcel #46A**, in the **Third District**
5. **[2024-023 Public Hearing]** *Chelsie Fernald*  
The Planning Board recommends **approving** an application by **David Clough** for a **conditional use** for an **Agritourism Business** located at **GA Highway 119 North Map# 407 Parcel # 15A**, in the **Third District**
6. **[2024-024 Second Reading]**  
Consideration to approve the Second Reading of an application by **David Clough** for a **conditional use** for an **Agritourism Business** located at **GA Highway 119 North Map# 407 Parcel # 15A**, in the **Third District**
7. **[2024-025 Public Hearing]** *Chelsie Fernald*  
The Planning Board recommends **approving** an application by **John Egan** requests a **variance** from ordinance Section 3.21.1, to allow for the occupation of a camper/RV during home construction located at **128 Partridge Run, Map# 435A Parcel# 68**, in the **Second District**
8. **[2024-026 Second Reading]**  
Consideration to approve the Second Reading of an application by **John Egan** requests a **variance** from ordinance Section 3.21.1, to allow for the occupation of a camper/RV during home construction located at **128 Partridge Run, Map# 435A Parcel# 68**, in the **Second District**
9. **[2024-027 Public Hearing]** *Chelsie Fernald*  
The Planning Board recommends **approving** an application by **Jay Maupin - Maupin Engineering, Inc.** as Agent for **Oleg Mitnk** requests a **variance** from ordinance Section 3.4.1, to allow for the reduction in required buffers of 150ft to 25ft located on **Highway 21, Map# 465 Parcel# 1**, in the **Fifth District**
10. **[2024-028 Second Reading]** *Chelsie Fernald*  
Consideration to approve the Second Reading of an application by **Jay Maupin - Maupin Engineering, Inc.** as Agent for **Oleg Mitnk** requests a **variance** from ordinance Section 3.4.1, to allow for the reduction in required buffers of 150ft to 25ft located on **Highway 21, Map# 465 Parcel# 1**, in the **Fifth District**
11. **[2024-029 Public Hearing]** *Chelsie Fernald*  
The Planning Board recommends **approving** an application by **Michael Emiry** to **rezone** 2.5 acres located at **1800 Oliver Kildare Road** from **AR-1 to AR-2** to allow for a new home site. **Map# 208 Parcel# 1, in the Third District**
12. **[2024-030 Second Reading]**  
Consideration to approve the Second Reading of an application by **Michael Emiry** to **rezone** 2.5 acres located at **1800 Oliver Kildare Road** from **AR-1 to AR-2** to allow for a new home site **Map# 208 Parcel# 1, in the Third District**

13. **[2024-031 Public Hearing]** *Chelsie Fernald*  
The Planning Board recommends **approving** an application by **Kathi Messer** to **rezone** 1.01 acres located on **Long Bridge Road** from **AR-1 to B-1** to allow for a small pizza restaurant **Map# 445 Parcel# 19, in the Fifth District**
14. **[2024-032 Second Reading]**  
Consideration to approve the Second Reading of an application by **Kathi Messer** to **rezone** 1.01 acres located on **Long Bridge Road** from **AR-1 to B-1** to allow for a small pizza restaurant **Map# 445 Parcel# 19, in the Fifth District**
15. **[2024-033 Public Hearing]** *Chelsie Fernald*  
Planning Board recommends approving an application by **Kimberly Lopez** to **rezone** 2.21 acres located at **156 Tish Way** from **AR-1 to AR-2** to allow for a subdivision to create a new home site **Map# 434 Parcel# 20, in the Second District**
16. **[2024-034 Second Reading]**  
Consideration to approve the Second Reading of an application by **Kimberly Lopez** to **rezone** 2.21 acres located at **156 Tish Way** from **AR-1 to AR-2** to allow for a subdivision to create a new home site **Map# 434 Parcel# 20, in the Second District**
17. **[2024-035 Public Hearing]** *Chelsie Fernald*  
Consideration to **approve** an application by **Michael Redmond** to **rezone** 1.1 acres located at **515 Goshen Road** from **AR-1 to AR-2** to allow for the creation of a new home site. **Map# 466 Parcel# 1, in the Second District**
18. **[2024-036 Second Reading]**  
Consideration to approve the Second Reading of an application by **Michael Redmond** to **rezone** 1.1 acres located at **515 Goshen Road** from **AR-1 to AR-2** to allow for the creation of a new home site **Map# 466 Parcel# 1, in the Second District**
19. **[2024-037 Sketch Plan]** *Samantha Eason*  
The Planning Board recommends approval for an application by **Jay Maupin - Maupin Engineering, Inc.** as Agent for **Oleg Mitnik**, for a **Sketch Plan** located on Highway 21 for "**Dickey Tract**" zoned B-3 **Map# 465 & 465D Parcels# 1 & 9B** in the **Fifth District**
20. **[2024-038 Sketch Plan]** *Samantha Eason*  
The Planning Board recommends approval for an application by **Brandon Long** as Agent for **Braly Investments Properties, LLC**, for a **Sketch Plan** located on 817 US Highway 80, for "**Waste Doctors, LLC**" zoned B-3 **Map# 302 Parcels# 102** in the **First District**

## **XVII. Adjournment**