



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

December 05, 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**
- 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. Presentation/Appearance**
 1. Presentation of an award to Elizabeth Hales for 31 years of services to Effingham County with EMS
 2. **5:10 pm** - Melissa Calhoun, Juvenile Court Judge
- 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. **[2023-616 Agreement]**
Consideration to renew the Solid Waste Collection and Recycling Services Agreement with Atlantic Waste Services, Inc.
2. **[2023-617 Agreement]**
Consideration to renew an Agreement with i3 Verticals, LLC (dba CJT Software) for a new software program for Effingham County Probate Court
3. **[2023-618 Agreement]**
Consideration to renew a Lease Agreement between Effingham County and the City of Springfield for Fire Department Building
4. **[2023-619 Agreement]**
Consideration to renew an Agreement with Elevos to provide data hosting and billing records for Effingham County EMS
5. **[2023-620 Agreement]**
Consideration to approve a Memorandum of Agreement between Savannah Technical College and Effingham County EMS
6. **[2023-621 Purchase]**
Consideration to ratify and affirm the Purchase of Enterprise vehicle orders for Public Works/Water/Sewer
7. **[2023-622 Grant Award]**
Consideration to approve acceptance of a Grant Award from ACCG's Employee Safety Grant Program
8. **[2023-623 Application]**
Consideration to ratify and affirm submittal of a Grant Application and acceptance of a Grant award from the Georgia Trauma Commission
9. **[2023-624 Application]**
Consideration to ratify and affirm a Georgia Gang Prosecution Grant Application acceptance of the Grant Award for the Sheriff's Office
10. **[2023-625 Sanitation Release]**
Consideration to approve Sanitation Releases as submitted by Administrative Staff and approved by the Tax Assessor, Tax Commissioner and Fire Chief

XI. 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 11/07/2023*)

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 11/07/2023*)
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, 11/07/2023*)
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 11/07/2023*)
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, 11/07/2023*)
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, 11/07/2023*)
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, 11/07/2023*)
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, 11/07/2023*)
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 11/07/2023*)

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 11/07/2023*)

11. **[2023-604 Ordinance]**

Consideration to approve the Second Reading of an Ordinance for **Part II - Official Code, Appendix B - Subdivisions** of the Effingham County Code of Ordinances

12. **[2023-605 Ordinance]**

Consideration to approve the Second Reading of an Ordinance to amend **Part II - Official Code, Appendix C - Article V - Table of Permitted Uses** of the Effingham County Code of Ordinances

13. **[2023-606 Ordinance]**

Consideration to approve the Second Reading of an Ordinance for **Part II - Official Code, Chapter 42; Section 42-7 - Firearms** of the Effingham County Code of Ordinances (*1st reading approved, 11/21/2023*)

14. **[2023- 583 Agreement]** *Tim Callanan*

Consideration to approve an Intergovernmental Agreement between the counties of Chatham, Liberty and Effingham with Live Oak Libraries (*postponed 11/21/2023*)

XII. New Business

1. **[2023-626 Plan]** *Clint Hodges*

Consideration to approve adoption of the Effingham County Hazard Mitigation Plan

2. **[2023-627 Contract]** *Alison Bruton*

Consideration to approve Contract 23-REQ-037 with Peek Pavement for the LMIG 2023 SAP Roadway Restriping & Signage

3. **[2023-628 Proposal]** *Alison Bruton*

Consideration to approve a Proposal from Cogdell Mendrala Architects for Design Services for the ECSO Training Facility and Magistrate Court

4. **[2023-629 Change Order]** *Alison Bruton*

Consideration to approve a Change Order# 2 for McWright LLC for Contract 23-ITB-031

5. **[2023-630 Change Order]** *Alison Bruton*

Consideration to approve a Change Order #3 for DPR Architecture for Contract 20-006 for A/E Services

6. **[2023-631 Purchase]** *Alison Bruton*

Consideration to approve the Purchase of two SCBA compressors, four SCBA Fill Stations, and supporting equipment for the Fire Department

7. **[2023-632 Payment]** *Alison Bruton*

Consideration to approve Payment for the Hardware Warranty between Effingham County and Dominion Voting Systems, Inc

8. **[2023-633 Donation Acceptance]** *Mark Barnes*
 Consideration to approve acceptance of a donation to Effingham County Board of Commissioners from Sewon America Inc. in the amount of \$10,000
9. **[2023-634 Agreement]** *Mark Barnes*
 Consideration to approve an Indigent Defense Services Agreement for State Court office
10. **[2023-635 Plat/Deed]** *Samantha Easton*
 Consideration to approve a Final Plat and Warranty Deed for New Haven, Phase 2 located on Hodgeville Road Map# 416 Parcel# 20F in the Second District
11. **[2023-636 Resolution]** *Tim Callanan*
 Consideration to approve Resolution# 023-031 requesting the Introduction of Local Legislation and the Creation of a Public Facilities Authority
12. **[2023-637 Job Descriptions]** *Sarah Mausolf*
 Consideration to approve and publish new Job Descriptions for Senior Planner, Purchasing Agent, Purchasing Tech, Procurement and Capital Projects Manager and an Emergency Medical Technician (EMT)
13. **[2023-638 Policy]** *Sarah Mausolf*
 Consideration to approve an Employee Recognition Program as presented by the Office of Human Resources
14. **[2023-639 Agreement]** *Sarah Mausolf*
 Consideration to approve Summary of Material Modification and Amendment# 6 to the Meritain Health Plan

XIII. Reports from Commissioners & Administrative Staff

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

XV. Executive Session Minutes - Consideration to approve the November 21, 2023 executive session minutes

XVI. Planning Board - 6:00 pm

1. **[2023-640 Public Hearing]** *Chelsie Fernald*
 The Planning Board recommends approving an application by **Frank McDonough** for a **conditional use** for a **rural business** located at 2646 Little McCall Road **Map# 391 Parcel #21**, in the **Fourth District**
2. **[2023-641 Second Reading]**
 Consideration to approve the Second Reading of an application by **Frank McDonough** for a **conditional use** for a **rural business** located at 2646 Little McCall Road **Map# 391 Parcel #21**, in the **Fourth District**
3. **[2023-642 Public Hearing]** *Chelsie Fernald*
 The Planning Board recommends approving an application by **Aideth Zamorano Mateos** as Agent for **Noe Zamorano Mateos** requests a **variance** from ordinance section 5.1.4 to allow for the reduction in required building setbacks, zoned AR-1. Located at 132 Fourth Street. **Map# 296A Parcel# 45**, in the **First District**

4. **[2023-643 Second Reading]**
Consideration to approve the Second Reading of an application by **Aideth Zamorano Mateos** as Agent for **Noe Zamorano Mateos** requests a **variance** from ordinance section 5.1.4 to allow for the reduction in required building setbacks, zoned AR-1 located at 132 Fourth Street **Map# 296A Parcel# 45**, in the **First District**
5. **[2023-644 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Denny Chapman** requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks, **zoned AR-1** located at 641 Half Moon Road. **Map# 459E Parcel# 4**, in the **Fourth District**
6. **[2023-645 Second Reading]**
Consideration to approve the Second Reading of an application by **Denny Chapman** requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks, **zoned AR-1** located at 641 Half Moon Road. **Map# 459E Parcel# 4**, in the **Fourth District**
7. **[2023-646 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends approving an application by **Doug Bean Signs, Inc.** as Agent for **Faith Bible Baptist** requests a **variance** from ordinance Section 3.38.10, to allow for the placement of a monument sign, **zoned AR-2** located at 6781 GA-17 South, **Map# 354 Parcel# 41**, in the **First District**
8. **[2023-647 Second Reading]**
Consideration to approve the Seconding Reading of an application by **Doug Bean Signs, Inc.** as Agent for **Faith Bible Baptist** requests a **variance** from ordinance Section 3.38.10, to allow for the placement of a monument sign, **zoned AR-2** located at 6781 GA-17 South, **Map# 354 Parcel# 41**, in the **First District**
9. **[2023-648 Public Hearing]**
The Planning Board recommends approving an application by **Allen & Carrie Newkirk** to **rezone** 9.07 acres located at 399 Hodgeville Road **from R-1 to B-3** to allow for outdoor, screened storage. **Map# 415 Parcel# 20**, in the **Second District**
10. **[2023-649 Second Reading]**
Consideration to approve the Second Reading of an application by **Allen & Carrie Newkirk** to **rezone** 9.07 acres located at 399 Hodgeville Road **from R-1 to B-3** to allow for outdoor, screened storage. **Map# 415 Parcel# 20**, in the **Second District**
11. **[2023-650 Public Hearing]** *Chelsie Fernald*
The Planning Board recommends denying an application by **Veronica Navarro** as Agent for **Maria Moreno Salgado & Jose Martinez Olvera** to **rezone** 5.00 acres located at 295 Long Pond Road **from R-1 to AR-1** to allow for horses on the property. **Map# 462 Parcel# 30**, in the **Fifth District**
12. **[2023-651 Second Reading]**
Consideration to approve the Second Reading of an application by **Veronica Navarro** as Agent for **Maria Moreno Salgado & Jose Martinez Olvera** to **rezone** 5.00 acres located

at 295 Long Pond Road **from R-1 to AR-1** to allow for horses on the property. **Map# 462 Parcel# 30**, in the **Fifth District**

13. **[2023-652 Public Hearing]**

The Planning Board recommends denying an application by **Jerome S. Konter** to **rezone** 18.67 acres located on Hodgeville Road **from PD (commercial) to PD (residential)** to allow for multifamily residential development. **Map# 416 Parcel# 20D**, in the **Second District**

14. **[2023-653 Second Reading]**

Consideration to approve the Second Reading of an application by **Jerome S. Konter** to **rezone** 18.67 acres located on Hodgeville Road **from PD (commercial) to PD (residential)** to allow for multifamily residential development. **Map# 416 Parcel# 20D**, in the **Second District**

15. **[2023-654 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Warren Kennedy**, for a **Sketch Plan** located at 195 Elm Street for "80 Storage Lot" **zoned B-3 Map# 302 Parcels# 167** in the **First District**

16. **[2023-655 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **Ray Demott** as Agent for **Quail Preserve, LLC**, for a **Sketch Plan** located on US Highway 80 for "Faulkville Flex" **zoned B-3 Map# 329 Parcels# 41E01** in the **First District**

17. **[2023-656 Public Hearing]** *Chelsie Fernald*

The Planning Board recommends approving an application by **David Marrow** as Agent for **Liphos Chemical, Inc.**, for a **Sketch Plan** located on Goshen Road for "Waterford Apartments" **zoned R-3 Map# 465 Parcels# 23** in the **Second District**

18. **[2023-657 Public Hearing]** *Chelsie Fernald*

Staff recommends approving an application by **Leon Hood** for a **conditional use** located at 258 Shirley Drive for a family cemetery **Map# 370C Parcel# 2B**, in the **Fourth District**

19. **[2023-658 Second Reading]**

Consideration to approve the Second Reading of an application by **Leon Hood** for a **conditional use** located at 258 Shirley Drive for a family cemetery **Map# 370C Parcel# 2B**, in the **Fourth District**

XVII. Adjournment