



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

September 05, 2023 – 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."

****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 August 15, 2023 work session and regular meeting minutes and the August 25-27, 2023 retreat 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. **[2023-465 Purchase]**
Consideration to ratify and affirm purchase of Enterprise vehicle orders for Parks and Landscaping Department

2. **[2023-466 Agreement]**
Consideration to approve to accept a Termination of the Probation Services Agreement between Effingham County and City of Guyton
3. **[2023-467 Agreement]** *Mark Barnes*
Consideration to ratify and affirm approval of an Agreement for the Stormwater Master Plan Y2

X. New Business

1. **[2023-468 Deed]** *Chelsie Fernald*
Consideration to approve to accept a Deed for Logistics Parkway road segments and right-of-way, easements, utilities infrastructure, and a lift station system at Old Augusta Commerce Center **Map # 477 Parcel # 15B & Map # 477B Parcel # 1 (Fifth District)**
2. **[2023-469 Permit]** *Katie Dunnigan*
Consideration to approve an Assemblage Permit for **Melissa Reagan of Madrac Farms** to hold a pumpkin patch, corn maze, hayrides, corn pit, slide, playground, and vendors event on five weekends, from September 30, 2023 through October 29, 2023, from 10am - 6pm, at 580 Ralph Rahn Road. **Map 411 Parcels# 19B, 24 in the Fourth District**
3. **[2023-470 Purchase Order]** *Alison Bruton*
Consideration to approve PO 23-REQ-039 for the purchase of a Sewer Bypass Pump
4. **[2023-471 Change Order]** *Alison Bruton*
Consideration to approve Change Order #5 for Task Order 22-006 with Pond & Company for the Stormwater Master Plan
5. **[2023-472 Change Order]** *Alison Bruton*
Consideration to approve Change Order #2 for StageFront for the AV upgrades at the Judicial Complex
6. **[2023-473 Form]** *Steve Candler*
Consideration to approve a Form for a Fire Inspection Checklist to coincide with Part II - Appendix C, Article VII - Administration and Enforcement, of the Effingham County Code of Ordinances

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. **[2023-474 Public Hearing]** *Katie Dunnigan*
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**

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**
3. **[2023-476 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by Morgan Corp., for a Sketch Plan located on Old River Road for "Morgan Corp Office" zoned B-2 **Map# 329 Parcels# 41B**, in the **First District**
4. **[2023-477 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends denying an application by **Brandon Peszynski** for a **variance** from Section 74.8, located at 124 Maple Drive, to allow for class 8 parking at a residence, zoned **AR-1**. **Map# 450D Parcel# 34A** in the **Second District**
5. **[2023-478 Second Reading]**
Consideration to approve the Second Reading of an application by **Brandon Peszynski** for a **variance** from Section 74.8, located at 124 Maple Drive, to allow for class 8 parking at a residence, zoned **AR-1**. **Map# 450D Parcel# 34A** in the **Second District**
6. **[2023-479 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Betty J. New** requests a **variance** from Article III, Section 3.3.1(c), located at 202 Greene Drive, to allow for the placement of an accessory structure, zoned **AR-1**. **Map# 465H Parcel# 42B**, in the **Second District**.
7. **[2023-480 Second Reading]**
Consideration to approve the Second Reading of an application by **Betty J. New** requests a **variance** from Article III, Section 3.3.1(c), located at 202 Greene Drive, to allow for the placement of an accessory structure, zoned **AR-1**. **Map# 465H Parcel# 42B**, in the **Second District**.
8. **[2023-481 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **George L. Oglesby** to **rezone** 3 of 10.85 acres locates at 8869 Highway 21 North from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 229 Parcel# 1A**, in the **Third District**
9. **[2023-482 Second Reading]**
Consideration to approve the Second Reading of an application by **George L. Oglesby** to **rezone** 3 of 10.85 acres locates at 8869 Highway 21 North from **AR-1** to **AR-2** to allow for the creation of a home site **Map# 229 Parcel# 1A**, in the **Third District**
10. **[2023-483 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Michael & Meredith Clark** for a **variance** from Section 3.21.1, located at 892 Brogdon Road to allow for occupation of a camper/RV during construction of a dwelling, zoned **AR-1**. **Map# 319 Parcel# 1D**, in the **Third District**

11. **[2023-484 Second Reading]**

Consideration to approve the Second Reading of an application by **Michael & Meredith Clark** for a **variance** from Section 3.21.1, located at 892 Brogdon Road to allow for occupation of a camper/RV during construction of a dwelling, zoned **AR-1. Map# 319 Parcel# 1D**, in the **Third District**

XV. Adjournment