



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

October 03, 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."

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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 September 19, 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. **[2023-500 Proposal]**

Consideration to ratify and affirm approval of a Policy for Catastrophic Inmate Medical Insurance for the Effingham County Jail

2. **[2023-501 Purchase]**
Consideration to ratify and affirm an Enterprise vehicle orders for Effingham County Sheriff's Office
3. **[2023-502 Agreement]**
Consideration to approve to renew an Agreement between Effingham County Board of Elections and Sentry Data Management LLC
4. **[2023-503 Agreement]**
Consideration to approve termination of the Probation Services Agreement between Effingham County and City of Springfield
5. **[2023-504 Calendar]**
Consideration to approve the 2024 County Holiday Schedule

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

1. **[2023-436 Second Reading]**
Consideration to approve the Second Reading of an application by **Warren M. Kennedy** to **rezone** 1.13 acres located at 195 Elm Street from **R-2** to **B-3**, to allow for a storage facility **Map# 302 Parcel# 167** in the First District (*Postponed from 8/15/2023 & 9/19/2023*)
2. **[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 Parcels 4A,4B,5** in the **Second District** (*Postponed from 9/5/2023*)
3. **[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** requests 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 from 9/5/2023*)

XI. New Business

1. **[2023-505 Proclamation]** *Stephanie Johnson*
Consideration to approve a Proclamation celebrating October 7, 2023 as Effingham Bulldogs Champions Day
2. **[2023-506 Proposal]** *Alison Bruton*
Consideration to approve a Proposal for A/V upgrades to a courtroom at the Historic Courthouse utilizing ARPA Funds through the Ogeechee Circuit
3. **[2023-507 Quote]** *Alison Bruton*
Consideration to approve a Quote from Central Industries, Inc. for repairs at the Effingham County Fuel Island

4. **[2023-508 Change Order]** *Alison Bruton*
 Consideration to approve Change Order# 1 for the Administration Building addition/renovation project with Greenline Architecture
5. **[2023-509 Annexation]** *Stephanie Johnson*
 Consideration to approve a Petition for Annexation as submitted by the City of Guyton for a property located on Gracen Road **Map# 217 Parcel# 39**
6. **[2023-510 Annexation]** *Stephanie Johnson*
 Consideration to approve a Petition for Annexation as submitted by the City of Springfield for a property located at the corners of Hwy 21 and McCall and Courthouse Road **Map# 389 Parcel# 7**
7. **[2023-511 Letter]** *Stephanie Johnson*
 Consideration to approve to continue the county's participation with the Middle Coastal Unified Development Authority
8. **[2023-512 Agreement]** *Tim Callanan*
 Consideration to approve an agreement between Buccaneer Region, Sports Car Club of America, Inc., (Roebing Raceway) and Effingham Emergency Medical Services
9. **[2023-513 Ordinance]** *Tim Callanan*
 Consideration to approve the First Reading of an Ordinance to reduce the speed limit on a section of Stillwell Road
10. **[2023- 514 Agreement]** *Tim Callanan*
 Consideration to approve Memorandum of Agreement by and between the Georgia Department of Transportation and Effingham County for right of way phase for repair of the bridge on Long Bridge Road over Ebenezer Creek

XII. Reports from Commissioners & Administrative Staff

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

XIV. Planning Board - 6:00 pm

1. **[2023-515 Sketch Plan]** *Chelsie Fernald*
 The Planning Board recommends approving an application by Alex Long, for a Sketch Plan located on Courthouse Road for "Xander Woods" zoned R-1 **Map# 348 Parcels# 16**, in the **First District**
2. **[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**
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**

4. **[2023-518 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by Wesley Sherrod, for a Sketch Plan located on Nease Road for "Chris Moon Storage Facility" zoned B-1 **Map# 396 Parcels# 19** in the **First District**
5. **[2023-519 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by Coleman Company, for a Sketch Plan located on Ebenezer Road for "Ramsey Landing Phase 3" zoned R-1 **Map# 445 Parcels# 28** in the **Fifth District**
6. **[2023-520 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends approving an application by Thomas & Hutton, for a Sketch Plan located on Highway 21 for "Highway 21 Multifamily" zoned B-2 **Map# 465 Parcels# 3** in the **Fifth District**
7. **[2023-521 Sketch Plan]** *Chelsie Fernald*
The Planning Board recommends **conditional approval** for an application by Builders FirstSource, for a Sketch Plan located on Commercial Court for "Builders FirstSource Phase 2" zoned I-1 **Map# 465D Parcels# 7** in the **Fifth District**
8. **[2023-522 Public Hearing]** *Katie Dunnigan*
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 zoned **I-1. Map# 450D Parcel# 4A, 4B & 5**, in the **Second District**
9. **[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 zoned **I-1. Map# 450D Parcel# 4A, 4B & 5**, in the **Second District**
10. **[2023-524 Public Hearing]** *Katie Dunnigan*
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**
11. **[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**
12. **[2023-526 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends denying an application by **Lex Bazemore** as Agent for **Wanda R. Williams** to **rezone** 17.67 acres from **AR-1** to **R-4** with the **conditional use**

to allow for an RV park. Located on Race Path Road **Map# 412 Parcel# 5A** in the **Fourth District**

13. **[2023-527 Second Reading]**

Consideration to approve the Second Reading of an application by **Lex Bazemore** as Agent for **Wanda R. Williams** requests 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**

14. **[2023-528 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Alex Long** as Agent for **GSL Cattle Company, LLC** requests to **rezone** 14.635 acres located on Courthouse Road from **AR-1** to **R-1** to allow for a 5-lot subdivision **Map# 348 Parcel# 16** in the **First District**

15. **[2023-529 Second Reading]**

Consideration to approve the Second Reading of an application by **Alex Long** as Agent for **GSL Cattle Company, LLC** to **rezone** 14.635 acres located on Courthouse Road from **AR-1** to **R-1** to allow for a 5-lot subdivision **Map# 348 Parcel# 16**, in the **First District**

16. **[2023-530 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Karen Brindley** to **rezone** 1.5 +/- acres located on Blue Jay Road from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels **Map# 432 Parcels# 44&45**, in the **Second District**

17. **[2023-531 Second Reading]**

Consideration to approve the Second Reading of an application by **Karen Brindley** to **rezone** 1.5 +/- acres located on Blue Jay Road from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels **Map# 432 Parcels# 44&45**, in the **Second District**

18. **[2023-532 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Earl Douberly** to **rezone** 14.62 acres located at 215 Pearl Davis Road from **AR-1** to **AR-2** to allow for creation of a home site **Map# 289 Parcel# 7**, in the **Third District**

19. **[2023-533 Second Reading]**

Consideration to approve the Second Reading of an application by **Earl Douberly** to **rezone** 14.62 acres located at 215 Pearl Davis Road from **AR-1** to **AR-2** to allow for creation of a home site **Map# 289 Parcel# 7**, in the **Third District**

20. **[2023-534 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Eleanor L. Kent** to **rezone** 6.7 acres located at 1091 4th Street Ext from **AR-1** to **AR-2** to allow for creation of 3 home sites **Map# 319 Parcel# 26**, in the **First District**

21. **[2023-535 Second Reading]**

Consideration to approve the Second Reading of an application by **Eleanor L. Kent** to **rezone** 6.7 acres located at 1091 4th Street Ext from **AR-1** to **AR-2** to allow for creation of 3 home sites **Map# 319 Parcel# 26**, in the **First District**

22. **[2023-536 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Sean Carter** as Agent for **Frances Nix Jefferson** requests a variance located at 199 5th Street from *Article V, Section 5.1* to reduce rear building setbacks, allowing for a home addition, zoned **AR-1. Map# 422A Parcel# 85**, in the **Third District**
23. **[2023-537 Second Reading]**
Consideration to approve the Second Reading of an application by **Sean Carter** as Agent for **Frances Nix Jefferson** requests a variance located at 199 5th Street from *Article V, Section 5.1* to reduce rear building setbacks, allowing for a home addition, zoned **AR-1. Map# 422A Parcel# 85**, in the **Third District**
24. **[2023-538 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** to **rezone** 5.01 acres located at 4001 Blue Jay Road from **R-1** to **AR-1** to allow for a rural business. **Map# 351B Parcel#3**, in the **First District**
25. **[2023-539 Second Reading]**
Consideration to approve the Second Reading of an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** to **rezone** 5.01 acres located at 4001 Blue Jay Road from **R-1** to **AR-1** to allow for a rural business. **Map# 351B Parcel#3**, in the **First District**
26. **[2023-540 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** for a **conditional use** located at 4001 Blue Jay Road for a **rural business** **Map# 351B Parcel#3**, in the **First District**
27. **[2023-541 Second Reading]**
Consideration to approve the Second Reading of an application by **Kirk Brennaman** as Agent for **William Silva & Tina Owens** for a **conditional use** located at 4001 Blue Jay Road for a **rural business** **Map# 351B Parcel#3** in the **First District**
28. **[2023-542 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving 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**
29. **[2023-543 Second Reading]**
Consideration to approve the Second Reading of an application by **Joao Batista** requests a **conditional use** for a **rural business** located at 174 Noel C. Conaway Road **Map# 352 Parcel #56**, in the **First District**
30. **[2023-544 Public Hearing]** *Katie Dunnigan*
The Planning Board recommends approving an application by **Quail Preserve, LLC** to **rezone** 15 acres located on US Highway 80 from **AR-1** to **B-3** to allow for business development **Map# 329 Parcel# 41E01**, in the **First District**

31. **[2023-545 Second Reading]**

Consideration to approve the Second Reading of an application by **Quail Preserve, LLC** to **rezone** 15 acres located on US Highway 80 from **AR-1** to **B-3** to allow for business development **Map# 329 Parcel# 41E01**, in the **First District**

32. **[2023-546 Public Hearing]** *Katie Dunnigan*

The Planning Board recommends approving an application by **Chris Edenfield** as Agent for **Glenn Conaway** to **rezone** 48.48 acres located on Blue Jay Road from **AR-1** to **PD-MR** to allow for a surface mine **Map# 351 Parcel# 8**, in the **First District**

33. **[2023-547 Second Reading]**

Consideration to approve the Second Reading of an application by **Chris Edenfield** as Agent for **Glenn Conaway** to **rezone** 48.48 acres located on Blue Jay Road from **AR-1** to **PD-MR** to allow for a surface mine **Map# 351 Parcel# 8**, in the **First District**

XV. Adjournment