



County
Effingham
Georgia
Board of Commissioners

BOARD OF COMMISSIONERS REGULAR MEETING

March 01, 2022 – 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

Virtual Meeting Information:

Zoom link:

<https://us06web.zoom.us/j/88387585556?pwd=bDhncFEvSlMwdmN2VW9NWUR5OHduQT09>

Meeting ID: **883 8758 5556**

Access Code: **645218**

- 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 February 15, 2022 regular commission meeting minutes
- VII. Public Comments** - Public comment shall pertain to the agenda items only. Should you will to address the Board about an item, clearly state your full name prior to commencing to speak on said item.
- VIII. Correspondence** - Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website

IX. Consent Agenda

1. [2022-110 Agreement]

Consideration to approve the renewal of a Memorandum of Understanding between the Effingham County Board of Education and Effingham County Board of Commissioners for ambulance services at various Board of Education events

2. [2022-111 Agreement]

Consideration to approve to allow the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals (ASPCA) to continue

3. [2022-112 Agreement]

Consideration to approve the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services – Division of Family and Children Services, Lease #3362

4. [2022-113 Agreement]

Consideration to approve to renew a Service Order with Stamps.com

5. [2022-114 Application]

Consideration to approve ratification and submission of a Grant Application to the Georgia Firefighter Standards and Training Council (GFSTC)

X. Old Business

1. [2022-074 Ordinance]

Consideration to approve the Second Reading of an Ordinance to amend **Article II – Definitions; Article V - Uses Permitted in Districts, Sections 5.6 - R-3 Multifamily Residential; Section 5.8 - R-6 Single Family Residential - Section 5.9. B-1 Neighborhood Commercial - Section 5.10 B-2 General Commercial; and Section 5.11-B-3 Highway Commercial** of the Code of Ordinances (*1st Reading approved 02/15/2022*)

2. [2022-081 Agreement] Alison Bruton

Consideration to approve to renew Agreements with Constellation NewEnergy for natural gas for multiple County buildings (*postponed 02/15/2022*)

XI. New Business

1. [2022-115 Resolution] Alison Bruton

Consideration to approve Resolution #022-013 for surplus of items

2. [2022-116 Task Order] Alison Bruton

Consideration to approve to award Task Order 22-003 to POND Company for the Parks Masterplan Update

3. [2022-117 Contract] Alison Bruton

Consideration to approve to award Contract# 22-25-006 to E&D Contracting Services, Inc. for road improvement construction to Shearouse Road and Freedom Trail in the amount of \$144,000

4. **[2022-118 Change Order]** *Eric Larson*
Consideration to approve Change Order# 1 with POND company in the amount of \$6,900 to include an additional facility to the Facility Master Plan study
5. **[2022-119 Change Order]** *Eric Larson*
Consideration to approve Change Order# 1 to the contract with EMC Engineering Services Inc. to perform easement acquisition related to the Hodgeville Sanitary Force Main
6. **[2022-120 Change Order]** *Eric Larson*
Consideration to approve Change Order# 2 with Alliance Consulting Engineers Inc. to prepare a Design Development report for a spray field expansion on Low Ground Road
7. **[2022-121 Change Order]** *Eric Larson*
Approve a Change Order #1 with Hussey, Gay Bell to add re-use water line extension to the project, additional work required to receive GDOT approvals, and to authorize easement acquisition
8. **[2022-122 Resolution]** *Mark Barnes*
Consideration to approve Resolution # 022-014 to amend the 2021-2022 Fiscal Year Budget
9. **2022-123 Grant]** *Mark Barnes*
Consideration to approve acceptance of a Grant Award from GEMA Local Emergency Management Performance Grants (EMPG) program
10. **[2022-124 Grant]** *Mark Barnes*
Consideration to approve acceptance of a Grant Award from ACCG Civic Affairs Foundation Georgia County Internship Program (GCIP)
11. **[2022-125 Appointment]** *Stephanie Johnson*
Consideration to reappoint William Carter to the Department of Family and Children Services (DFCS) Board
12. **[2022-126 Appointment]** *Stephanie Johnson*
Consideration to appoint Ryan Thompson to the Planning Board as representative for the First District

XII. Reports from Commissioners & Administrative Staff

1. County Engineer update on capital projects and other significant projects

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

XIV. Executive Session Minutes - No executive session was held, no minutes to be approved.

XV. Planning Board - 6:00 pm

1. **[2022-127 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Eric Henry** to rezone 2.32 acres located at 2819 & 2823 Sandhill Road from AR-1 to AR-2 to allow for a combination of parcels **Map# 301C Parcels# 2 & 3** in the First District

2. **[2022-128 Second Reading]**
Consideration to approve the Second Reading of an application by **Eric Henry** to rezone 2.32 acres located at 2819 & 2823 Sandhill Road from AR-1 to AR-2 to allow for a combination of parcels **Map# 301C Parcels# 2 & 3** in the First District
3. **[2022-129 Public Hearing]** *Teresa Concannon*
The Planning Board recommends denying an application by **Jerome S. Konter** as Agent for **JGH Commercial, LLC** to **rezone** 18.67 acres located on Hodgeville Road from **PD (commercial)** to **PD (residential)** to allow for 206-unit multi-family residential development **Map# 416 Parcel# 20D** in the Second District
4. **[2022-130 Second Reading]**
Consideration to approve the Second Reading of an application by **Jerome S. Konter** as Agent for **JGH Commercial, LLC** to **rezone** 18.67 acres located on Hodgeville Road from **PD (commercial)** to **PD (residential)** to allow for 206-unit multi-family residential development **Map# 416 Parcel# 20D** in the Second District
5. **[2022-131 Public Hearing]** *Teresa Concannon*
The Planning Board recommends approving an application by **Rachel & James McDowell** to **rezone** 4.95 acres located at 3714 Noel C. Conaway Road from **AR-1 & B-2** to **AR-2** to allow for a combination of parcels **Map# 436 Parcels# 67 & 68** in the Second District
6. **[2022-132 Second Reading]**
Consideration to approve the Second Reading an application by **Rachel & James McDowell** to **rezone** 4.95 acres located at 3714 Noel C. Conaway Road from **AR-1 & B-2** to **AR-2** to allow for a combination of parcels **Map# 436 Parcels# 67 & 68** in the Second District
7. **[2022-133 Public Hearing]** *Teresa Concannon*
The Planning Board recommends approving an application by **Daniel Henry** to **rezone** 5.1 acres located at 4302 Old Dixie Highway from **AR-1** to **AR-2** to allow for a three-lot subdivision. **Map# 313 Parcel# 12** in the Third District
8. **[2022-134 Second Reading]**
Consideration to approve the Second Reading of an application by **Daniel Henry** to **rezone** 5.1 acres located at 4302 Old Dixie Highway from **AR-1** to **AR-2** to allow for a three-lot subdivision. **Map# 313 Parcel# 12** in the Third District
9. **[2022-135 Public Hearing]** *Teresa Concannon*
The Planning Board recommends approving an application by **Franklin & Gail Smith** to **rezone** 5 acres located at 1900 Old Dixie Highway from **AR-1** to **AR-2**, to allow for the creation of a home site **Map# 364 Parcel# 56A** in the Third District
10. **[2022-136 Second Reading]**
Consideration to approve the Second Reading of an application by **Franklin & Gail Smith** request to **rezone** 5 acres located at 1900 Old Dixie Highway from **AR-1** to **AR-2**, to allow for the creation of a home site **Map# 364 Parcel# 56A** in the Third District

11. **[2022-137 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Schel Paulk** for a **variance** located on Courthouse Road from *section 7.1.11 (Cul de sac)*, and *section 7.3.1 (Blocks)*, regarding maximum block length, zoned **AR-2**. **Map# 370 Parcel# 16B** in the Fourth District

12. **[2022-138 Second Reading]**

Consideration to approve the Second Reading of an application by **Schel Paulk** for a **variance** located on Courthouse Road from *section 7.1.11 (Cul de sac)*, and *section 7.3.1 (Blocks)*, regarding maximum block length, zoned **AR-2**. **Map# 370 Parcel# 16B** in the Fourth District

13. **[2022-139 Sketch Plan]** *Teresa Concannon*

The Planning Board recommends approving an application by **Schel Paulk** for a **sketch plan** for "*Primrose Place*" located on Courthouse Road, zoned **AR-2** consisting of 18 lots **Map# 370 Parcel# 16B** in the Fourth District

14. **[2022-140 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **F. Lamar Allen** to **rezone** 0.49 acres located on Courthouse Road to allow for the combination of adjacent parcels from **AR-2** to **AR-1 Map# 390A Parcel # 5A** in the Fourth District

15. **[2022-141 Second Reading]**

Consideration to approve the Second Reading of an application by **F. Lamar Allen** requests to **rezone** 0.49 acres located on Courthouse Road to allow for the combination of adjacent parcels from **AR-2** to **AR-1 Map# 390A Parcel # 5A** in the Fourth District

16. **[2022-142 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Wesley R. Neurath** for a **variance** located on Nellie Road from *section 6.2.12.1*, to waive the restriction that a private, unpaved road may serve no more than three lots, zoned **AR-1**, proposed zoning **AR-2**. **Map# 461 Parcel# 27** in the Fifth District

17. **[2022-143 Second Reading]**

Consideration to approve the Second Reading an application by **Wesley R. Neurath** for a **variance** located on Nellie Road from *section 6.2.12.1*, to waive the restriction that a private, unpaved road may serve no more than three lots, zoned **AR-1**, proposed zoning **AR-2**. **Map# 461 Parcel# 27** in the Fifth District

18. **[2022-144 Public Hearing]** *Teresa Concannon*

The Planning Board recommends approving an application by **Wesley R. Neurath** to **rezone** 5.5 acres located on Nellie Road to allow for the creation of a home site from **AR-1** to **AR-2 Map# 461 Parcel# 27** in the Fifth District

19. [2022-145 Second Reading]

Consideration to approve the Second Reading of an application by **Wesley R. Neurath** to **rezone** 5.5 acres located on Nellie Road to allow for the creation of a home site from **AR-1** to **AR-2 Map# 461 Parcel# 27** in the Fifth District

XVI. Adjournment