

1. March 16, 2021 Meeting Agenda

Documents:

[03162021AGENDA.PDF](#)

1.1. March 16, 2021 Final Agenda

Documents:

[03162021AGENDA.DOCX_FINAL.PDF](#)

2. March 16, 2021 Meeting Agenda

Documents:

[0-03162021AGENDA.PDF](#)



EFFINGHAM COUNTY BOARD OF COMMISSIONERS (TENTATIVE) COMMISSION MEETING AGENDA

Effingham County Administrative Complex
Commission Meeting Chambers
601 North Laurel Street, Springfield GA 31329

March 16, 2021 – 5:00 PM

(Also aired via teleconference)

Dial - 1-650-419-1505 Access Code – 106822973)

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.

****PLEASE TURN OFF YOUR CELL PHONE**

Items of Business	Action Requested of Commissioners	Previous Action of Commissioners	Action Taken
I Call to Order	5:00 P.M.		
II Invocation			
III Pledge to the American Flag			
IV Agenda Approval	Consideration of a Resolution to approve the agenda		
V Minutes	Consideration to approve the March 2, 2021 regular Commission meeting minutes		
VI Public Comments	Agenda Items ONLY		
VII Correspondence	Documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website		
VIII Appearance	Robert Hunter – 5:05 pm		
IX Consent Agenda			
01 Policy 2021-107	Consideration to approve to amend Section 6.07 – Workers Compensation of the Human Resources Standards of Practice		
02 Agreement 2021-108	Consideration to approve to renew the Lease Agreement with FP Mailing Solutions for postage meters		
03 Grant 2021-109	Consideration to approve to accept a Grant from Georgia's Region J Coalition Hospital Preparedness Program (HPP)		
04 Grant 2021-110	Consideration to approve to submit an Application for a GEMA State Homeland Security Program (SHSP) Grant		
05 Order 2021-111	Consideration to approve to renew a Service Order with Stamps.com		
X Old Business			
01 Public Hearing 2021-112	The Planning Board recommends approving an application by Freddie H. Mitchell to rezone 3.06 acres out of 13.06 acres located 205 White Branch	Postponed 02/16/2021	

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02 Second Reading 2021-113	Consideration to approve the Second Reading of an application by Freddie H. Mitchell to rezone 3.06 acres out of 13.06 acres located 205 White Branch Drive from AR-1 to AR-2 for the creation of two additional home sites Map# 393 Parcel# 8A in the Fourth District	Postponed 02/16/2021	
XI New Business			
01 Proclamation <i>Stephanie Johnson</i> 2021-114	Consideration to approve a Proclamation declaring April 2021 as Child Abuse Prevention month		
02 Budget <i>Christy Carpenter</i> 2021-115	Consideration to approve Resolution# 021-007 to amend the 2020-2021 Budget		
03 Contract <i>Alison Bruton</i> 2021-116	Consideration to approve Contracts with Enterprise Fleet Management for Fleet Management Services		
04 Tax Relief <i>Neal Groover</i> 2021-117	Consideration to approve Tax Relief for properties located on Highway 21 and N. Laurel Street within the City of Springfield identified as Map# S101 Parcel# 1, 2, 60		
05 Agreement 2021-118	Consideration to approve an Intergovernmental Agreement with the City of Claxton for relocation of a Natural Gas related to Effingham Parkway and known as Project No. CSMSL-006-00 (700)		
06 Plat/Deed <i>Teresa Concannon</i> 2021-119	Consideration to approve a Final Plat and Warranty Deed accepting the infrastructure for Emerald Plantation, Phase 2 located off of Midland Road Map# 350 Parcel# 16		
07 Plat/Deed <i>Eric Larson</i> 2021-120	Consideration to approve a Site Plat and Warranty Deed accepting the pump station property and infrastructure within the Georgia International Trade Center located off of Highway 21 South		
08 Project <i>Kristen Achtziger</i> 2021-121	Consideration to approve to continue the Sprayfield Expansion Project		
09 Request <i>Kristen Achtziger</i> 2021-122	Consideration to approve submission of a Wasteload Allocation Request to the Environmental Protection Division (EPD)		
10 Contract 2021-123	Consideration to approve Bond Resolution 021-008 and Intergovernmental Contracts between Effingham County and the City of Springfield and		

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	Effingham County and the City of Guyton related to the TSPLOST bonds		
XII Reports from Administrative Staff & Commissioners			
XIII Executive Session	Discussion of Personnel, Property and Pending Litigation		
XIV Executive Session Minutes	No minutes to be approved.		
XV Planning Board	6:00 PM		
01 Public Hearing 2021-124	The Planning Board recommends approving an application by Rhett Roscinski to rezone 10.12 acres located on Hodgeville Road from AR-1 to B-3 & AR-2 to extend property line to allow for road frontage Map# 416 Parcel# 2 & 3 in the Second District		
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05 Public Hearing 2021-128	The Planning Board recommends approving an application by Craig Johnson , agent for Terri Johnson to rezone 5.74 acres located at 2368 Hwy 21 North from AR-1 to AR-2 to allow for division of the parcel Map# 342 Parcel# 31 in the Third District		
06 Second Reading 2021-129	Consideration to approve the Second Reading of an application by Craig Johnson , agent for Terri Johnson to rezone 5.74 acres located at 2368 Hwy 21 North from AR-1 to AR-2 to allow for division of the parcel Map# 342 Parcel# 31 in the Third District		

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07 Public Hearing 2021-130	The Planning Board recommends approving an application by Neil McKenzie , agent for Lonadine Webb to rezone 179.86 acres out of 350 acres located on Hwy 119 South from AR-1 to R-6 for the development of a 281 – lot residential subdivision Map# 344 Parcel# 26 in the Third District		
08 Second Reading 2021-131	Consideration to approve the Second Reading an application by Neil McKenzie , agent for Lonadine Webb to rezone 179.86 acres out of 350 acres located on Hwy 119 South from AR-1 to R-6 for the development of a 281 – lot residential subdivision Map# 344 Parcel# 26 in the Third District		
09 Public Hearing 2021-132	The Planning Board recommends approving an application by Neil McKenzie , agent for Lonadine Webb to rezone 13.42 acres out of 350 acres located on Hwy 119 South from AR-1 to B-2 to allow for a future proposed commercial development Map# 344 Parcel# 26 in the Third District		
10 Second Reading 2021-133	Consideration to approve the Second Reading of an application by by Neil McKenzie , agent for Lonadine Webb to rezone 13.42 acres out of 350 acres located on Hwy 119 South from AR-1 to B-2 to allow for a future proposed commercial development Map# 344 Parcel# 26 in the Third District		
11 Public Hearing 2021-134	The Planning Board recommends approving an application by Steven Chiarello of Inman Solar , agent for James B. Zittrouer requests a conditional use located on Stillwell Road to allow for a solar farm on 172 acres, zoned AR-1 Map# 409 Parcel# 52 in the Fourth District		
12 Second Reading 2021-135	Consideration to approve the Second Reading of an application by Steven Chiarello of Inman Solar , agent for James B. Zittrouer requests a conditional use located on Stillwell Road to allow for a solar farm on 172 acres, zoned AR-1 Map# 409 Parcel# 52 in the Fourth District		
13 Public Hearing 2021-136	The Planning Board recommends approving an application by Cheryl Sparks for a Variance located at 371 Beebe Road to allow for the placement of an accessory structure in the a front yard parcel, consisting of 0.77 acres, zoned AR-2 Map# 411B Parcel# 8A in the Fourth District		

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XVI Adjournment



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Items of Business	Action Requested of Commissioners	Previous Action of Commissioners	Action Taken
I Call to Order	5:00 P.M.		5:05 pm
II Invocation			Comm. Deloach
III Pledge to the American Flag			Sounded in unison
IV Agenda Approval	Consideration of a Resolution to approve the agenda		Approved as read
V Minutes	Consideration to approve the March 2, 2021 regular Commission meeting minutes		Approved as read
VI Public Comments	Agenda Items ONLY		Stated by Chairman
VII Correspondence	Documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website		Stated by Chairman
VIII Appearance	Robert Hunter – 5:05 pm		Did not appear
IX Consent Agenda			
01 Policy 2021-107	Consideration to approve to amend Section 6.07 – Workers Compensation of the Human Resources Standards of Practice		Approved
02 Agreement 2021-108	Consideration to approve to renew the Lease Agreement with FP Mailing Solutions for postage meters		Approved
03 Grant 2021-109	Consideration to approve to accept a Grant from Georgia's Region J Coalition Hospital Preparedness Program (HPP)		Approved
04 Grant 2021-110	Consideration to approve to submit an Application for a GEMA State Homeland Security Program (SHSP) Grant		Approved
05 Order 2021-111	Consideration to approve to renew a Service Order with Stamps.com		Approved
X Old Business			
01 Public Hearing 2021-112	The Planning Board recommends approving an application by Freddie H. Mitchell to rezone 3.06	Postponed 02/16/2021	Approved w/ stipulations

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02 Second Reading 2021-113	Consideration to approve the Second Reading of an application by Freddie H. Mitchell to rezone 3.06 acres out of 13.06 acres located 205 White Branch Drive from AR-1 to AR-2 for the creation of two additional home sites Map# 393 Parcel# 8A in the Fourth District	Postponed 02/16/2021	Postponed to 04/06/2021 due to an added stipulation
XI New Business			
01 Proclamation <i>Stephanie Johnson</i> 2021-114	Consideration to approve a Proclamation declaring April 2021 as Child Abuse Prevention month		Approved
02 Budget <i>Christy Carpenter</i> 2021-115	Consideration to approve Resolution# 021-007 to amend the 2020-2021 Budget		Approved
03 Contract <i>Alison Bruton Tim Callanan</i> 2021-116	Consideration to approve Contracts with Enterprise Fleet Management for Fleet Management Services		Approved
04 Tax Relief <i>Neal Groover</i> 2021-117	Consideration to approve Tax Relief for properties located on Highway 21 and N. Laurel Street within the City of Springfield identified as Map# S101 Parcel# 1, 2, 60		Approved relief of entire bill
05 Agreement <i>Tim Callanan</i> 2021-118	Consideration to approve an Intergovernmental Agreement with the City of Claxton for relocation of a Natural Gas related to Effingham Parkway and known as Project No. CSMSL-006-00 (700)		Approved
06 Plat/Deed <i>Teresa Concannon</i> 2021-119	Consideration to approve a Final Plat and Warranty Deed accepting the infrastructure for Emerald Plantation, Phase 2 located off of Midland Road Map# 350 Parcel# 16		Approved
07 Plat/Deed <i>Eric Larson</i> 2021-120	Consideration to approve a Site Plat and Warranty Deed accepting the pump station property and infrastructure within the Georgia International Trade Center located off of Highway 21 South		Approved
08 Project <i>Kristen Achtziger</i> 2021-121	Consideration to approve to continue the Sprayfield Expansion Project		Approved
09 Request <i>Kristen Achtziger</i> 2021-122	Consideration to approve submission of a Wasteload Allocation Request to the Environmental Protection Division (EPD)		Approved

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10 Contract <i>Tim Callanan</i> 2021-123	Consideration to approve Bond Resolution 021-008 and Intergovernmental Contracts between Effingham County and the City of Springfield and Effingham County and the City of Guyton related to the TSPLOST bonds		Approved
XII Reports from Administrative Staff & Commissioners			T. Callanan Comm. Kieffer Comm. Burdette Comm. Floyd
XIII Executive Session	Discussion of Personnel, Property and Pending Litigation		7:19 pm
XIV Executive Session Minutes	No minutes to be approved.		None to be approved
XV Planning Board	6:00 PM		
01 Public Hearing 2021-124	The Planning Board recommends approving an application by Rhett Roscinski to rezone 10.12 acres located on Hodgeville Road from AR-1 to B-3 & AR-2 to extend property line to allow for road frontage Map# 416 Parcel# 2 & 3 in the Second District		Approved w/ stipulations
02 Second Reading 2021-125	Consideration to approve the Second Reading of an application by Rhett Roscinski to rezone 10.12 acres located on Hodgeville Road from AR-1 to B-3 & AR-2 to extend property line to allow for road frontage Map# 416 Parcel# 2 & 3 in the Second District		Approved 2 nd Reading
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06 Second Reading 2021-129	Consideration to approve the Second Reading of an application by Craig Johnson , agent for Terri Johnson to rezone 5.74 acres located at 2368 Hwy		Approved 2 nd Reading

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XVI Adjournment			8:12 pm

Members present:

Wesley Corbitt
Forrest Floyd
Roger Burdette
Jamie Deloach
Reginald Loper
Phil Kieffer



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08 Second Reading 2021-131	Consideration to approve the Second Reading an application by Neil McKenzie , agent for Lonadine Webb to rezone 179.86 acres out of 350 acres located on Hwy 119 South from AR-1 to R-6 for the development of a 281 – lot residential subdivision Map# 344 Parcel# 26 in the Third District		
09 Public Hearing 2021-132	The Planning Board recommends approving an application by Neil McKenzie , agent for Lonadine Webb to rezone 13.42 acres out of 350 acres located on Hwy 119 South from AR-1 to B-2 to allow for a future proposed commercial development Map# 344 Parcel# 26 in the Third District		
10 Second Reading 2021-133	Consideration to approve the Second Reading of an application by Neil McKenzie , agent for Lonadine Webb to rezone 13.42 acres out of 350 acres located on Hwy 119 South from AR-1 to B-2 to allow for a future proposed commercial development Map# 344 Parcel# 26 in the Third District		
11 Public Hearing 2021-134	The Planning Board recommends approving an application by Steven Chiarello of Inman Solar , agent for James B. Zittrouer requests a conditional use located on Stillwell Road to allow for a solar farm on 172 acres, zoned AR-1 Map# 409 Parcel# 52 in the Fourth District		
12 Second Reading 2021-135	Consideration to approve the Second Reading of an application by Steven Chiarello of Inman Solar , agent for James B. Zittrouer requests a conditional use located on Stillwell Road to allow for a solar farm on 172 acres, zoned AR-1 Map# 409 Parcel# 52 in the Fourth District		
13 Public Hearing 2021-136	The Planning Board recommends approving an application by Cheryl Sparks for a Variance located at 371 Beebe Road to allow for the placement of an accessory structure in the a front yard parcel, consisting of 0.77 acres, zoned AR-2 Map# 411B Parcel# 8A in the Fourth District		

**EFFINGHAM COUNTY BOARD OF COMMISSIONERS
(TENTATIVE) COMMISSION MEETING AGENDA**

*Effingham County Administrative Complex
Commission Meeting Chambers
601 North Laurel Street, Springfield GA 31329*

March 16, 2021– 5:00 PM

(Also aired via teleconference

Dial - **1-650-419-1505** Access Code – **106822973**)

14 Second Reading 2021-137	Consideration to approve the Second Reading of an application by Cheryl Sparks for a Variance located at 371 Beebe Road to allow for the placement of an accessory structure in the a front yard parcel, consisting of 0.77 acres, zoned AR-2 Map# 411B Parcel# 8A in the Fourth District		
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XVI Adjournment