(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

May 05, 2026 – 5:00 PM

Effingham County Administrative Complex
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (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 – 5:05 pm**

II. **Roll Call –** *Burdette/Rahn/Deloach/Helmly/Kieffer absent - Floyd*

III. **Invocation –** *offered by County Clerk, Stephanie Johnson*

IV. **Pledge to the American Flag –** *led by County Clerk Stephanie Johnson*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda *(approval with the Postponement of New Business #2 and Planning Board Item# 5-8 to 05/19/2026)*

VI. **Minutes**

1. Consideration to approve the April 21, 2026 work session and regular meeting minutes *(approved as read)*

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** - The agenda packet for this meeting is posted on the county's website. Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

IX. **Presentation - 5:15 pm**

By Michael King, Assistant County Manager

Update on the transition from Live Oak to Bulloch Library System *(presented)*

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. **[2026-183 Agreement]** (*Approved)*

   Consideration to approve a Lighting Services Agreement with Georgia Power for installation of LED roadway lighting at Meldrim Park.

2. **[2026-184 Letter]** *(Approved)*

   Consideration to approve a Letter of Support for Effingham County's application to the U.S. Department of Transportation Safe Streets and Roads for All (SS4A) Implementation Grant Program

3. **[2026-185 Purchase]** *(Approved)*

   Consideration to approve the purchase of required wetland and stream mitigation credits associated with the Goshen Road Widening Project

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

1. **[2026-137 Ordinance, 2nd Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading to amend **Appendix C, Article III, Section 3.46 -** *Accessory Dwelling Units* of the Effingham County Code of Ordinances *(1st reading approved, 04/07/2026) (2nd reading postponed,*

2. **[2026-175 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **James Carlson** for a **conditional use** located at 1501 Old Tusculum Road to allow for an Elementary school, Agritourism, Event Venue, and Adult Education Services in AR-1 **Map# 318 Parcel# 29** in the **Third District** *(Postponed by the commission, 04/21/2026)*

3. **[2026-176 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **James Carlson** for a **conditional use** located at 1501 Old Tusculum Road to allow for an Elementary school, Agritourism, Event Venue, and Adult Education Services in AR-1 **Map # 318 Parcel # 29** in the **Third District** *(Postponed by the commission, 04/21/2026)*

XII. New Business

1. **[2026-186 Preliminary Plat]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by 3 Byrds Development, LLC for a **Preliminary Plat** for **"Bulls Run"** located on Noel C Conaway Road **Map # 352 Parcel # 18** in the **First District**

2. **[2026-187 Agreement]** *Tim Callanan **POSTPONED, to 05/019/2026** at staff's request*

   Consideration to approve the Intergovernmental Agreement with Statesboro Regional Library Services

3. **[2026-188 Preliminary Plat]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by **SB Homes, LLC/ Sean Barlow** for a **Preliminary Plat** for "Sagebrush Reserve" located on Old Louisville Road **Map# 272 Parcel# 29** in the **Third District** *(Discussed along with Planning Board Item# 11, 12)*

4. **[2026-189 Ordinance, 1st Reading]** *Akela Wright (Approved1st Reading)*

   Consideration to approve the First Reading to amend **Appendix C**, **Article III** - *Section 3.24 (Nonconforming buildings or structures)* of the Code of Ordinances

5. **[2026-190 Budget]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-012 to amend the FY 2026 Budget

6. **[2026-191 Change Order]** *Johnathan Hulme (Approved)*

   Consideration to approve Change Order #2 to the TSPLOST 2025 *(Districts 3, 4, and 5)* construction contract with McLendon Enterprises, Inc. for drainage improvements along Hunters Chase Drive and Labrador Lane

7. **[2026-192 Change Order]** *Tre Wilkins (Approved)*

   Consideration to approve Change Order Proposal# 11 from Akins General Contractors for the Central High School Renovation Project

8. **[2026-193 Contract]** *Jonathan Hulme (Approved)*

   Consideration to approve Amendment #3 to the Johnson, Mirmiran & Thompson, Inc. (JMT) Contract for right-of-way acquisition services associated with the Goshen Road Widening Project

9. **[2026-194 Agreement]** *Jonathan Hulme (Approved)*

   Consideration to approve and execute a Right of Way Maintenance Agreement with the Georgia Department of Transportation (GDOT) for the SR 30 at Kolic Helmey Road Roundabout – Effingham County (*GDOT Project ID No. 0020095)*

10. **[2026-195 Agreement]** *Jonathan Hulme (Approved)*

    Consideration to approve and execute a Right of Way Maintenance Agreement with the Georgia Department of Transportation (GDOT) for the SR 30 at Midland Road Roundabout – Effingham County

11. **[2026-196 Change Order]** *Jonathan Hulme (Approved)*

    Consideration to approve Change Order #3 for Westwood Heights Pipe Replacement Phase 2 with EOM Operations

12. **[2026-197 Agreement]** *Sydney Edwards (Approved)*

    Consideration to approve the Third Amendment to the Solid Waste Collection and Disposal Agreement between Effingham County and Atlantic Waste Services, Inc.

13. **[2026-198 Change Order]** *Tre Wilkins (Approved)*

    Consideration to approve Change Order #10, for the Central High School Construction Project with Paul S. Akins Company, Inc.

14. **[2026-199 Contract]** *Sydney Edwards (Approved)*

    Consideration to approve a Contract (25-RFP-114), Ambulance Remount Services, to Custom Truck and Body Works, Inc.

15. **[2026-200 Purchase Order]** *Sydney Edwards (Approved)*

    Consideration to approve the purchase of an Energreen Alpha Eagle self-propelling hydrostatic machine for Public Works

XIII. Reports from Commissioners & Administrative Staff – *T. Callanan/R. Burdette*

J. Deloach/P. Kieffer

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – *no executive session was held*

XVI. Planning Board - 6:00 pm

1. **[2026-201 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Planning Board recommends **approving** an application submitted by **Margaret Sitton as agent for Heather Sitton** to **rezone** +/- 0.70 acres located at 2744 US Highway 80 from AR-1 to B-2 to allow for permitted uses in B-2 **Map # 355B Parcel # 7** in the **First District**

2. **[2026-202 Second Reading]** *(**Postponed** to 05/19/2026 due to added stipulation)*

   Consideration to approve the Second Reading of an application submitted by **Margaret Sitton as agent for Heather Sitton** to **rezone** +/- 0.70 acres located at 2744 US Highway 80 from **AR-1** to **B-2** to allow for permitted uses in B-2. **Map # 355B Parcel # 7** in the **First District**

3. **[2026-203 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Planning Board recommends **approving** an application submitted by **Ritchie Dickey** to **rezone** +/- 2.5 acres located at 4169 Highway 119 North from **AR-1** to **AR-3** to allow for permitted uses in AR-3 **Map # 405 Parcel # 26** in the Third **District**

4. **[2026-204 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Ritchie Dickey** to **rezone** +/- 2.5 acres located at 4169 Highway 119 North from **AR-1** to **AR-3** to allow for permitted uses in AR-3 **Map # 405 Parcel # 26** in the **Third District**

5. **[2026-205 Public Hearing]** *Jennifer Rose **POSTPONED** to 05/19/2026 @ agenda approval*

   Planning Board recommends **denying** an application submitted by **Dietmar Lutte** as agent for **Rippolinger LLC** to **rezone** +/- 4.84 acres located at 323 Commerce Drive from **B-3** to **HI** to allow for permitted uses in HI. **Map # 466C Parcel # 6** in the **Fifth District**

   **** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ****

6. **[2026-206 Second Reading]** ***POSTPONED** to 05/19/2026 @ agenda approval*

   Consideration to approve the Second Reading of an application submitted by **Dietmar Lutte** as agent for **Rippolinger LLC** to **rezone** +/- 4.84 acres located at 323 Commerce Drive from **B-3** to **HI** to allow for permitted uses in HI **Map # 466C Parcel # 6** in the **Fifth District**

   **** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ****

7. **[2026-207 Public Hearing]** *Jennifer Rose* ***POSTPONED*** *to 05/19/2026 @ agenda approval*

   Planning Board recommends **denying** an application submitted by **Javed Mujaddidi** as agent for **Bright Auto World LLC** to **rezone** +/- 8.61 acres located at 109 Commerce Court from **B-3** to **HI** to allow for permitted uses in HI **Map # 466C Parcel # 4** in the **Fifth District**

   **** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ****

8. **[2026-208 Second Reading]** ***POSTPONED*** *to 05/19/2026 @ agenda approval*

   Consideration to approve the Second Reading of an application submitted by **Javed Mujaddidi** as agent for **Bright Auto World LLC** to **rezone** +/- 8.61 acres located at 109 Commerce Court from **B-3** to **HI** to allow for permitted uses in HI **Map # 466C Parcel # 4** in the **Fifth District**

   **** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ****

9. **[2026-209 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **Christopher Sparry** for a **variance** from Section 5.1, located at 208 Westwood Drive, to allow for a decrease in required building setbacks in AR-1 **Map # 465H Parcel # 91B** in the **Second District**

10. **[2026-210 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Christopher Sparry** for a **variance** from Section 5.1, located at 208 Westwood Drive to allow for a decrease in required building setbacks in AR-1 **Map # 465H Parcel # 91B** in the **Second District**

11. **[2026-211 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

    Consideration to approve an application by **SB Homes, LLC/ Sean Barlow** for a **variance** from Section 3.4, located on Old Louisville Road, to allow for the modification of a berm requirement in R-1 **Map # 272 Parcel # 29** in the **Third District**

12. **[2026-212 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading for an application by **SB Homes, LLC/ Sean Barlow** for a **variance** from Section 3.4, located on Old Louisville Road to allow for the modification of a berm requirement in R-1 **Map # 272 Parcel # 29** in the **Third District**

XVII. Adjournment