(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

May 19, 2026 – 5:00 PM

Effingham County Administrative Complex
Meeting Chambers
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."

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Agenda

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

I. **Call to Order- 5:07 pm**

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

III. **Invocation –** *offered by Pastor Dave Stier of Bible Lutheran Church*

IV. **Pledge to the American Flag –** *led by Pastor Dave Stier*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda – *approved w/ changes (Withdrawal of Unfinished Business# 1 & 2, Postponement of Unfinished Business# 3, and discussion of Unfinished Business 6,7,8 & 9 during the 6:00 pm Planning Board segment of the meeting)*

VI. **Minutes**

Consideration to approve the May 5, 2026 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**

1. **5:10 pm - Presentation**

   By Antoine Poythress, Effingham Health System CFO, COO ***(not present)***

2. **5:15 pm - Appearance**

   By Susan Kraut, Effingham Chamber President & CEO ***(Appeared)***

3. **5:20 PM - Honor Award Presentation**

   Presented to Samantha Hanovich ***(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. **[2026-213 Agreement]** ***(Approved)***

   Consideration to approve the first one-year renewal of the County's secondary Disaster Debris Removal Services Contract with CrowderGulf, LLC.

2. **[2026-214 Agreement]** ***(Approved)***

   Consideration to approve an amendment to the Agreement for Disaster Debris Monitoring & Financial Recovery Services with Thompson Consulting Services, LLC.

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

1. **[2026-073 Public Hearing]** *Jennifer Rose* ***(Withdrawn @ agenda approval, at applicant's request)***
2. Planning Board recommends **approving** an application submitted by **Courthouse GSL** to **rezone** +/- 15.33 acres located on Courthouse Road from **R-6** to **R-1** to allow for permitted uses in R-1. **Map # 390 Parcel # 1D** in the **Fourth District** *(Postponed, 02/17/2026)*

2. **[2026-074 Second Reading]** ***(Withdrawn @ agenda approval, at applicant's request)***

   Consideration to approve the Second Reading of an application submitted by **Courthouse GSL** to **rezone** +/- 15.33 acres located on Courthouse Road from **R-6** to **R-1** to allow for permitted uses in R-1 **Map # 390 Parcel # 1D** in the **Fourth District** *(Postponed, 02/17/2026)*

3. **[2026-187 Agreement]** *Tim Callanan* ***(Postponed to 06/02/2026 @ agenda approval)***

   Consideration to approve the Intergovernmental Agreement with Statesboro Regional Library Services *(Postponed, 05/05/2026)*

4. **[2026-189 Ordinance, 2nd Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading to amend **Appendix C, Article III - Section 3.24** *(Nonconforming buildings or structures)* of the Effingham County Code of Ordinances *(1st Reading approved, 05/05/2026)*

5. **[2026-202 Second Reading]** ***(Approved 2nd Reading)***

   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** *(Postponed, 05/05/2026)*

6. **[2026-207 Public Hearing]** *Jennifer Rose* ***(DENIED)***

   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** *(Postponed, 05/05/2026)*

   This item will be heard at 6:00 pm segment of the meeting

7. **[2026-208 Second Reading]** ***(DENIED)***

   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** *(Postponed, 05/05/2026)*

   This item will be heard at 6:00 pm segment of the meeting

8. **[2026-205 Public Hearing]** *Jennifer Rose* ***(POSTPONED, to the 06/02/2026 meeting)***

   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** *(Postponed, 05/05/2026)*

   This item will be heard at 6:00 pm segment of the meeting

9. **[2026-206 Second Reading]** ***(POSTPONED, to the 06/02/2026 meeting)***

   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** *(Postponed, 05/05/2026)*

   This item will be heard at 6:00 pm segment of the meeting

XII. New Business

1. **[2026-215 Assemblage Permit]** *Jennifer Rose* ***(Approved)***

   Consideration to approve an Assemblage Permit for an event titled "Color My Outdoors", to be held at Tommy Long Boat Ramp Saturday, June 20, 2026 from 9:00 am to 4:00 pm in partnership with Savannah Canoe & Kayak

2. **[2026-216 Plat]** *Pamela Melser* ***(Approved)***

   Consideration to approve **Jason Seaman as agent for SFG CH Master DEVCO, LLC** requests approval of a Plat Recombination and Subdivision of Commercial Tract Georgia International Trade Center located at the intersection of Hwy 21 S and Trade Center Boulevard **[Map# 466D Parcel# 21-27]**

3. **[2026-217 Resolution]** *Mark Barnes* ***(Approved)***

   Consideration to approve Resolution# 026-013 to amend the 2026 Fiscal Year Budget

4. **[2026-218 Contract]** *Danielle Carver****(Approved)***

   Consideration to approve Amendment No. 1 renewing the County's primary Disaster Debris Removal Services contract with Ceres Environmental Services, Inc.

5. **[2026-219 Change Order]** *Jonathan Hulme* ***(Approved)***

   Consideration to approve Change Order No. 1 for the Creekside Elementary Entrance Construction Project with JW Oliver Construction

6. **[2026-220 Annexation]** *Tasheena Shiggs* ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to acknowledge an Annexation Petition as submitted by the City of Rincon for a property owned by Bruce and Cindy Rahn consisting of approximately 114.13 acres located off of Lexington Ave Ext **Map# 447 Parcel# 13B** in the **Fifth District**

7. **[2026-221 Annexation]** *Tasheena Shiggs* ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for properties owned by Judy Robinson Reiser and etal consisting of approximately 116.87 acres located off of Highway 119 South **Map# 344 Parcel# 2,3,3A,3B01, 3B03, 3B04, and 4** in the Third District

8. **[2026-222 Annexation]** *Tasheena Shiggs* ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for properties owned by Douglas Edwards consisting of approximately 9.44 total acres located off of Ebenezer Road **Map# 446 Parcel# 41 & 47** in the Fourth District

9. **[2026-233 Agreement]** *Michael King* ***(Approved)***

   Consideration to approve a Memorandum of Understanding between Effingham County, Georgia and Statesboro Public Regional Libraries (*ADDITION TO THE AGENDA)*

XIII. Reports from Commissioners & Administrative Staff – *T. Callanan/R. Burdette/F. Floyd/J. Deloach/B. Helmly/P. Kieffer*

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **8:37 pm**

XV. Executive Session Minutes - Consideration to approve the April 20, 2026 executive session minutes ***(approved as read)***

XVI. Planning Board - 6:00 pm

1. **[2026-223 Public Hearing]** *Kimberly Barlett* ***(Approved w/ stipulations)***

   Consideration to approve an application by **Chad Brennan** for a **variance** from Section 3.21.1, located at 209 Green Bridge Lane, to allow for the occupation of a tiny home during the construction of a home in AR-2. **Map # 352G Parcel # 9** in the **First District**

2. **[2026-224 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading for an application by **Chad Brennan** for a **variance** from Section 3.21.1, located at 209 Green Bridge Lane to allow for the occupation of a tiny home during the construction of a home in AR-2 **Map # 352G Parcel # 9** in the **First District**

3. **[2026- 225 Public Hearing]** *Kimberly Barlett* ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to approve an application by **Dietmar Lutte** for a **conditional use** to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive **Map # 466C Parcel # 6** in the **Fifth District**

4. **[2026-226 Second Reading]** ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to approve the Second Reading for an application by **Dietmar Lutte** for a **conditional use** to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive **Map # 466C Parcel # 6** in the **Fifth District**

5. **[2026-227 Public Hearing]** *Kimberly Barlett* ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to approve an application by **Dietmar Lutte** for a **variance** from Section 3.4, located at 323 Commerce Drive , to allow for the modification of buffers in HI. **Map # 466C Parcel # 6** in the **Fifth District**

6. **[2026-228 Second Reading]** ***(POSTPONED, to the 06/02/2026 meeting)***

   Consideration to approve the Second Reading for an application by **Dietmar Lutte** for a variance from Section 3.4, located at 323 Commerce Drive to allow for the modification of buffer requirements in HI. **Map # 466C Parcel # 6** in the **Fifth District**

7. **[2026-229 Public Hearing]** *Kimberly Barlett* ***(Approved w/ stipulations)***

   Consideration to approve an application by **Wanda Ray** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 2672 Blue Jay Road. **Map # 373A Parcel # 6** in the **Fourth District**

8. **[2026-230 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading for an application by **Wanda Ray** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 2672 Blue Jay Road **Map # 373A Parcel # 6** in the **Fourth District**

9. **[2026-231 Public Hearing]** *Kimberly Barlett* ***(DENIED)***

   Consideration to approve an application by **Randal Thompson** for a **conditional use** to allow for a **Residential Business** in AR-2 located at 2265 GA Hwy 119 South **Map # 320 Parcel # 50D** in the **Third District**

10. **[2026-232 Second Reading]** ***(DENIED)***

    Consideration to approve the Second Reading for an application by **Randal Thompson** for a **conditional use** to allow for a **Residential Business** in AR-2 located at 2265 GA Hwy 119 South **Map # 320 Parcel # 50D** in the **Third District**

XVII. Adjournment – 9:00 PM