(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

June 17, 2025 – 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 – 5:06 pm**

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

III. **Invocation –** *offered by Rev Lon Harden of Macedonia Baptist Church. Pastor Harden was also recognized as the recipient of the Chamber's 2025 John Adam Treutlen Award*

IV. **Pledge to the American Flag –** *led by Commissioner Kieffer*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda *(approved as read)*

VI. **Minutes -** Consideration to approve the June 3, 2025 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**

1. By *Brandt Herndon, Industrial Development Authority CEO (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. **[2025-308 Contract]** *(approved)*

   Consideration to approve a Contract with the State of Georgia to serve as Fiscal Agent for Family Connection

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

1. **[2025-249 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Manning Graham** to **rezone** +/- 33.5 acres located on Old Augusta Road from **AR-1 to I-1** to allow for industrial uses. **Map# 476 Parcel# 4E** in the **Fifth District** *(1st Reading approved, 06/03/2025)*

2. **[2025-285 Public Hearing]** *Kimberly Barlett (DENIED)*

   Consideration to approve an application by Caitlynn Cavallo for a **variance** from Section 5.1.4, to allow for a decrease in the required minimum setbacks for AR-1, located at 120 Frances Street. **Map # 235A Parcel # 45** in the **Third District** *(postponed, 05/20/2025 & 06/03/2025)*

3. **[2025-286 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading of an application by Caitlynn Cavallo for a **variance** from Section 5.1.4, to allow for a decrease in the required minimum setbacks for AR-1, located at 120 Frances Street. **Map # 235A Parcel # 45** in the **Third District** *(postponed, 05/20/2025 & 06/03/2025)*

4. **[2025-291 Ordinance, 2nd Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading to amend **Section 3.46** - *Accessory Dwelling Units* of the Effingham County Code or Ordinances *(1st reading approved, 06/03/2025)*

XII. New Business

1. **[2025-293 Budget, Public Hearing]** *Mark Barnes (approved 2nd Reading)*

   Consideration to approve the Second Reading of the Budget Ordinance for the Fiscal Year 2025-2026 Budget *(1st reading approved, 06/03/2025)*

2. **[2025-309 Agreement]** *Jonathan Hulme (approved)*

   Consideration to approve an Intergovernmental Agreement between Effingham County and City of Guyton for Maintenance Resurfacing Roads 2025 for compensation for maintenance of Linton Lane

3. **[2025-310 Agreement]** *Jonathan Hulme (approved)*

   Consideration to approve an Intergovernmental Agreement between Effingham County and City of Rincon for Maintenance Resurfacing Roads 2025 for compensation for maintenance of West 9th Street

4. **[2025-311 Deed]** *Jonathan Hulme (approved)*

   Consideration to approve a Warranty Deed as submitted by H and H Real Estate Investments Inc to accept the right-of-way and roads of Addie Exley Road, Goshen Commercial Park Drive, Coldbrook Court, and Stonethrow Court

5. **[2025-312 Ordinance, 1st Reading]** *Clint Hodges (approved 1st Reading)*

   Consideration to approve the First Reading to amend **Part II, Chapter 36, Article V-** *Hazardous Materials* of the Effingham County Code of Ordinances

6. **[2025-313 Resolution]** *Kimberly Barlett (approved)*

   Public hearing and approval of Resolution# 025-018 to transmit the FY2025 Capital Improvement Element (CIE) annual update to the Coastal Regional Commission and the Department of Community Affairs for review

7. **[2025-314 Final Plat]** *Chelsie Fernald (approved)*

   Consideration to approve an application by J**ared O'Sako - DR Horton** for a **Final Plat** for **Palm Ridge, Phase 1 l**ocated on Zittrouer Road, zoned R-6 **Map# 352 Parcel# 79** in the **First District**

8. **[2025-315 Final Plat]** *Chelsie Fernald (approved)*

   Consideration to approve an application by **MLRE Land Partners Company, Inc.** for a **Final Plat** for **Pine Grove Phase 1** located on Noel C. Conaway Road, zoned R-3 **Map# 376 Parcel# 16** in the **First District**

9. **[2025-316 Site Plan]** *Chelsie Fernald (approved)*

   Consideration to approve an application by **Chad Zittrouer - Kern & Co., LLC** for a **Site Plan** for **"Northgate Phase 2"** located on Old Augusta Road, zoned I-1 **Map# 486 Parcel# 2** in the **Fifth District**

10. **[2025-317 Ordinance, 1st Reading]** *Griffin Korzeniewski (approved 1st Reading)*

    Consideration to approve the First Reading to amend **Part II - Official Code: Chapter 66 - Sec. 66-33.** *Waste disposal* **- General** and **Sec. 66-37** *Regulation of Solid Waste Collection Practices and Carts, Containers, Dumpsters and Receptacle*s of the Effingham County Code of Ordinances

11. **[2025-318 Proposal]** *Danielle Carver (approved)*

    Consideration to approve a Proposal from Moffatt & Nichol for professional engineering, surveying, and environmental services for the Blue Jay Road corridor improvements *(including turn lanes and a shared-use path)*

12. **[2025-319 Agreement]** *Danielle Carver (approved)*

    Consideration to approve Amendment #5, the extension of the Master Services Agreement for Professional Services for EOM Operations

13. **[2025-320 Task Order]** *Danielle Carver(approved)*

    Consideration to approve Task Order# 11 with EOM Operations, under the Master Services Agreement for professional services, related to stormwater compliance, watershed monitoring, and civil site plan review

14. **[2025-321 Contract]** *Danielle Carver (approved)*

    Consideration to approve Amendment# 8 to the EOM Operations Contract to perform Public Works related tasks for FY 2026

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

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **6:45 pm**

XV. Executive Session Minutes - Consideration to approve the June 3, 2025 executive session minutes *(approved as read)*

XVI. Planning Board - 6:00 pm

1. **[2025- 322 Public Hearing]** *Kimberly Barlett (approved)*

   Consideration to approve an application by Geoffrey Waldhour for a **conditional use** to allow for a daycare in R-3, located at 823 Ebenezer Road. **Map # 446 Parcel # 35** in the **Fifth District**

2. **[2025-323 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by Geoffrey Waldhour for a **conditional use**, to allow for a daycare in R-3, located at 823 Ebenezer Road. **Map # 446 Parcel # 35** in the **Fifth District**

3. **[2025-324 Public Hearing]** *Kimberly Barlett (approved)*

   Consideration to approve an application by Dora Hamilton for a **variance** from Section 3.31, to allow for a decrease in accessory structure setbacks in R-1, located at 159 Huger Street **Map # 466A Parcel # 212** in the **Second District**

4. **[2025-325 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by Dora Hamilton for a **variance** from Section 3.3.1, to allow for a decrease in accessory structure setbacks in R-1, located at 159 Huger Street. **Map # 466A Parcel # 212** in the **Second District**

5. **[2025-326 Public Hearing]** *Kimberly Barlett (approved)*

   Consideration to approve an application by Gilvan and Shannon Valim for a **conditional use**, to allow for an agritourism business, located at 1383 George Hurst Road. **Map # 223 Parcel # 8** in the **Third District**

6. **[2025- 327 Second Reading]** *(approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by Gilvan and Shannon Valim for a **conditional use**, to allow for an agritourism business, located at 1383 George Hurst Road. **Map # 223 Parcel # 8** in the **Third District.**

XVII. Adjournment – 7:13 pm