**(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA**

**August 05, 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

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

**I.** **Call to Order – 5:04 pm**

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

**III.** **Invocation –** *Offered by Commissioner Burdette*

**IV.** **Pledge to the American Flag –** *sounded in unison*

**V.** **Agenda Approval** - Consideration of a resolution to approve the agenda – ***(approved w/ moving New Business#1 as first action item***

**VI.** **Minutes**

1. Consideration to approve the July 15, 2025 work session and regular session 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.** **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. **[2025-356 Job/Title Description]** ***(Approved)***

   Consideration to approve and publish a new Job Title and Job Descriptions for the Finance Department

2. **[2025-357 Job/Title Description]** ***(Approved)***

   Consideration to approve and publish new Job Titles and Job Descriptions for Customer Support

3. **[2025-358 Job Title/Description]** ***(Approved)***

   Consideration to approve and publish a new Job Title and Job Description for the Recreation department

4. **[2025-359 Grant Application]** ***(Approved)***

   Consideration to approve to submit a Grant Application to ACCG-Group self-Insurance Workers' Compensation Fund - Employee Safety Grant Program

5. **[2025-360 Change Order]** ***(Approved)***

   Consideration to approve to ratify and affirm Change Order No. 1 for the Central School Roof Replacement Project in response to emergency conditions encountered during demolition

6. **[2025-361 Form]** ***(Approved)***

   Consideration to approve to appoint Commissioner Jamie Deloach as voting delegate for the business session at the ACCG Legislative Leadership Conference

**X. Unfinished Business** - Contains items held from a previous agenda.

1. **[2025-185 Public Hearing]** *Chelsie Fernald* ***(WITHDRAWN** by the applicant**)***

   Planning Board recommends **denying** an application by **Justin Webb** to **rezone** +/- 5.00 acres located at 200 Clyo Shawnee Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 313 Parcel # 3** in the **Third District** *(Postponed - 04/01/2025, 05/06/2025)*

2. **[2025-186 Second Reading]** ***(WITHDRAWN** by the applicant**)***

   Consideration to approve the Second Reading of an application by **Justin Webb** to **rezone** +/- 5.00 acres located at 200 Clyo Shawnee Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 313 Parcel # 3** in the **Third District** *(Postponed - 04/01/2025, 05/06/2025)*

3. **[2025-190 Public Hearing]** *Chelsie Fernald* **(DENIED)**

   Planning Board recommends **denying** an application by **Kevin Forbes** as agent for **Kimberly and Rebecca Rahn** to **rezone** +/- 425 acres located on Rahn Station Road from **AR-1 to I-1** to allow for industrial development **Map # 412 Parcel # 3 & 3A** in the **Fourth District** *(Postponed, 04/01/2025)*

4. **[2025-191 Second Reading]** **(DENIED)**

   Consideration to approve the Second Reading of an application by **Kevin Forbes** as agent for **Kimberly and Rebecca Rahn** to **rezone** +/- 425 acres located on Rahn Station

Road from **AR-1 to I-1** to allow for industrial development **Map # 412 Parcel # 3 & 3A** in the **Fourth District** *(Postponed, 04/01/2025)*

5. **[2025-271 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading to amend **Appendix C** - *Zoning Ordinance,* **Article V** - *Uses Permitted in Districts* Sections **5.1** - *Agricultural Districts*, **5.9** - *Neighborhood Commercial Districts*, **5.10** - *General Commercial Districts*, **5.11** - *Highway Commercial District*s, **5.12** - *Industrial Districts* and **4.1A** - *Table of Permitted Uses* of the Effingham County Code of Ordinances *(1st reading approved, 05/20/2025)*

6. **[2025-355 Deed]** *Chelsie Fernald (Approved)*

   Consideration to approve a Warranty Deed for **Palm Ridge Phase 1** located on Zittrouer Road **Map # 352 Parcel # 79** in the **First District** *(Postponed, 07/15/2025)*

## XI. New Business

1. **[2025-362 Proclamations]** *Stephanie Johnson* ***(Approved)***

   Consideration to approve Proclamations recognizing the softball and track teams as GRPA State Champions

2. **[2025-363 Ordinance, 1st Reading]** *Chelsie Fernald* ***(Approved 1st reading)***

   Consideration to approve the First Reading to amend **Appendix C - Zoning Ordinance**, *Article V - Uses Permitted in Districts* of the Effingham County Code of Ordinance

3. **[2025-364 Ordinance, 1st Reading]** *Chelsie Fernald* ***(Approved 1st reading)***

   Consideration to approve the First Reading to amend **Appendix C - Zoning Ordinance, Article III** - *General Provisions,* **Section 3.25** *Nonconforming lots* of the Effingham County Code of Ordinance

4. **[2025-365 Final Plat/Deed]** *Chelsie Fernald* ***(Approved)***

   Consideration to approve an application by **Richard Flanders - New Horizon Development Company** for a Final Plat and Warranty Deed for **Buckingham Plantation Phase 2C** located on Noel C. Conaway Road **Map # 375 Parcel # 51** in the **Second District**

5. **[2025-366 Ordinance, 1st Reading]** *Chelsie Fernald* ***(Approved 1st reading)***

   Consideration to approve the First Reading to amend **Appendix C - Zoning Ordinance, Article VI- Section 6.2 -** *Yards* of the Effingham County Code of Ordinances

6. **[2025-367 Ordinance, 1st Reading]** *Chelsie Fernald* ***(Approved 1st reading)***

   Consideration to approve the First Reading to amend **Appendix C - Zoning Ordinance, Appendix C- Article III- 3.47-** *Residential Subdivision Open Space and Green Space Article* of the Effingham County Code of Ordinances

7. **[2025-368 Resolution]** *Daniel Rodewolt* ***(Approved)***

   Consideration to approve Resolution# 025- 025 for Tax Commissioner to write off properties that are uncollectable due to statute of limitations

8. **[2025-369 Resolution]** *Chelsie Fernald* ***(Approved)***

   Consideration to approve the Resolution# 025-026 adopting the FY2025 Capital Improvement Element (CIE) annual update

9. **[2025-370 Master Plan]** *Jonathan Hulme* ***(Approved)***

   Consideration to approve a Transportation Master Plan Update for comprehensive planning of transportation needs

10. **[2025-371 Site Plan]** *Chelsie Fernald* ***(POSTPONED to 08/19/2025)***

    Consideration to approve an application by Marc Liverman for a **Site Plan** for "**ACT Savannah Gateway**" located on Tall Tree Road. **Map # 450F Parcel # 25 & 26** in the **Second District**

11. **[2025-372 Agreement]** *Jonathan Hulme* ***(Approved)***

    Consideration to approve an Agreement between GDOT & Effingham County SR30 Kolic Helmey Rd RAB Maintenance Plan

12. **[2025-373 Agreement]** *Jonathan Hulme* ***(Approved)***

    Consideration to approve an Agreement between GDOT & Effingham County for the SR30 Midland Rd RAB Maintenance Plan

13. **[2025-374 Resolution]** *Mark Barnes* ***(Approved)***

    Consideration to approve Resolution# 025-027 to amend the 2026 Fiscal Year Budget

14. **[2025-375 Purchase Order]** *Danielle Carver* ***(Approved)***

    Consideration to approve Purchase Order# 20250805 for the purchase of dispatch equipment including computers, phone system hardware, servers, and related devices for Effingham County 911 and Sheriff's Office dispatch centers

15. **[2025-376 Contract]** *Danielle Carver* ***(Approved)***

    Consideration to approve the award of a construction Contract to Ohio Dredge LLC for dredging and contaminant removal services at Atlas Park Phase I, in accordance with Bid No. 25-ITB-091

16. **[2025-377 Purchase Order]** *Danielle Carver* ***(Approved)***

    Consideration to approve issuance of Purchase Order# 20250724 to Diesel Power Solutions LLC for the installation of a propane generator system and comprehensive electrical safety upgrades at EMS 1

17. **[2025-378 Contract]** *Danielle Carver* ***(Approved)***

    Consideration to approve Amendment No. 1 to the Indefinite Delivery Contract for Professional Engineering and Architectural Services between Effingham County and Thomas & Hutton

18. **[2025-379 Task Order]** *Danielle Carver* ***(Approved)***

    Consideration to approve Task Order No. 3 under the existing Indefinite Delivery Contract for Engineering and Architectural Services with Thomas & Hutton for professional consulting services to support Effingham County's capital project program management

19. **[2025-380 Task Order]** *Danielle Carver* ***(Approved)***

    Consideration to approve Task Order No. 4 under the existing Indefinite Delivery Contract (IDC) for Engineering and Architectural Services with Thomas & Hutton to

provide construction engineering inspection (CEI) services for resurfacing, reclamation, and roadway improvement projects throughout Effingham County

20. **[2025-381Change Order]** *Danielle Carver* ***(Approved)***

    Consideration to approve Change Order No. 5 to the construction contract with McWright, LLC for the Ebenezer Road Fire Rescue Station #17

21. **[2025-382 Contract]** *Danielle Carver* ***(Approved)***

    Consideration to approve a construction contract award to J W Oliver Construction, Inc. for the Gateway Parkway Extension Project as specified in the Invitation to Bid Number 25-ITB-092

**XII.** **Reports from Commissioners & Administrative Staff –** *T. Callanan/R. Burdette/B. Helmly/P. Kieffer/D. Rahn/J. Moody/J. Hulme*

**XIII.** **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **9:03 pm**

**XIV.** **Executive Session Minutes** - Consideration to approve the July 1, 2025 executive session minutes *(Postponed, 07/15/2025)* – ***Approved as read***

**XV.** **Planning Board** - **6:00 pm**

1. **[2025-383 Public Hearing]** *Chelsie Fernald* ***(Approved w/ stipulations)***

   Planning Board recommends approving an application by **Jefferson Martin** to **rezone** +/- 13.4 acres located at 1358 Springfield-Egypt Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 341 Parcel # 16** in the **Third District**

2. **[2025-384 Second Reading]** ***POSTPONED to 08/19/2025 due to added stipulation***

   Consideration to approve the Second Reading of an application by **Jefferson Martin** to **rezone** +/- 13.4 acres located at 1358 Springfield Egypt Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 341 Parcel # 16** in the **Third District**

3. **[2025-385 Public Hearing]** *Chelsie Fernald* ***(Approved w/ stipulations)***

   Planning Board recommends approving an application by **Bryan Vandenhouten** as agent for **Jenny Ullman** to **rezone** +/- 8.92 acres located on Courthouse Road from **AR-1 to AR-2** to allow permitted uses in AR-2 **Map # 324 Parcel # 57** in the **First District**

4. **[2025-386 Second Reading]** ***(Approved 2nd reading)***

   Consideration to approve the Second Reading of an application by **Bryan Vandenhouten** as agent for **Jenny Ullman** to **rezone** +/- 8.92 acres located on Courthouse Road from **AR-1 to AR-2** to allow permitted uses in AR-2 **Map # 324 Parcel # 57** in the **First District**

5. **[2025-387 Public Hearing]** *Chelsie Fernald* ***(Approved w/ stipulations)***

   Planning Board recommends approving an application by **Robin Lance** as agent for **Betty J. Padgett** to **rezone** +/- 4.07 acres located on Old Louisville Road from **AR-1 to AR-2** to allow permitted uses in AR-2 **Map # 272 Parcel # 66** in the **Third District**

6. **[2025-388 Second Reading]** ***(Approved 2nd reading)***

   Consideration to approve the Second Reading of an application by **Robin Lance** as agent for **Betty J. Padgett** to **rezone** +/- 4.07 acres located on Old Louisville Road from **AR-1 to AR-2** to allow permitted uses in AR-2 **Map # 272 Parcel # 66** in the **Third District**

7. **[2025-389 Public Hearing]** *Chelsie Fernald* ***(Approved w/ stipulations)***

   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**

8. **[2025-390 Second Reading]** *Kimberly Barlett* **]** ***(Approved 2nd reading)***

   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**

9. **[2025-391 Public Hearing]** *Chelsie Fernald* ***(Approved w/ stipulations)***

   Planning Board recommends approving an application by **Darrin Dickerson** as agent for **Laurie Dickerson** to **rezone** +/- 1.61 out of 12.38 acres located at 446 Nease Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 374 Parcel # 35A** in the **First District**

10. **[2025-392 Second Reading] ]** ***(Approved 2nd reading)***

    Consideration to approve the Second Reading of an application by **Darrin Dickerson** as agent for **Laurie Dickerson** to **rezone** +/- 1.61 out of 12.38 acres located at 446 Nease Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 374 Parcel # 35A** in the **First District**

11. **[2025-393 Public Hearing**] *Chelsie Fernald* ***(Approved w/ stipulations)***

    Consideration to approve an application by Casey McDonald for a **conditional use** to allow for a **Rural Business l**ocated at 513 Bent Oak Drive **Map # 323D Parcel # 7** in the **First District**

12. **[2025-394 Second Reading]** *Chelsie Fernald* ***(Approved 2nd reading)***

    Consideration to approve the Second Reading of an application by Casey McDonald for a **conditional use**, to allow for a **Rural business**, located at 513 Oak Bent Drive **Map # 323D Parcel # 7** in the **First District**

13. **[ 2025-395 Public Hearing]** *Chelsie Fernald* ***(DENIED)***

    Consideration to approve an application by William Burgess for a **conditional use** located at 1302 Springfield Egypt Road to allow for a tiny home subdivision in AR-1 **Map # 341 Parcel # 15** in the **Third District**

14. **[2025-396 Second Reading]** ***(DENIED)***

    Consideration to approve the Second Reading of an application by William Burgess for a **conditional use**, to allow for a tiny home subdivision in AR-1, located at 1302 Springfield-Egypt Road. **Map # 341 Parcel # 15** in the **Fifth District.**

**XVI. Adjournment – 9:52 PM**