(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

March 17, 2026 – 5:00 PM

Effingham County Administrative Complex
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 – 5:00 PM**

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

III. **Invocation –** ***offered by 4-H student, Ethan Campbell***

IV. **Pledge to the American Flag –** ***led by Ethan Campbell***

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

VI. **Minutes**

1. Consideration to approve the March 3, 2026 regular commission 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. **[2026-106 Agreement]** ***Approved***

   Consideration to approve a Rural Fire Defense Agreement and MOU between GA Forestry Commission and Effingham County Fire Rescue

2. **[2026-107 Grant Award]** ***Approved***

   Consideration to approve receipt of a 50/50 Grant Award from the GA Forestry Commission

3. **[2026-108 Agreement]** ***Approved***

   Consideration to approve to ratify and affirm the AccuSourceHR Agreement

4. **[2026-109 Agreement]** ***Approved***

   Consideration to approve an Administrative Services Agreement Revised Fee Schedule with ACCG

5. **[2026-110 Agreement]** ***Approved***

   Consideration to ratify and affirm a revised Memorandum of Understanding (MOU) between Effingham County and Bryan County related to coordination of infrastructure associated with the Coastal Georgia Regional Water Partnership Surface Water Project

6. **[2026-111 Letter/Resolution]** ***Approved***

   Consideration to ratify and affirm submission of a Letter of Support and Resolution # 026-009 for the FY27 Community Project Funding request through the Office of Representative Earl L. "Buddy" Carter for the Marlow Sanitary Sewer Improvements Project

7. **[2026-112 Proclamation]** ***Approved***

   Consideration to approve a Proclamation designating April as National Donate Life Month

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

1. **[2026-082 Second Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading to amend **Part II, Appendix C** - **Zoning Ordinances, Article V** - *Uses Permitted in Districts*, S**ection 5.13, 5.14 and 5.15** *(Industrial Districts)* of the Effingham County Code of Ordinances (*1st Reading approved, 03/03/2026)*

2. **[2026-083 Second Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading to amend **Part II, Appendix C, Article III, Section 3.15** - *Home Occupations* of the Effingham County Code of Ordinances *(1st Reading approved, 03/03/2026)*

3. **[2026-096 Public Hearing]** *Jennifer Rose* ***(DENIED)***

   The Planning Board recommends approving an application submitted by Ashley Kessler as agent for Salvador Figueroa to rezone +/- 8.37 acres located on Mill Pond Road from R-1 to B-3 to allow for permitted uses in B-3 **Map# 446 Parcel# 7** in the **Fifth District** *(Postponed, 03/03/2026)*

4. **[2026-097 Second Reading]** ***(DENIED)***

   Consideration to approve the Second Reading of an application by **Ashley Kessler as agent for Salvador Figueroa** to **rezone** +/- 8.37 acres located on Mill Pond Road from **R-1** to **B-3** to allow for permitted uses in B-3 **Map # 446 Parcel 7** in the **Fifth District** *(Postponed, 03/03/2026)*

XI. New Business

1. **[2026-113 Agreement]** *Laura Bassett* ***(Approved)***

   Consideration to approve the Intergovernmental Agreement for the Effingham County Board of Elections to conduct the May 19, 2026, Special Election for the City of Guyton and any required runoff election in conjunction with the General Primary

2. **[2026-114 Site Plan]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by **JC Helmly** as agent for **TK Electric LLC** for a **Site Plan** for "**TK Electric Site Plan Revision**" located at 763 US Hwy 80 **Map # 302 Parcel # 105** in the **First District**

3. **[2026-115 Final Plat/Deed]** *Pamela Melser* ***(Approved)***

   Consideration to approve a Final Plat and Warranty Deed for *Baker Hill Townhomes* located at the intersection of May Road and Old Augusta Road South, consisting of 150 townhome lots **Map# 476 Parcel# 78** in the **Fifth District**

4. **[2026-116 Final Plat/Warranty Deed]** *Pamela Melser* ***(Approved)***

   Consideration to approve a Final Plat and Warranty Deed for *Laurel Grove Subdivision - Phase III* located off of Noel C. Conaway Road, consisting of 56 lots **Map# 352 Parcel# 58** in the **First District**

5. **[2026-117 Agreement]** *Mark Barnes* ***(Approved)***

   Consideration to approve an amendment to the Juvenile Court Intergovernmental Agreement with the Ogeechee Circuit and its counties

6. **[2026-118 Resolution]** *Mark Barnes* ***(Approved)***

   Consideration to approve Resolution# 026-008 to amend the Fiscal Year 2026 Budget

7. **[2026-119 Agreement]** *Tim Callanan* ***(Approved)***

   Consideration to approve a Legal Services Agreement between Effingham County and SL Environmental Law Group PC, and others for legal services

8. **[2026-120 Purchase Order/Agreement]** *Danielle Carver* ***(Approved)***

   Consideration to approve the Purchase of a Caterpillar 140 Motor Grader from Yancey Bros. Co. and authorize execution of the associated Preventative Maintenance Agreement

9. **[2026-121 Contract]** *Danielle Carver* ***(Approved)***

   Consideration to approve Amendment No. 7 to the Roadside Mowing Services Contract between the Effingham County Board of Commissioners and The McGraley Company, LLC *(extending the contract term and adjusting the service fee)*

10. **[2026-122 Agreement]** *Lauren Shuman* ***(Approved)***

    Consideration to approve a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Old River Road and Warnell Parkway Corridor Study

11. **[2026-123 Change Order]** *Lauren Shuman* ***(Approved)***

    Consideration to approve Change Order #4 for the TSPLOST District 3 Resurfacing Project with Reeves Construction Company

12. **[2026-124 Policy]** *Stephanie Johnson* ***(Approved)***

    Consideration to approve a Policy outlining the process for awarding challenge coins

XII. Reports from Commissioners & Administrative Staff – ***T. Callanan/F. Floyd/ J. Deloach/P. Kieffer/S. Johnson***

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – **6:24 PM**

XIV. Executive Session Minutes - Consideration to approve the February 17, 2026 and March 3, 2026 executive session minutes ***(Approved)***

XV. Planning Board - 6:00 pm

1. **[2026-125 Public Hearing]** *Kimberly Barlett* ***(Approved w/ stipulations)***

   Consideration to approve an application by **Corey Phillips** for a C**onditional Use** to allow for a **Residential Business** in AR-1 located at 582 Harry Lindsay Road **Map # 235 Parcel # 22** in the **Third District**

2. **[2026-126 Second Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading for an application by **Corey Phillips** for a **Conditional Use** to allow for a **Residential Business** in AR-1 located at 582 Harry Lindsay Road. **Map # 235 Parcel # 22** in the **Third District**

3. **[2026-127 Public Hearing]** *Kimberly Barlett*

   Consideration to approve an application by **Alexander 3 Investments, LLC** for a **Variance** from Section 5.1, to allow for a decrease in required setbacks in AR-1, located on Whitehall Ave **Map # 465H Parcel # 235A** in the **Second District**

4. **[2026-128 Second Reading]**

   Consideration to approve the Second Reading for an application by **Alexander 3 Investments, LLC** for a **Variance** from Section 5.1, to allow for a decrease in required setbacks in AR-1, located on Whitehall Ave **Map # 465H Parcel # 235A** in the **Second District**

XVI. Adjournment – 7:09 PM