(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

April 07, 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."

****PLEASE TURN OFF YOUR CELL PHONE**

Agenda

Watch us live on our YouTube page:

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

I. **Call to Order – 5:06 pm**

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

III. **Invocation –** *offered by Andrew Moseley, 4-H Student*

IV. **Pledge to the American Flag –** *led by Andrew Moseley*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda (*approved w/ the withdrawal of Unfinished Business#1 and postponement of Planning Board# 17 & 18 to June 2, 2026)*

VI. **Minutes**

1. Consideration to approve the March 17, 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 . Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

IX. **Presentation - 5:05 pm**

1. **United Way Presentation**, by Kim Dennis - *Effingham County Director (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. **[2026-129 Funds]** *Approved*

   Consideration to authorize Finance staff to create new accounting funds and bank accounts for of the three industrial service districts and tree ordinance fund

2. **[2026-130 Agreement]** *Approved*

   Consideration to ratify and affirm the Underground Easement Agreement with Georgia Power for the installation of electrical distribution infrastructure at Low Ground Road

3. **[2026-131 Agreement]** *Approved*

   Consideration to approve an Intergovernmental Agreement with the Georgia Forestry Commission for use of tower space at 2800 Courthouse Road, Guyton

4. **[2026-132 Agreement]** *Approved*

   Consideration to approve a Development Agreement with Georgia Precision Builders, LLC for Blue Jay Townhomes Water & Sewer Service

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

1. **[2026-043 Preliminary Plat]** *Kimberly Barlett (**Withdrawn at applicant's request during the agenda approval)***

   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** *(postponed - 2/17/2026, 03/03/2026)*

XII. New Business

1. **[2026-133 Resolution]** *Stephanie Johnson (Approved)*

   Consideration to approve Resolution# 026-011 in appreciation of Larry "Brad" Green for his service with the Board of Assessors

2. **[2026-134 Budget Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-010 to amend the Fiscal Year 2026 Budget

3. **[2026-135 Proposal]** *Mark Barnes (Approved)*

   Consideration to approve a Proposal to rebuild the Impact Fee Program

4. **[2026-136 Contract]** *Mark Barnes (Approved)*

   Consideration to approve the Coastal Regional Commission Contract Amendment 2026.08 for the Fiscal Year 2026 grant budget

5. **[2026-137 Ordinance, 1st Reading]** *Akela Wright* **(***Approved 1ST Reading w/ changes)*

   Consideration to approve the First Reading to amend **Appendix C, Article III, Section 3.46** - *Accessory Dwelling Units* of the Effingham County Code of Ordinances *(1st reading approved, 03/17/2026)*

6. **[2026-138 Contract]** *Danielle Carver (Approved)*

   Consideration to approve the award of Contract ITB 25-ITB-107 to Southeast Connections, LLC Blue Jay, Midland, and Low Ground Road Sewer Extension Project

7. **[2026-139 Contract]** *Danielle Carver (Approved)*

   Consideration to approve the award for Contract 25-CMAR RFP-096 to Lavender & Associates, Inc. for the Clarence E. Morgan – Phase II Project

8. **[2026-140 Contract]** *Danielle Carver (Approved)*

   Consideration to approve the Contract award CMAR RFP 25-CMAR RFP-106, to Reeves Young, LLC for the Marlow Water and Sewer CMAR Project

9. **[2026-141 Contract]** *Danielle Carver (Approved)*

   Consideration to approve the Contract award for ITB 25-ITB-108, to Reeves Construction Company for the Blue Jay and Midland Roundabout Construction Project

10. **[2026-142 Easements]** *Jonathan Hulme (Approved)*

    Consideration to approve the donation of Construction Easements for the City of Springfield Streetscape Project

11. **[2026-143 Agreement]** *Lauren Shuman (Approved)*

    Consideration to approve Amendment No. 1 to the Engineering Services Agreement with Goodwyn Mills Cawood, LLC (GMC) for easement acquisition services associated with the Effingham County Regional Water Supply Project

12. **[2026-144 Agreement]** *Tre Wilkins (Approved)*

    Consideration to approve an Easement Agreement between Effingham County, Blue Jay Commons, and Braly Investment Properties to allow access, drainage, and related infrastructure improvements between the properties.

13. **[2026-145 Agreement]** *Tim Callanan (Approved)*

    Consideration to approve a Lease Agreement between Effingham County Board of Commissioners and Aunt Dot's House, Inc. for the use of county-owned property located at 204 Early Street, Springfield, Georgia, to operate a child advocacy center

XIII. Reports from Commissioners & Administrative Staff – *T. Callanan/S. Johnson*

J. Deloach/R. Burdette/P. Kieffer/D. Rahn

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **7:46 pm**

XV. Executive Session Minutes - Consideration to approve the March 17, 2026 executive session minutes *(approved as read)*

XVI. Planning Board - 6:00 pm

1. **[2026-146 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **Fernando Moya Paredes** for a **variance** from Section 3.25.4, to allow for a secondary home on a nonconforming AR-1 lot, located at 884 Zeigler Road **Map # 377 Parcel # 34** in the **First District**

2. **[2026-147 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Fernando Moya Paredes** for a **variance** from Section 3.25.4, to allow for a secondary home on a

nonconforming AR-1 lot, located at 884 Zeigler Road **Map # 377 Parcel # 34** in the **First District**

3. **[2026-148 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **Angie Wallace** for a **conditional use** to allow for a **Residential Business** in R-1 located at 2855 McCall Road. **Map # 413 Parcel # 6A** in the **Fourth District**

4. **[2026-149 Second Reading]**

   Consideration to approve the Second Reading for an application by **Angie Wallace** for a **conditional use** to allow for a **Residential Business** in R-1 located at 2855 McCall Road. **Map # 413 Parcel # 6A** in the **Fourth District**

5. **[2026-150 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Planning Board recommends **approving** an application submitted by **Teresa Burroughs** to **rezone** +/- 2.964 acres located at 211 Holly Lane from AR-1 to AR-2 to allow for permitted uses in AR-2 **Map # 476 Parcel # 12** in the **Fifth District**

6. **[2026-151 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Teresa Burroughs** to **rezone** +/- 2.964 acres located at 211 Holly Lane from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map # 476 Parcel # 12** in the **Fifth District**

7. **[2026-152 Public Hearing]** *Jennifer Rose* ***(Denied)***

   Planning Board recommends **denying** an application submitted by **Jose Manuel Navarro Hernandez** to **rezone** +/- 5.00 acres located at 1100 Long Bridge Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map # 445 Parcel # 19A** in the **Fifth District**

8. **[2026-153 Second Reading]** ***(Denied)***

   Consideration to approve the Second Reading of an application submitted by **Jose Manuel Navarro Hernandez** to **rezone** +/- 5.00 acres located at 1100 Long Bridge Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map # 445 Parcel # 19A** in the **Fifth District**

9. **[2026-154 Public Hearing]** *Kimberly Barlett (Approved w/ added stipulations)*

   Consideration to approve an application by **Anthony Lester** for a **variance** from Section 3.21.1, to allow for the occupation of a RV/Camper during the renovation of a home in AR-2, located at 987 Springfield Egypt Road **Map # 342 Parcel # 38A** in the **Third District**

10. **[2026-155 Second Reading]** ***Postponed to 0/21/2026 due to added stipulations***

    Consideration to approve the Second Reading for an application by **Anthony Lester** for a **variance** from Section 3.21.1, to allow for the occupation of an RV/Camper during the renovation of a home in AR-2, located at 987 Springfield Egypt Road **Map # 342 Parcel # 38A** in the **Third District**

11. **[2026-156 Public Hearing]** *Kimberly Barlett (Approved w/stipulations)*

    Consideration to approve an application by **Steve S as agent for Shronda Louder** for a **conditional use** to allow for a beauty school in B-2, located at 135 Goshen Road Extension, unit 103 **Map # 465F Parcel # 2** in the **Fifth District**

12. **[2026-157 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Steve S as agent for Shronda Louder** for a **conditional use** to allow for a beauty school in B-2, located at 135 Goshen Road Extension, unit 103 **Map # 465F Parcel # 2** in the **Fifth District**

13. **[2026-158 Public Hearing]** *Kimberly Barlett (Approved w/stipulations)*

    Consideration to approve an application by **Jeremy Hill as agent for Gwendolyn Beasley** for a **variance** from Section 5.1, to allow for a decrease in required building setbacks in AR-1, located at 582 Harry Lindsay Road **Map # 235 Parcel # 22** in the **Third District**

14. **[2026-159 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Jeremy Hill as agent for Gwendolyn Beasley** for a **variance** from *Section 5.1*, to allow for a decrease in required building setbacks in AR-1, located at 582 Harry Lindsay Road. **Map # 235 Parcel # 22** in the **Third District**

15. **[2026-160 Public Hearing]** *Kimberly Barlett (Approved w/stipulations)*

    Consideration to approve an application by **Marilyn Leigh** for a **variance** from Section 3.25.4, to allow for a secondary home on a nonconforming AR-1 lot, located at 619 Rahn Station Road **Map # 411A Parcel # 1** in the **Fourth District**

16. **[2026-161 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Marilyn Leigh** for a **variance** from *Section 3.25.4*, to allow for a secondary home on a nonconforming AR-1 lot, located at 619 Rahn Station Road **Map # 411A Parcel # 1** in the **Fourth District**

17. **[2026-162 Public Hearing]** *Jennifer Rose* ***(Postponed to 06/02/2026, at agenda approval as requested by the applicant)***

    Planning Board recommends **denying** an application submitted by **Stanley Martin Homes - Anthony Rocco** as agent for **Brett Hughes** to **rezone** +/- 452.55 acres located on Zittrouer Road from **AR-1** to **R-5** to allow for residential development in R-5 **Map # 374 Parcel # 18, 42, & 42A** in the **First District**

18. **[2026-163 Second Reading]** ***(Postponed to 06/02/2026, at agenda approval as requested by the applicant)***

    Consideration to approve the Second Reading of an application submitted by **Stanley Martin Homes - Anthony Rocco** as agent for **Brett Hughes** to **rezone** +/- 452.55 acres located on Zittrouer Road from **AR-1** to **R-5** to allow for residential development in R-5 **Map # 374 Parcel # 18, 42, & 42A** in the **First District**

XVII. Adjournment – 8:17pm