(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

November 17, 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**

II. **Roll Call**

III. **Invocation**

IV. **Pledge to the American Flag**

V. **Agenda Approval** - Consideration of a resolution to approve the agenda.

VI. **Minutes**

1. Consideration to approve the November 3, 2026 regular commission meeting minutes

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**

1. **5:05 pm** - Honor Award Presentation to Mrs. Susie Hobbs

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. **[2026-512 Agreement]**

   Consideration to approve an Underground Power Easement with Georgia Power Company at Marlow Public Safety Building #2

2. **[2026-513 Agreement]**

   Consideration to approve an Easement with Georgia Power Company for electrical distribution facilities on County-owned property along Progress Drive in Rincon

3. **[2026-514 Agreement]**

   Consideration to approve the Infrastructure Relocation Agreement from Georgia Power Company for Pineora Park

4. **[2026-515 Grant]**

   Consideration for the Effingham County Board of Commissioners to accept a Grant Award from ACCG-Group Self-Insurance Workers' Compensation Fund- Employee Safety Grant

5. **[2026-516 Appointment]**

   Consideration to approve the appointment of Pauline Shaw as District 2 representative for the Department of Family and Children Services (DFCS) board

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

1. **[2026-468 Public Hearing]** *Kimberly Barlett*

   Consideration to approve an application by **C.W. Matthews Contracting Co. Inc. as agent for River Road Partners I, LLC** for a **variance** from Section 3.4, located at 1085 Old River Road to allow for a decrease in the required buffers in I-1 **Map # 304 Parcel # 15 & 15A** in the **First District** *(Postponed, 10/06/2026 by the BOC)*

2. **[2026-469 Second Reading]**

   Consideration to approve the Second Reading for an application by **C.W. Matthews Contracting Co., Inc. as agent for River Road Partners I, LLC** for a **variance** from Section 3.4, located at 1085 Old River Road to allow for a decrease in required buffers in I-1 **Map # 304 Parcel # 15 & 15A** in the **First District** *(Postponed, 10/06/2026 by the BOC)*

XII. New Business

1. **[2026-517 Change Order]** *Kortneigh Perkins*

   Consideration to approve Change Order #18 for removed fencing and painting of lead paint abated exterior steel (resulting in a net credit)

2. **[2026-518 Purchase Order]** *Danielle Carver*

   Consideration to approve the Purchase of firefighter personal protective equipment (PPE) from Ten-8 Fire & Safety, LLC through the NPPGov cooperative purchasing contract

3. **[2026-519 Resolution]** *Danielle Carver*

   Consideration to approve Resolution# 026-036 authorizing the surplus of 31 vehicles from various County departments

4. **[2026-520 Quote]** *Danielle Carver*

   Consideration to approve Quotes for the acquisition of 13 vehicles for the Effingham County Sheriff's Office through Enterprise Fleet Management *(including 10 vehicles for new hires and three replacements for totaled vehicles)*

5. **[2026-521 Resolution]** *Mark Barnes*

   Consideration to approve Resolution# 026-037 to amend the Fiscal Year 2027 Budget

6. **[2026-522 Policy]** *Sarah Mausolf*

   Consideration to approve the Local Longevity Stipend Policy for eligible County elected officials

7. **[2026-523 Job Descriptions]** *Sarah Mausolf*

   Consideration to approve the standardized countywide job descriptions format and Job Descriptions

8. **[2026-524 Change Order]** *Tre Wilkins*

   Consideration to approve Change Order #3 for the Hodgeville Sanitary Sewer Force Main Construction Project with Legacy Water Group, LLC

9. **[2026-525 Change Order]** *Tre Wilkins*

   Consideration to approve Change Order #1 Blue Jay Road Sewer Extension Project with Southeast Connections

10. **[2026-526 Quote]** *Tre Wilkins*

    Consideration to approve a Guaranteed Maximum Price for Marlow Water & Sewer Project with Reeves Young

XIII. Reports from Commissioners & Administrative Staff

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation

XV. Executive Session Minutes - Consideration to approve the November 3, 2026 executive session minutes

XVI. Planning Board Unfinished Business - 6:00 pm

1. **[2026-511 Site Plan]** *Akela Wright*

   Consideration to approve an application by Octans GA LLC for a Site Plan for "Project Camellia," a proposed data center development located along Effingham Parkway and Gateway Parkway, zoned I-1, **Map # 433 Parcel # 1E and Map # 433 Parcel # 1**, in the Second District *(Postponed, 11/03/2026)*

XVII. Planning Board - 6:00 pm

1. **[2026-527 Public Hearing]** *Tianchi Xu*

   Consideration to approve an application by **Veronica Shears** for a **variance** from *Section 3.41.3*, located 175 Saddleclub Way, to reduce the required separation between the proposed swimming pool and the existing covered patio from 10 feet to 6 feet in Planned Development **Map # 416A Parcel # 121** in the **Second District**

2. **[2026-528 Second Reading]**

Consideration to approve an application by **Veronica Shears** for a **variance** from *Section 3.41.3*, located 175 Saddleclub Way, to reduce the required separation between the proposed swimming pool and the existing covered patio from 10 feet to 6 feet in Planned Development **Map # 416A Parcel # 121** in the **Second District**

3. **[2026-529 Public Hearing]** *Tianchi Xu*

   Consideration to approve an application by **Alexandria Enmund** for a **conditional use** to allow for a residential business consisting of a Hair salon operating in AR-2 located at 769 Keith Road **Map # 270** Parcel **# 28A** in the **Third District**

4. **[2026-530 Second Reading]**

   Consideration to approve the Second Reading of an application by **Alexandria Enmund** for a **conditional use** to allow for a residential business consisting of a Hair salon operating in AR-2 located at 769 Keith Road **Map # 270 Parcel # 28A** in the **Third District**

5. **[2026-531 Public Hearing]** *Tianchi Xu*

   Consideration to approve an application by **Tiffany Rowell** for a **conditional use** to allow for a **Residential Business** in R-1 located at **167 Blackwater Way Map # 428C** Parcel **# 255** in the **Fourth District**

6. **[2026-532 Second Reading]**

   Consideration to approve the Second Reading of an application by **Tiffany Rowell** for a **Conditional Use** to allow for a **Residential Business** in R-1 located at **167 Blackwater Way Map # 428C** Parcel **# 255** in the **Fourth District**

7. **[2026-533 Public Hearing]** *Pamela Melser*

   Consideration to approve the First Reading to amend **Part II, Appendix C** - *Zoning Ordinance*, **Article IV** - *Establishments of Districts*, **Section 4.1A** - *Permitted Use Table* of the Effingham County Code of Ordinances

8. **[2026-534 Public Hearing/Resolution]** *Pamela Melser*

   Consideration to approve Resolution# 026-038 enacting a moratorium on future land use amendments, rezoning or special and conditional use permit applications, and all public hearings for data center development

XVIII. Adjournment