(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

November 04, 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."

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

Agenda

Watch us live on our YouTube page:

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

I. **Call to Order –** ***5:02 pm***

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

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

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

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

VI. **Minutes**

1. Consideration to approve the October 21, 2025 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 website . Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

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

1. **[2025-490 Ordinance, 2nd Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading of an amendment to the Effingham County Code of Ordinance, **Part II, Chapter 30** - *Environment*, **Article X** - *Tree Protection and Preservation (1st reading approved, 10/21/2025)*

2. **[2025-491 Ordinance, 2nd Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading to amend **Article III, Section 3.4** *Buffers* to the Effingham County Code of Ordinance *(1st Reading approved, 10/21/2025)*

XI. New Business

1. **[2025-504 Proclamation]** *Stephanie Johnson* ***(Approved)***

   Consideration to approve a Proclamation recognizing November 9, 2025 as Retired Educators Day in Effingham County

2. **[2025-505 Change Order]** *Jonathan Hulme* ***(Approved)***

   Consideration to approve a revised Change Order #1 to the TSPLOST 2025 Maintenance Resurfacing Project *(District 3)*, awarded to Reeves Construction Company *(for the addition of Green Morgan School Road resurfacing and Pitts Road remaining in the original scope as approved at the September 16, 2025 Board meeting)*

3. **[2025-506 Agreement]** *Jonathan Hulme* ***(Approved)***

   Consideration to approve a Partial Assignment of Easement Rights between Braly Investment Properties, LLC and the Board of Commissioners of Effingham County, Georgia

4. **[2025-507 Agreement]** *Tre Wilkins* ***(Approved)***

   Consideration to approve an Agreement with Goodwyn Mills Cawood, LLC (GMC) for professional engineering services to develop and maintain comprehensive hydraulic models of the County's water distribution and wastewater collection systems

5. **[2025-508 Change Order]** *Tre Wilkins* ***(Approved)***

   Consideration to approve Change Order# 4 to the contract with Pond & Company for the Atlas Park Design project to perform a geotechnical investigation related to the planned pond, roadway, and paved areas

6. **[2025-509 Resolution]** *Mark Barnes* ***(Approved)***

   Consideration to approve Resolution# 025-038 to amend the Fiscal Year 2025 Budget

7. **[2025-510 Resolution]** *Mark Barnes* ***(Approved)***

   Consideration to approve Resolution# 025-039 to amend the Fiscal Year 2026 Budget

8. [**2025-511 Ordinance 1st Reading]** *Kimberly Barlett* ***(Approved 1st Reading)***

   Consideration to approve the First Reading to amend **Part II, Official Code: Chapter 10- Animals** of the Effingham County Code of Ordinances

9. **[2025-512 Plan]** *Tim Callanan* ***(POSTPONED to 11/18/2025 at agenda approval)***

   Consideration to approve to adopt the Effingham County Strategic Plan 2025 *(5 year plan)*

10. **[2025-513 Contract]** *Tim Callanan* ***(Approved)***

    Consideration to approve the Contract award to Musco Sports Lighting, LLC for the installation of sports field lighting at Pineora Park and Clyo Park

11. **[2025-514 Task Order]** *Jonathan Hulme* ***(Approved)***

    Consideration to approve Task Order 5 under the County's Professional Services Contract (23-RFQU-061) with Thomas & Hutton for the Diamond Concrete Roadway Extension Project

12. [**2025-515 Ordinance 1st Reading]** *Kimberly Barlett* ***(Approved 1st Reading)***

    Consideration to approve the First Reading to amend **Appendix C- Zoning Ordinance, Article III- 3.3 Accessory Structures in Residential Districts** of the Effingham County Code of Ordinances

13. **[2025-516 Ordinance, 1st Reading]** *Kimberly Barlett* ***(Approved 1st Reading)***

    Consideration to approve an amend to the **Part II, Appendix C - Zoning Ordinances, Article III- 3.46- Accessory Dwelling Unit** to the Effingham County Code of Ordinances

XII. Reports from Commissioners & Administrative Staff – ***No Reports***

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

5:05 pm – 6:01 pm/8:58 pm – 9:23 pm

XIV. Executive Session Minutes - Consideration to approve the October 21, 2025 executive session minutes ***(Approved as read)***

XV. Planning Board - 6:00 pm

1. **[2025-517 Public Hearing]** *Chelsie Fernald* ***(Approved)***

   Planning Board recommends **approving** an application by **Suzette Schmetz as agent for Beverly Boyles** to **rezone** +/- 5 acres located on Highway 17 from **AR-1 to B-3** to allow for veterinary services in B-3 **Map # 296 Parcel # 46C01** in the **Third District**

2. **[2025-518 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Suzette Schmetz as agent for Beverly Boyles** to **rezone** +/- 5 acres located on Highway 17 from **AR-1 to B-3** to allow for veterinary services in B-3 **Map # 296 Parcel # 46C01** in the **Third District**

3. **[2025-519 Public Hearing]** *Chelsie Fernald* ***(Approved)***

   Planning Board recommends **approving** an application by **Matt Anderson** as agent for **Robbie Lee Postell Executor of Holiday Postell Estate** to **rezone** +/- 6.6 out of 26.4 acres located on Mt. Hope Road from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 268 Parcel # 19A** in the **Third District**

4. **[2025-520 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Matt Anderson as agent for Robbie Lee Postell Executor of Holiday Postell Estate** to **rezone** +/- 6.6 out of 26.4 acres located on Mt. Hope Road from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 268 Parcel # 19A** in the **Third District**

5. **[2025-521 Public Hearing]** *Chelsie Fernald* ***(Approved)***

   Planning Board recommends **approving** an application by **Teramore Development, LLC as agent for Carey F. Graham** to **rezone** +/- 2 out of 36.36 acres located on Old

Tusculum Road from **AR-1 to B-2** to allow for commercial retail in B-2 **Map # 366 Parcel # 48** in the **Third District**

6. **[2025-522 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Teramore Development, LLC as agent for Carey F. Graham** to **rezone** +/- 2 out of 36.36 acres located on Old Tusculum Road from **AR-1 to B-2** to allow for commercial retail in B-2 **Map # 366 Parcel # 48** in the **Third District**.

7. **[2025-523 Public Hearing]** *Chelsie Fernald* ***(Approved)***

   Planning Board recommends **approval** of an application by **David Hildebrant as agent for Theresa Hildebrandt** to **rezone** +/- 6.35 acres located on Little McCall Road from **AR-1 to & AR-2 to AR-3** to allow permitted uses in AR-3 **Map # 391 Parcel # 17 & 18A** in the **Fourth District**

8. **[2025-524 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **David Hildebrant as agent for Theresa Hildebrandt** to **rezone** +/- 6.35 acres located on Little McCall Road from **AR-1 to & AR-2 to AR-3** to allow permitted uses in AR-3 **Map # 391 Parcel # 17 & 18A** in the **Fourth District**

9. **[2025-525 Public Hearing]** *Chelsie Fernald* ***(Approved w/ stipulations)***

   Planning Board recommends **approval** of an application by **Kern & Co., LLC - Chad Zittrouer as agent for R B Baker Properties, LLC** to **rezone** +/- 114.79 acres located on Old Augusta Road S from **R-1 to LI** to allow for permitted uses in Light Industrial **Map # 476 Parcel # 4A** in the **Fifth District**.

10. **[2025-526 Second Reading]** ***(POSTPONED to 11/18/2025 due to lack of a unanimous vote)***

    Consideration to approve the Second Reading of an application by **Kern & Co., LLC - Chad Zittrouer as agent for R B Baker Properties, LLC** to **rezone** +/- 114.79 acres located on Old Augusta Road S. from **R-1 to LI** to allow for permitted uses in Light Industrial **Map # 476 Parcel # 4A** in the **Fifth District**

11. **[2025-527 Public Hearing]** *Chelsie Fernald* ***(Approved)***

    Planning recommends **denying** an application by **Neil McKenzie as agent for Cassie Michele Hinely** to **rezone** +/- 247.2 acres located on Sand Hill Road from **PD-R to PD-R** to allow for a Planned Development Text Amendment **Map # 298 Parcel # 46** in the **First District**

12. **[2025-528 Second Reading]** ***(POSTPONED to 11/18/2025, due to lack of a unanimous vote)***

    Consideration to approve the Second Reading of an application by **Neil McKenzie as agent for Cassie Michele Hinely** to **rezone** +/- 247.2 acres located on Sand Hill Road from **PD-R to PD-R** to allow for a Planned Development Text Amendment **Map # 298 Parcel # 46** in the **First District**

13. **[2025-529 Preliminary Plat]** *Kimberly Barlett* ***(POSTPONED to 11/18/2025 due to previous action)***

    Consideration to **approve** an application by Neil McKenzie as agent for Brett Bennett for a **Preliminary Plat** for Hinely Tract Subdivision located on Sand Hill Road **Map# 298 Parcel# 9** in the **First District**

14. **[2025-530 Preliminary Plat]** *Kimberly Barlett* ***(POSTPONED to 11/18/2025 due to previous action)***

    Consideration to **approve** an application by Neil McKenzie as agent for Brett Bennett for a **Preliminary Plat** for Hinely Tract Subdivision located on Sand Hill Road **Map# 298 Parcel# 9** in the **First District**

15. **[2025-531 Public Hearing]** ***(Approved)***

    Planning Board recommends **approving** an application by **Noi Tran** to **rezone** +/- 2.52 acres located at 7016 Highway 17 South from **R-1 to AR-2** to allow permitted use in AR-2 **Map # 354 Parcel # 46** in the **First District**

16. **[2025-532 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve the Second Reading of an application by **Noi Tran** to **rezone** +/- 2.52 acres located at 7016 Highway 17 South from **R-1 to AR-2** to allow permitted use in AR-2 **Map # 354 Parcel # 46** in the **First District**

17. **[2025-533 Public Hearing]** *Chelsie Fernald* ***(POSTPONED to 11/18/2025)***

    Planning Board recommends **denying** an application by **Adam Wilkinson as agent for JAW Services, LLC**, to **rezone** +/- 5 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**

18. **[2025-534 Second Reading]** ***(POSTPONED TO 11/18/2025)***

    Consideration to approve the Second Reading of an application by **Adam Wilkinson as agent for JAW Services, LLC**, to **rezone** +/- 5 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**

19. **[2025- 535 Public Hearing]** *Kimberly Barlett* ***(POSTPONED to 11/18/2025)***

    Consideration to approve an application by **Joseph Zettler** for a **Conditional use** located at 894 Little McCall Road to allow for a **Rural Business** in AR-1. **Map # 345 Parcel # 38** in the **Third District**

20. **[2025-536 Second Reading]** ***(POSTPONED to 11/18/2025)***

    Consideration to approve the Second Reading of an application by **Joseph Zettler** for a **Conditional use** located at 894 Little McCall Road to allow for a **Rural Business** in AR-1. **Map # 345 Parcel # 38** in the **Third District**

21. **[2025-537 Public Hearing]** *Kimberly Barlett* ***(Approved w/ stipulations)***

    Consideration to approve an application by **Joyce Sowers** for a **conditional use** located at 364 Old Augusta Road South to allow for an **Agritourism business** in AR-1 **Map # 461 Parcel # 65** in the **Fifth District**

22. **[2025-538 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve the Second Reading of an application by **Joyce Sowers** for a **conditional use** located at 364 Old Augusta Road South to allow for an **Agritourism business**s in AR-1 **Map # 461 Parcel # 65** in the **Fifth District**

23. **[2025-539 Public Hearing]** *Kimberly Barlett* ***(Approved)***

    Consideration to approve an application by **Maria Soledad Ramirez Acosta** for a **variance** from Section 3.21.1, to allow for the occupation of an RV/Camper in AR-1, located at 309 Atlantic Avenue **Map # 296A Parcel # 76** in the **First District**

24. **[2025-540 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve the second reading of an application by **Maria Soledad Ramirez Acosta** for a **variance** from Section 3.21.1, to allow for the occupation of an RV/Camper in AR-1, located at 309 Atlantic Avenue **Map # 296A Parcel # 76** in the **First District**

XVI. Adjournment – ***9:24 pm***