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

Effingham County Georgia
Board of Commissioners

**September 02, 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 – 5:03 pm**

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

**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. – ***(Approved as read)***

**VI.** **Minutes -** Consideration to approve the August 14, 2025 work session minutes and the August 19, 2025 regular meeting minutes

1. Consideration to approve the August 14, 2025 work session minutes and the August 19, 2025 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

**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. **[2025-417 Policy]** ***(Approved)***

   Consideration to approve and publish the Opioid Antagonist Administration, Location and Training Policy

2. **[2025-418 Agreement]** ***(Approved)***

   Consideration to ratify and affirm the execution of a fixed-rate Natural Gas Supply Agreement with Gas South, LLC for County-wide natural gas services

3. **[2025-419 Agreement]** ***(Approved)***

   Consideration to ratify and affirm a Real Estate Agreement with White Bluff Holdings, LLC for the purchase of land for the Blue Jay Road Water Tower site

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

1. **[2025-347 Preliminary Plat]** *Kimberly Barlett* ***(WITHDRAWN by the applicant)***

   Staff recommends approval for an application by Neil McKenzie, for a **Preliminary Plat**located on Sand Hill Road, for "Hinley Tract Subdivision" zoned PD-R **Map# 298 Parcels# 9** in the **First District** (*Postponed, 07/15/2025)*

2. **[2025-404 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading to amend **Part II, Appendix C -** *Zoning Ordinance,* **Article III -** *General Provisions***, Section 3.15 -** *Home Occupations,* **Section 3.15A -** *Residential Business* of the Effingham County Code of Ordinances *(1st reading approved, 08/19/2025)*

3. **[2025-412 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by Tyler Crews for a **conditional use** to allow for a Residential Business located at 541 Braves Field Drive **Map # 273C Parcel # 87** in the **First District** *(Postponed to 09/02/2025 )*

4. **[2025-414 Public Hearing]** *Kimberly Barlett* ***(DENIED)***

   Consideration to approve an application by Debbie Haupt as agent for Pearl Intermodal/ Manning Graham for a **conditional use** located on Old Augusta Road South to allow for shipping containers & stacking with import/export vehicles in I-1 **Map # 476 Parcel # 4E** in the **Fifth District** *(Postponed at agenda approval to 09/02/2025, per applicant's request)*

5. **[2025-415 Second Reading]** ***(DENIED)***

   Consideration to approve the Second Reading of an application by Debbie Haupt as agent for Pearl Intermodal/ Manning Graham for a **conditional use** located on Old Augusta Road South to allow for shipping containers & stacking with import/export vehicles in I-1 **Map # 476 Parcel # 4E** in the **Fifth District** *(Postponed at agenda approval to 09/02/2025, per applicant's request)*

**XI. New Business**

1. **[2025-420 Assemblage Permit]** *Jennifer Rose* ***(Approved)***

   Consideration to approve an Assemblage Permit for Madrac Farms 14th Annual Pumpkin Patch located at 580 Ralph Rahn Road **Map # 411 Parcel # 24** in the **Fourth District**

2. **[2025-421 Preliminary Plat]** *Chelsie Fernald* ***(Approved)***

   Consideration to approve an application by **Kern & Co., LLC - Chad Zittrouer** for a **Preliminary Plat** for the Brindley Tract located on Blue Jay Road **Map # 432 Parcel # 45A** in the **Second District**

3. **[2025-422 Contract]** *Tim Callanan* ***(Approved)***

   Consideration to approve the Coastal Regional Commission (CRC) Area Agency on Aging (AAA) Contract #2026-08 for fiscal year 2026

4. **[2025-423 Resolution]** *Tim Callanan* ***(Approved)***

   Consideration to approve Resolution# 025-030 to amend the fiscal year 2026 Budget

5. **[2025-424 Agreement]** *Danielle Carver* ***(Approved)***

   Consideration to approve Beverage Agreement with Coca-Cola Bottling Company United – East, LLC (Savannah Coca-Cola Bottling Company) for Effingham County Parks & Recreation

6. **[2025-425 Contract]** *Danielle Carver* ***(Approved)***

   Consideration to approve a Contract with Coleman Company, Inc. for engineering design, permitting, and construction phase services related to the Marlow Water and Sewer Design Project

7. **[2025-426 Contract]** *Danielle Carver* ***(Approved)***

   Consideration to approve a Contract with Goodwyn Mills and Cawood, LLC (GMC) for engineering evaluation, design, permitting, and construction phase services for the rehabilitation of the Park West Pump Station

8. **[2025-427 Agreement]** *Danielle Carver* ***(Approved)***

   Consideration to approve Amendment #2 to the Food Service Agreement with Summit Food Service, LLC, for inmate and senior meal services *(extending the agreement by one year and implementing a CPI-based pricing adjustment)*

9. **[2025-428 Contract]** *Tre Wilkins* ***(Approved)***

   Consideration to approve a Contract award to Legacy Water Group, LLC under RFP No. 25-CMAR-RFP-093 for preconstruction services for the Effingham Regional Water Supply Facilities – Phase I project

10. **[2025-429 Change Order]** *Jonathan Hulme* ***(Approved)***

    Consideration to approve Change Order #1 to the TSPLOST 2025 Maintenance Resurfacing Project *(Districts 3, 4, and 5)*, awarded to McLendon Enterprises, Inc., for the addition of a Corinth Church Road test section including milling, paving, and shoulder building

11. **[2025-430 Change Order]** *Jonathan Hulme* ***(Postponed to 09/16/2025)***

    Consideration to approve Change Order #1 to the TSPLOST 2025 Maintenance Resurfacing Project *(District 3)*, awarded to Reeves Construction Company

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

**XIII. Executive Session** - Discussion of Personnel, Property and Pending Litigation – ***7:46 pm, reconvened the regular meeting at 8:13 pm***

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

1. **[2025-431 Public Hearing]** *Chelsie Fernald* ***(Approved with stipulations)***

   Planning Board recommends **approval** of an application by **Will Martin** as agent for **Effingham County Board of Education** to **rezone** +/-25 acres located on Hodgeville Road from **PD to AR-1** to allow for the construction of a maintenance facility **Map # 416 Parcel # 22** in the **Second District**

2. **[2025-432 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Will Martin** as agent for **Effingham County Board of Education** to **rezone** +/-25 acres located on Hodgeville Road from **PD to AR-1** to allow for the construction of a maintenance facility **Map # 416 Parcel # 22** in the **Second District**

3. **[2025-433 Public Hearing]** *Chelsie Fernald* ***(Approved with stipulations)***

   Planning Board recommends **approval** of an application by **Ronald/Debbie Vickery** to **rezone** +/- 0.33 acres located on Log Landing Road from **R-1 to AR-2** to allow for permitted uses in AR-2 **Map # 428C Parcel # 1B** in the **Fourth District**

4. **[2025-434 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Ronald/Debbie Vickery** to **rezone** +/- 0.33 acres from **R-1 to AR-2** located on Log Landing Road to allow for permitted uses in AR-2 **Map # 428C Parcel # 1B** in the **Fourth District**

5. **[2025-435 Public Hearing]** *Chelsie Fernald* ***(Approved with stipulations)***

   Planning Board recommends **approval** of an application by **Forbes Buck as agent for Abigayles Ferry LLC** to **rezone** +/- 480.31 out of 488.78 acres located on Sisters Ferry Road from **AR-1 to CP** to allow for Conservation uses **Map # 384 Parcel # 19 Map # 362 Parcel # 28 Map # 385 Parcel # 1 and Map # 385 Parcel # 2B** in the **Third District**

6. **[2025-436 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Forbes Buck as agent for Abigayles Ferry LLC** to **rezone** +/- 480.31 out of 488.78 acres located on Sisters Ferry Road from **AR-1 to CP** to allow for Conservation uses **Map # 384 Parcel # 19 Map # 362 Parcel # 28 Map # 385 Parcel # 1 and Map # 385 Parcel # 2B** in the **Third District**

7. **[2025-437 Public Hearing]** *Chelsie Fernald* ***(Approved with stipulations)***

   Planning Board recommends **approval** of an application by **Rebecca Alford** to **rezone** +/- 2.5 acres located at 163 Robin Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 436 Parcel # 32** in the **Second District**

8. **[2025-438 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Rebecca Alford** to **rezone** +/- 2.5 acres located at 163 Robin Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 436 Parcel # 32** in the **Second District**

9. **[2025-439 Public Hearing]** *Kimberly Barlett*

   Consideration to approve an application by **Adrian Webber** as agent for **DRD Investments 2 LLC/James Dewberry** for a **variance** from *Section 5.7.10.6 & 5.7.24.1*, to allow for a decrease in the minimum acreage required for a RV park and to remove the requirement to provide an onsite storm shelter in R-4, located on Highway 21 North. **Map # 315 Parcel # 8** in the **Third District**

10. **[2025-440 Second Reading]** ***POSTPONED to 09/16/2025***

    Consideration to approve the second reading of an application by **Adrian Webber** as agent for **DRD Investments 2 LLC/James Dewberry** for a **variance** from *Section 5.7.10.6 & 5.7.24.1*, to allow for a decrease in the minimum acreage required for a RV park and to remove the requirement to provide an onsite storm shelter in R-4, located on Highway 21 North **Map # 315 Parcel # 8** in the **Third District**

**XV. Adjournment –** ***8:14 pm***