(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

February 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 – 5:05 pm**

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

III. **Invocation –** *devotional and prayer offered by Jarrett Lee*

IV. **Pledge to the American Flag –** *led by Jarrett Lee*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda. *(approved w/ Postponement of New Business#5 to 3/3/2026, correction of item explanation for New Business# 6, Postponement of New Business# 14 to 3/3/2026, Withdrawal of Planning Board# 13, 14, Postponement of Planning Board# 15, 16 to 3/3/2026, Postponement of Planning Board# 17, 18 to 5/19/2026*

VI. **Minutes -** Consideration to approve the January 20, 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. **Presentation**

1. Recognition of Mr. Matt Evans and Shanna Smit, EMA Deputy Director – *recognized with an honor award coin (presented by Commissioner Kieffer)*

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. **[2026-036 Letter]** *Approved*

   Consideration to approve to ratify and affirm a Local State of Emergency for a Winter Storm Event from January 31st through February 2nd, 2026

2. **[2026-037 Application]** *Approved*

   Consideration to ratify and affirm the submission and execution of a Georgia Department of Transportation (GDOT) Traffic Signal Permit Application for the installation of a School Beacon on State Route 21 at Progress Drive, serving the Effingham College & Career Academy

3. **[2025-038 Agreement]** *Approved*

   Consideration to ratify and affirm a Memorandum of Understanding (MOU) with the Georgia Department of Transportation for utility coordination related to the I-16 widening project

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

1. **[2026-007 Proposal]** *Sarah Mausolf (Approved)*

   Consideration to approve a Proposal with AccuSourceHR for comprehensive pre-employment background checks and to implement its remove, proctored 10-panel oral-fluid drug testing for pre-employment, post-incident and random drug screening *(postponed, 01/06/2026)*

2. **[2026-023 Ordinance, 1st Reading]** *Jennifer Rose (Approved 1st Reading)*

   Consideration to approve the First Reading to amend **PART II, CHAPTER 30, ARTICLE X -** *Tree Protection & Preservation* of the Effingham County Code of Ordinances *(Postponed, 01/20/2026)*

3. **[2026-024 Ordinance, 1st Reading]** *(Approved 1st Reading)*

   Consideration to approve the First Reading to amend **PART II, CHAPTER 36, ARTICLE IV -** *Open Burning* of the Effingham County Code of Ordinances *(Postponed, 01/20/2026)*

XII. New Business

1. **[2026-039 Audit Presentation]** *Presented*

   Presentation of the Fiscal Year 2025 audited financial report by Lanier, Deal & Deal

2. **[2026-040 Audit]** *Mark Barnes (Approved)*

   Consideration to approve to transmit the Fiscal Year 2025 audited annual financial report to the State of Georgia

3. **[2026-041 Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-005 in support of the TREES Act (House Bill 223) to provide tax relief to timber properties affected by Hurricane Helene

4. **[2026-042Site Plan]** *Pamela Melser (Approved)*

   Consideration to approve an application by NexTower Development Group II, LLC as agent for Rayonier Forest Resources LP for a **Site Plan** for **"NXGA-226 Clyo Cell Tower"** located on Clyo-Kildare Road **Map # 358 Parcel # 1CEL** in the **Third District**

5. **[2026-043 Preliminary Plat]** *POSTPONED, to 03/03/2026 at agenda approval at the Applicant's request*

   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**

6. **[2026-044 Preliminary Plat]** *Pamela Melser (Approved)*

   Consideration to approve an application by Jason Seaman as agent for SFG CH MASTER DEVCO LLC for a **Site Plan** for "Exley Tract Commercial Development located between Ga Hwy 21 and Commerce Ave **Map# 466D Parcel# 21** in the **Second District**

7. **[2026-045 Ordinance, 1st Reading]** *Jennifer Rose (Approved 1st Reading)*

   Consideration to approve the First Reading to amend - **PART II, APPENDIX C, ARTICLE III, SECTION 3.6 -** *Family Cemeteries* of the Effingham County Code of Ordinances

8. **[2026-046 Proposal]** *Sarah Mausolf (Approved)*

   Consideration to approve a Proposal from TrueComp for salary benchmarking through Carasoft under OMNIA Contract R240303 for a three-year term

9. **[2026-047 Plat/Deed]** *Pamela Melser(Approved)*

   Consideration to approve a Final Plat and Warranty Deed for *Townes of Windfield* located on Conaway Road, consisting of 34 townhome lots **Map# 352F Parcel# 1H & 1J** in the Second District

10. **[2026-048 Contract]** *Tim Callanan (Approved)*

    Consideration to approve a Purchase and Sale Contract between Effingham County and Jerome S. Konter, et al., for the acquisition of property located on Hodgeville Road

11. **[2026-049 Change Order]** *Tre Wilkins (Approved)*

    Consideration to approve a Change Order to the architectural and engineering services Contract with DPR Architects for additional design and engineering services associated with the South Effingham Fire Station #8 project

12. **[2026-050 Change Order]** *Tre Wilkins (Approved)*

    Consideration to approve Change Order #5 for generator revisions associated with the Central High School Renovation Project with Paul S. Akins Company, Inc.

13. **[2026-051 Contract]** *Danielle Carver (Approved)*

    Consideration to approve the award of Contract to McWright LLC for the Effingham County Animal Shelter Renovation Construction project under ITB No. 25-ITB-110

14. **[2026-052 Contract]** *Danielle Carver (POSTPONED, to 03/03/2026 at agenda approval)*

    Consideration to approve Pre-Construction Services portion of the Construction Manager at Risk (CMAR) Contract for Phase II Effingham Regional Water Supply Facilities to Reeves Young, LLC.

15. **[2026-053 Agreement]** *Danielle Carver (Approved)*

    Consideration to approve an architectural and engineering services Agreement with Goodwyn Mills Cawood, LLC for the Effingham County Health Department Building

16. **[2026-054 Agreement]** *Jonathan Hulme (Approved)*

    Consideration to approve a utility relocation Agreement with Georgia Power for the Hodgeville and Goshen Road Roundabout Project

17. **[2026-055 Agreement]** *Jonathan Hulme (Approved)*

    Consideration to approve a utility relocation Agreement with Georgia Power for the Hodgeville and Kolic Helmey Road Roundabout Project

18. **[2026-056 Agreement]** *Jonathan Hulme (Approved)*

    Consideration to approve a lighting services Agreement with Georgia Power for roadway lighting at the Rahn Station / McCall Road Roundabout

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

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **8:32 pm**

XV. Executive Session Minutes - Consideration to approve the January 20, 2026 executive session minutes *(approved as read)*

XVI. Planning Board - 6:00 pm

1. **[2026-057 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application by **Randy Scott Cockrell** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 209 Pryor Road. **Map # 218 Parcel # 8A** in the **Third District**

2. **[2026-058 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Randy Scott Cockrell** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 209 Pryor Road. **Map # 218 Parcel # 8A** in the **Third District**

3. **[2026-059 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*
   Consideration to approve an application by **Joseph Zettler** for a C**onditional Use** to allow for a **Rural Business** in AR-1 located at 894 Little McCall Road. **Map # 345 Parcel # 38** in the **Third District**

4. **[2026-060 Second Reading]** *(POSTPONED, TO 03/03/2026 due to added stipulation)*

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

5. **[2026-061 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application by **Robert Ellis as agent for KFJT Enterprises LLC** for a **conditional use** to allow for a surface mine in AR-1. Located on Godley Road. **Map # 399 Parcel # 3, 3Q, 3D** in the **First District**

6. **[2026-062 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Robert Ellis as agent for KFJT Enterprises LLC** for a **conditional use** to allow for a surface mine in AR-1. Located on Godley Road. **Map # 399 Parcel # 3, 3Q, 3D** in the **First District**

7. **[2026-063 Public Hearing]** J*ennifer Rose(Approved w/ stipulations)*

   Consideration to approve an application by **Brandy Gunter** for a **variance** from Section 6.2.3, to allow for an increase in the required fence height in AR-1, located at 520 Old River Road **Map # 329 Parcel # 12** in the **First District**

8. **[2026-064 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Brandy Gunter** for a **variance** from Section 6.2.3, to allow for an increase in the required fence height in AR-1, located at 520 Old River Road **Map # 329 Parcel # 12** in the **First District**

9. **[2026-065 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application by **Effingham County as agent for Robert and Bonnie Mays** for a **variance** from *Section 5.1.1*, to allow for modification of the building setbacks on non-conforming lots in AR-1, located on Greene Drive (Westwood Heights subdivision) **Map # 465H Parcel # 138A** in the **Second District**

10. **[2026-066 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Effingham County as agent for Robert and Bonnie Mays** for a **variance** from *Section 5.1.1*, to allow for modification of the building setbacks on non-conforming lots in AR-1, located on Greene Drive (Westwood Heights subdivision) **Map # 465H Parcel # 138A** in the **Second District**

11. **[2026-067 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

    The Planning Board recommends approving an application by **Alice Hurst as agent for Sandra Skipper** to **rezone** +/- 1.18 out of 6.18 acres located at 1572 Low Ground Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 393 Parcel 20** in the **Fourth District**

12. **[2026-068 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading of an application by **Alice Hurst as agent for Sandra Skipper** to **rezone** +/- 1.18 out of 6.18 acres located at 1572 Low Ground Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 393 Parcel 20** in the **Fourth District**

13. **[2026-069 Public Hearing]** *Jennifer Rose (WITHDRAWN at the agenda approval at Applicant's request)*

    The Planning Board recommends approving an application as submitted by **Robert McCorkle** as agent for **Estate of Ida Hagin, Carolyn Lucas Executor** requests to

rezone +/- 5.63 acres located at 3135 US Highway 80 from **AR-1 to B-2** to allow for permitted uses in B-2 **Map # 378 Parcel 13** in the **First District**

14. **[2026-070 Second Reading]** *(WITHDRAWN at the agenda approval at Applicant's request)*

    Consideration to approve the Second Reading of an application as submitted by **Robert McCorkle** as agent for **Estate of Ida Hagin, Carolyn Lucas Executor** requests to **rezone** +/- 5.63 acres located at 3135 US Highway 80 from **AR-1 to B-2** to allow for permitted uses in B-2 **Map # 378 Parcel 13** in the **First District**

15. **[2026-071 Public Hearing]** *Jennifer Rose (POSTPONED, to 03/03/2026 at agenda approval at Applicant's request)*

    The Planning Board recommends denying an application as submitted by **GW Investments/Gary Wiggin as agent for Joyce R. Johnson** to **rezone** +/- 135 out of 146.06 acres located on McCall Road from **AR-1 to R-5** to allow for residential development in R-5 **Map # 413 Parcel 8** in the **Fourth District**

16. **[2026-072 Second Reading]** *(POSTPONED, to 03/03/2026 at agenda approval at Applicant's request)*

    Consideration to approve the Second Reading of an application as submitted by **GW Investments/Gary Wiggin as agent for Joyce R. Johnson** to **rezone** +/- 135 out of 146.06 acres located on McCall Road from **AR-1 to R-5** to allow for residential development in R-5 **Map # 413 Parcel 8** in the **Fourth District**

17. **[2026-073 Public Hearing]** *Jennifer Rose (POSTPONED, to 05/19/2026 at agenda approval at Applicant's request)*

    The Planning Board recommends approving an application as submitted by **Courthouse GSL** to **rezone** +/- 15.33 acres located on Courthouse Road from **R-6 to R-1** to allow for residential development in R-1 **Map # 390 Parcel 1D** in the **Fourth District**

18. **[2026-074 Second Reading]** *(POSTPONED, to 05/19/2026 at agenda approval at Applicant's request)*

    Consideration to approve the Second Reading of an application as submitted by **Courthouse GSL** to **rezone** +/- 15.33 acres located on Courthouse Road from **R-6 to R-1** to allow for residential development in R-1 **Map # 390 Parcel 1D** in the **Fourth District**

19. **[2026-075 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

    The Planning Board recommends approving an application as submitted by **Chelsie Fernald as agent for Effingham County Board of Commissioners** requests to **rezone** +/- 5.06 acres located on Burke Drive from **AR-1 to R-4** to allow for permitted uses in R-4 **Map # 366 Parcel 49** in the **Third District**

20. **[2026-076 Second Reading]** *(POSTPONED, to 03/03/2026 due to added stipulation)*

    Consideration to approve the Second Reading an application as submitted by **Chelsie Fernald as agent for Effingham County Board of Commissioners** requests to **rezone** +/- 5.06 acres located on Burke Drive from **AR-1 to R-4** to allow for permitted uses in R-4 **Map # 366 Parcel 49** in the **Third District**

21. **[2026-077 Public Hearing]** *Jennifer Rose* *(Approved w/ stipulations)*

    The Planning Board recommends approving an application as submitted by **Stephen Lanier** to **rezone** +/- 0.209 out of 5.431 acres located at 506 Sisters Ferry Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 386 Parcel 43** in the **Third District**

22. **[2026-078 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading of an application as submitted by **Stephen Lanier** to **rezone** +/- 0.209 out of 5.431 acres located at 506 Sisters Ferry Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 386 Parcel 43** in the **Third District**

XVII. Adjournment – 9:30 pm