(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

June 02, 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 knowingly 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

Watch us live on our YouTube page:

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

I. **Call to Order – 5:00 PM**

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

III. **Invocation –** *Commissioner Deloach offered the invocation.*

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

V. **Agenda Approval** - Consideration of a resolution to approve the agenda *(approved w/ notation of Unfinished Business# 1-8 to be heard during the 6 pm Planning Board section)*

VI. **Minutes**

1. Consideration to approve the May 19, 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 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. **[2026-234 Agreement]** *(Approved)*

   Consideration to approve the Intergovernmental Agreement for Fiscal Year 2027 between the Georgia Department of Corrections and Effingham County for County Capacity services at the Effingham County correctional facility

2. **[2026-235 Agreement]** *(Approved)*

   Consideration to approve Amendment No. 1 to the Agreement with Roebling Raceway for Effingham County EMS to continue providing emergency medical services at the racetrack

3. **[2026-236 Appointment]** *(Approved)*

   Consideration to approve reappointing Shaundese Duncan and David Atkins to the Coastal Workforce Development Board

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

1. **[2026-162 Public Hearing]** *Jennifer Rose* (*Approved w/ staff recommendations)*

   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 *(Postponed, 04/06/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

2. **[2026-163 Second Reading]** *POSTPONED, to 06/16/2026 due to lack of a unanimous vote*

   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 *(Postponed, 04/06/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

3. **[2026-205 Public Hearing]** *Jennifer Rose (DENIED)*

   Planning Board recommends **denying** an application submitted by **Dietmar Lutte** as agent for **Rippolinger LLC** to **rezone** +/- 4.84 acres located at 323 Commerce Drive from **B-3** to **HI** to allow for permitted uses in HI. **Map # 466C Parcel # 6** in the Fifth District *(Postponed, 05/05/2026, 05/19/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

4. **[2026-206 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading of an application submitted by **Dietmar Lutte** as agent for **Rippolinger LLC** to **rezone** +/- 4.84 acres located at 323 Commerce Drive from **B-3** to **HI** to allow for permitted uses in HI. **Map # 466C Parcel # 6** in the Fifth District *(Postponed- 05/05/2026, 05/19/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

5. **[2026-225 Public Hearing]** *Kimberly Barlett (DENIED)*

   Consideration to approve an application by **Dietmar Lutte** for a **conditional use** to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive **Map # 466C Parcel # 6** in the **Fifth District** *(Postponed, 05/19/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

6. **[2026-226 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading for an application by **Dietmar Lutte** for a **conditional use t**o allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive **Map # 466C Parcel # 6** in the **Fifth District** *(Postponed, 05/19/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

7. **[2026-227 Public Hearing]** *Kimberly Barlett (DENIED)*

   Consideration to approve an application by **Dietmar Lutte** for a **variance** from Section 3.4, located at 323 Commerce Drive, to allow for the modification of buffers in HI. **Map # 466C Parcel # 6** in the **Fifth District** *(Postponed, 05/19/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

8. **[2026-228 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading for an application by **Dietmar Lutte** for a **variance** from *Section 3.4*, located at 323 Commerce Drive to allow for the modification of buffer requirements in HI. **Map # 466C Parcel # 6** in the **Fifth District** *(Postponed 05/19/2026)*

   **** This item will be heard during the 6:00 pm Planning Board section of the meeting****

9. **[2026-220 Annexation]** *Stephanie Johnson (Approved)*

   Consideration to acknowledge an Annexation Petition as submitted by the City of Rincon for a property owned by Bruce and Cindy Rahn consisting of approximately 114.13 acres located off Lexington Ave Ext **Map# 447 Parcel# 13B** in the **Fifth District** *(Postponed, 05/19/2026)*

10. **[2026-221 Annexation]** *Stephanie Johnson (Approved)*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for properties owned by Judy Robinson Reiser and Etal consisting of approximately 116.87 acres located off Highway 119 South **Map# 344 Parcel# 2,3,3A,3B01, 3B03, 3B04, and 4** in the **Third District** *(Postponed, 05/19/2026)*

11. **[2026-222 Annexation]** *Stephanie Johnson (Approved)*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for properties owned by Douglas Edwards consisting of approximately 9.44 total acres located off of Ebenezer Road **Map# 446 Parcel# 41 & 47** in the **Fifth District** *(Postponed, 05/19/206)*

12. **[2026-187 Agreement]** *Tim Callanan (Approved)*

    Consideration to approve the Intergovernmental Agreement with Statesboro Regional Library Services *(Postponed-05/05/2026, 05-19/2026)*

XI. New Business

1. **[2026-237 Budget, Public Hearing]** *Mark Barnes (Approved 1st Reading)*

   Consideration to approve the First Reading of the Budget Ordinance for the Fiscal Year 2026-2027 Budget

2. **[2026-238 Application]** *Jonathan Hulme (Approved)*

   Consideration to approve the submission of the 2026 Local Road Assistance *(LRA)* application to the Georgia Department of Transportation *(GDOT)*

3. **[2026-239 Deed]** *Jonathan Hulme (Approved)*

   Consideration to approve a Quit Claim Deed between the Board of Commissioners of Effingham County, Georgia and the Effingham County Board of Education related to the transfer of approximately 16.51 acres located on Noel C. Conaway Road

4. **[2026-240 Resolution]** *Tre Wilkins (Approved)*

   Consideration to approve Resolution# 026-014 authorizing the attorney to institute necessary legal action through condemnation related to a property located on Blue Jay Road to improve the county utility and road system

5. **[2026-241 Meeting]** *Stephanie Johnson (Approved)*

   Consideration to approve to cancel the July 7, 2026 Board of Commissioners meeting

XII. Reports from Commissioners & Administrative Staff – *T. Callanan/B. Helmly/R. Burdette*

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – 10:51 pm

XIV. Executive Session Minutes - Consideration to approve the May 19, 2026 executive session minutes *(Approved as read)*

XV. Planning Board - 6:00 pm

1. **[2026-242 Public Hearing]** *Jennifer Rose (Approved)*

   Consideration to approve an application submitted by **Whitney Pippin** to **rezone** +/- 5.48 acres located on Mt. Hope Road from **AR-1** to **AR-3** to allow for permitted uses in AR-3 **Map # 291 Parcel # 25** in the **Third District**

2. **[2026-243 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Whitney Pippin** to **rezone** +/- 5.48 acres from **AR-1** to **AR-3** to allow for permitted uses in AR-3, located on Mt Hope Road **Map # 291 Parcel # 25** in the **Third District**

3. **[2026-244 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application submitted by **Layton Stone** to **rezone** +/- 2.06 acres located on Nixon Chapel Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map # 262 Parcel # 21A & 31** in the **Third District**

4. **[2026-245 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Layton Stone** to **rezone** +/- 2.06 acres located on Nixon Chapel Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2, **Map # 262 Parcel # 21A & 31** in the Third District

5. **[2026-246 Public Hearing]** *Jennifer Rose (Approved)*

   Consideration to approve an application submitted by **Delen Cadichon** to **rezone** +/- 0.64 acres located at 2698 GA Hwy 119 South from **AR-1** to **B-1** to allow for permitted uses in B-1 **Map # 294 Parcel # 40** in the **Third District**

6. **[2026-247 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Delen Cadichon** to **rezone** +/- 0.64 acres located at 2698 GA Hwy 119 South from **AR-1** to **B-1** to allow for permitted uses in B-1 **Map # 294 Parcel # 40** in the **Third District**

7. **[2026-248 Public Hearing]** *Jennifer Rose (DENIED)*

   Consideration to approve an application submitted by **Marsha Adams** to **rezone** +/- 4.64 acres located at 7229 GA Hwy 119 North from **AR-1** to **B-2** to allow for permitted uses in B-2 and +/- 1.00 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map # 401 Parcel # 39** in the **Third District**

8. **[2026-249 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading of an application submitted by **Marsha Adams** to **rezone** +/- 4.64 acres located at 7229 Hwy 119 North from **AR-1** to **B-2** to allow for permitted uses in B-2 and +/- 1.00 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2 **Map # 401 Parcel # 39** in the **Third District**

9. **[2026-250 Public Hearing]** *Kimberly Barlett (DENIED)*

   Consideration to approve an application by **Marsha Adams** for a **conditional use** to allow for outdoor screened storage in B-2, located at 7229 GA Hwy 119 North **Map # 401 Parcel # 39 in** the **Third District**

10. **[2026-251 Second Reading]** *(DENIED)*

    Consideration to approve the Second Reading for an application by **Marsha Adams** for a **conditional use** to allow for outdoor screened storage in B-2 , located at 7229 GA Hwy 119 North **Map # 401 Parcel # 39** in the **Third District**

11. **[2026-252 Public Hearing]** *Jennifer Rose (DENIED)*

    Consideration to approve an application submitted by **Doug Morgan** as agent for **Children's LEZ/LBZ LLC** to **rezone** +/- 34.85 acres located on Blue Jay Road from **AR-1** to **B-2** to allow for permitted uses in B-2 **Map # 415 Parcel # 34 & 15** in the **Second District**

12. **[2026-253 Second Reading]** *(DENIED)*

    Consideration to approve the Second Reading of an application submitted by **Doug Morgan** as agent for **Children's LEZ/LBZ LLC** to **rezone** +/- 34.85 acres located on Blue Jay Road from **AR-1** to **B-2** to allow for permitted uses in B-2 **Map # 415 Parcel # 34 & 15** in the **Second District**

13. **[2026-254 Public Hearing]** *Jennifer Rose (POSTPONED to 06/16/2026)*

    Consideration to approve an application submitted by **Cynthia Howze** as agent for **Mary Igou** to **rezone** +/- 21.16 acres located on Abercorn Road from **AR-1** to **HI** to allow for permitted uses in HI **Map # 477 Parcel # 5** in the **Fifth District**

14. **[2026-255 Second Reading]** *POSTPONED to 06/16/2026 due to previous action*

    Consideration to approve the Second Reading of an application submitted by **Cynthia Howze** as agent for **Mary Igou** to **rezone** +/- 21.16 acres located on Abercorn Road from **AR-1** to **HI** to allow for permitted uses in HI **Map # 477 Parcel # 5** in the **Fifth District**

15. **[2026-256 Public Hearing]** *Jennifer Rose (POSTPONED to the 06/16/2026 meeting)*

    Consideration to approve an application submitted by **Matthew Kuykendall** as agent for **Connie Riner** to **rezone** +/- 4.763 acres located on Old Augusta Road South from **AR-1** to **HI** to allow for permitted uses in HI **Map # 477A Parcel # 1** in the **Fifth District**

16. **[2026-257 Second Reading]** *POSTPONED to 06/16/2026 due to previous action*

    Consideration to approve the Second Reading of an application submitted by **Matthew Kuykendall** as agent for **Connie Riner** to **rezone** +/- 4.763 acres located off of Old Augusta Road South from **AR-1** to **HI** to allow for permitted uses in HI, located on Old Augusta Road South. **Map # 477A Parcel # 1** in the **Fifth District**

17. **[2026-258 Public Hearing]** *Kimberly Barlett (DENIED)*

    Consideration to approve an application by **Robbie Brannen** for a **variance** from *Section 3.15A(e)* located at 203 Eagle Court to allow for a nonconforming AR-2 lot to have a residential business **Map # 369A Parcel # 46** in the **Fourth District**

18. **[2026-259 Second Reading]** *Kimberly Barlett (DENIED)*

    Consideration to approve the Second Reading for an application by **Robbie Brannen** for a **variance** from Section 3.15A(e) located at 203 Eagle Court to allow for a nonconforming AR-2 lot to have a residential business **Map # 369A Parcel # 46** in the **Fourth District**

19. **[2026-260 Public Hearing]** *Kimberly Barlett (DENIED)*

    Consideration to approve an application by **Robbie Brannen** for a **conditional use** to allow for a Residential Business in AR-2 located at 203 Eagle Court **Map # 369A Parcel # 46** in the **Fourth District**

20. **[2026-261 Second Reading]** *(DENIED)*

    Consideration to approve the Second Reading for an application by **Robbie Brannen** for a **conditional use** to allow for a Residential Business in AR-2 located at 203 Eagle Court **Map # 369A Parcel # 46** in the **Fourth District**

21. **[2026-262 Public Hearing]** *Kimberly Barlett (Approved)*

    Consideration to approve an application by **Michael Blemlek** for a **variance** from *Section 3.21.1*, located at 259 Zettler Loop, to allow for an RV/Camper to be occupied during the construction of a home in AR-1 **Map # 417B Parcel # 16** in the **Second District**

22. **[2026-263 Second Reading]** *Approved 2nd Reading*

    Consideration to approve the Second Reading for an application by **Michael Blemlek** for a **variance** from Section 3.21.1 located at 259 Zettler Loop to allow for a RV/Camper to be occupied during the construction of a home in AR-1 **Map # 417B Parcel # 16** in the **Second District**

23. **[2026-264 Public Hearing]** *Jennifer Rose (POSTPONED, to 06/16/2026 meeting)*

    Planning Board recommends **approving** an application submitted by **Lynn Jeffer Jr.** to **rezone** +/-5.04 acres located at 489 Noel C Conaway Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2, & +/-1.00 acre from **AR-1** to **B-2** to allow for permitted uses in B-2. **Map # 352 Parcel # 73 & 74** in the **First District**

24. **[2026-265 Second Reading]** *POSTPONED to 06/16/2026 due to previous action*

    Consideration to approve the Second Reading of an application submitted by **Lynn Jeffer Jr.** to **rezone** +/-5.04 acres located at 489 Noel C Conaway Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2, & +/-1.00 acre from **AR-1** to **B-2** to allow for permitted uses in B-2 **Map # 352 Parcel # 73 & 74** in the **First District**

25. **[2026-266 Public Hearing]** *Kimberly Barlett (POSTPONED, to 06/16/2026 meeting)*

    Consideration to approve an application by **Lynn Jeffers Jr.** for a **variance** from Section 3.4, located at 489 Noel C Conaway Road, to allow for the modification of required buffer requirements in B-2 **Map # 352 Parcel # 73** in the **First District**

26. **[2026-267 Second Reading]** *POSTPONED to 06/16/2026 due to previous action*

    Consideration to approve the Second Reading for an application by **Lynn Jeffers Jr.** for a **variance** from Section 3.4, located at 489 Noel C Conaway Road to allow for the modification of buffer requirements in B-2 **Map # 352 Parcel # 73** in the **First District**

XVI. Adjournment – 11:46 pm