(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

March 03, 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 – 5:06 pm**

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

III. **Invocation -** - *offered by Brennan Ward – ECHS & 4-H Student*

IV. **Pledge to the American Flag**

V. **Agenda Approval** - Consideration of a resolution to approve the agenda *(Approved w/ the Postponement of Unfinished Business# 3)*

VI. **Minutes**

1. Consideration to approve the February 17, 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. **Presentation**

Honor Award presented to Effingham Talks *(by Commissioner Burdette)- Presented*

Honor Award presented to Effingham Prison and team *(by Michael King, Asst County Manager)- Presented*

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. **[2026-079 Appointment]** *Approved*

   Consideration to approve the reappointment of Tina Browning to the Hospital Authority as representative for the Second District

2. **[2026-080 Appointment]** *Approved*

   Consideration to approve the appointment of Troy Smith to the Planning Board as representative for the First District

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

1. **[2026-023 Second Reading]** *Approved 2nd Reading*

   Consideration to approve the Second Reading of an amendment to **Part II, Chapter 30, Article X** - *Tree Protection & Preservation* of the Effingham County Code of Ordinances *(1st Reading approved, 02/17/2026)*

2. **[2026-024 Second Reading]** *Approved 2nd Reading*

   Consideration to approve the Second Reading of an amendment to **Part II, Chapter 36, Article IV** - *Open Burning* of the Effingham County Code of Ordinances *(1st Reading approved, 02/17/2026)*

3. **[2026-043 Preliminary Plat]** *Kimberly Barlett* ***POSTPONED, to 04/07/2026***

   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** *(postponed, 2/17/2026)*

4. **[2026-045 Second Reading]** *Approved 2nd Reading*

   Consideration to approve the Second Reading of an amendment to **Part II, Appendix C, Article III, Section 3.6** - *Family Cemeteries* of the Effingham County Code of Ordinances *(1st Reading approved, 02/17/2026)*

5. **[2026-052 Contract]** *Danielle Carver Approved (Ruby Collins)*

   Consideration to approve Preconstruction Services portion of the Construction Manager at Risk (CMAR) contract for Phase II Effingham Regional Water Supply Facilities Project (*Postponed, 02/17/2026)*

6. **[2026-060 Second Reading]** *Approved*

   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** *(Postponed, 02/17/2026)*

7. **[2026-076 Second Reading]** *Approved*

   Consideration to approve the Second Reading of an application as submitted by **Chelsie Fernald as agent for Effingham County Board of Commissioners** 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** *(Postponed, 02/17/2026)*

XII. New Business

1. **[2026-081 Agreement]** *Tim Callanan (Approved)*

   Consideration to approve a Memorandum of Understanding (MOU) between the Effingham County Board of Commissioners and the Effingham County Chamber of Commerce for professional services related to economic development, tourism promotion, business support, nonprofit capacity-building, and partnership initiatives

2. **[2026-082 Ordinance, 1st Reading]** *Pamela Melser Approved 1st Reading*

   Consideration to approve to amend **Part II, Appendix C** - *Zoning Ordinances*, **Article V** - *Uses Permitted in Districts*, **Section 5.13, 5.14** and **5.15** (Industrial Districts) of the Effingham County Code of Ordinances

3. **[2026-083 Ordinance, 1st Reading]** *Jennifer Rose Approved 1st Reading*

   Consideration to approve the First Reading to amend **Part II, Appendix C, Article III, Section 3.15** - *Home Occupations* of the Effingham County Code of Ordinances

4. **[2026-084 Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-006 to amend the Fiscal Year 2026 Budget

5. **[2026-085 Letter]** *Mark Barnes (Approved)*

   Consideration to approve an Engagement Letter between the Effingham County Board of Commissioners and Lanier, Deal & Deal for audit services for the fiscal year ended June 30, 2025

6. **[2026-086 Job Description]** *Sarah Mausolf (Approved)*

   Consideration to approve and publish a new Job Title and Job Description for Customer Support Services

7. **[2026-087 Policy]** *Sarah Mausolf (Approved)*

   Consideration to approve to amend Section 5.02 - *Paid Time Off* of the Human Resources Standards of Practice

8. **[2026-088 Agreement]** *Tre Wilkins (Approved)*

   Consideration to approve a Development Agreement between Effingham County and Braly Investment Properties, LLC for the design, construction, installation, and conveyance of water and sanitary sewer facilities to serve approximately 59 single-family residential units on +/- 17.766 acres identified as Tract #1 on Blue Jay Road **(Map# 17, Parcel# 2)**

9. **[2026-089 Change Order]** *Tre Wilkins (Approved)*

   Consideration to approve Change Order #6 for HVAC duct revisions associated with the Central High School Renovation Project with Paul S. Akins Company, Inc.

10. **[2026-090 Agreement]** *Tre Wilkins (Approved)*

    Consideration to approve an Agreement with C.L. Edwards Construction Company, Inc. for the temporary Sandhill Fire Station

11. **[2026-091 Agreement/Plat]** *Tre Wilkins (Approved)*

    Consideration to approve a Property Donation Agreement between Blandford Homes, LLC and the Board of Commissioners and Revised Plat for Patriots Point

12. **[2026-092 Contract]** *Danielle Carver (Approved)*

    Consideration to approve the award recommendation and Contract of 25-ITB-095 for the Effingham Facilities Construction Package 2025 to McWright LLC.

13. **[2026-093 Policy]** *Danielle Carver (Approved)*

    Consideration to approve and publish Amendment No. 1 to the Effingham County Purchasing & Procurement Policy and Standards

14. **[2026-094 Resolution]** *Danielle Carver (Approved)*

    Consideration to approve Resolution# 026-007 declaring certain County-owned equipment as surplus property

15. **[2026-095 Deed]** *Jonathan Hulme (Approved)*

    Consideration to approve a Warranty Deed as submitted by SFG CH Master DEVCO, LLC to accept the right-of-way, roads, water & sewer of Trade Center Blvd

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

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **7:53 PM**

XV. Executive Session Minutes - Consideration to approve the February 17, 2026 executive session minutes *(to be approved at the March 17th meeting)*

XVI. Planning Board - 6:00 pm

1. **[2026-096 Public Hearing]** *Jennifer Rose (POSTPONED, to 03/17/2026)*

   The Planning Board recommends approving an application as submitted by **Ashley Kessler as agent for Salvador Figueroa** to **rezone** +/- 8.37 acres located on Mill Pond Road from **R-1** to **B-3** to allow for permitted uses in B-3. **Map # 446 Parcel 7** in the **Fifth District**

2. **[2026-097 Second Reading]** *(POSTPONED, to 03/17/2026)*

   Consideration to approve the Second Reading of an application by **Ashley Kessler as agent for Salvador Figueroa** to **rezone** +/- 8.37 acres located on Mill Pond Road from **R-1** to **B-3** to allow for permitted uses in B-3. **Map # 446 Parcel 7** in the **Fifth District**

3. **[2026-098 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application by **Barbara Alday** for a **conditional use** to allow for a **Rural Business** in AR-1 located at 3142 Little McCall Road. **Map # 392 Parcel # 7A** in the **Fourth District**

4. **[2026-099 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Barbara Alday** for a **conditional use** to allow for a **Rural Business** in AR-1 located at 3142 Little McCall Road. **Map # 392 Parcel # 7A** in the **Fourth District**

5. **[2026-100 Public Hearing]** *(Approved w/ stipulations)*

   The Planning Board recommends approving an application as submitted by **Kristopher Dalton Brewster** to **rezone** +/- 1 acre located on Blue Jay Road from **AR-1** to **AR-2** to allow for permitted uses in **AR-2**. **Map # 373 Parcel 5F** in the **First District**

6. **[2026-101 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Kristopher Dalton Brewster** to **rezone** +/- 1 acre located on Blue Jay Road from **AR-1** to **AR-2** to allow for permitted uses in **AR-2**. **Map # 373 Parcel 5F** in the **First District**

7. **[2026-102 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application by **Nicole Leithauser** for a **conditional use** to allow for a **Residential Business** in R-1 located at 4036 Blue Jay Road **Map # 351B Parcel # 10A** in the **First District**

8. **[2026-103 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Nicole Leithauser** for a **conditional use** to allow for a **Residential Business** in R-1 located at 4036 Blue Jay Road. **Map # 351B Parcel # 10A** in the **First District**

9. **[2026-104 Public Hearing]** *Jennifer Rose (Approved w/ stipulations)*

   Consideration to approve an application by **Gay Gibson** for a **variance** from Section 5.1, to allow for a decrease in required building setbacks in AR-1, located at 122 Claytons Bluff **Map # 471A Parcel # 37** in the **Fourth District**

10. **[2026-105 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve a Second Reading of an application by **Gay Gibson** for a **variance** from Section 5.1, to allow for a decrease in required building setbacks in AR-1, located at 122 Claytons Bluff **Map # 471A Parcel # 37** in the **Fourth District**

XVII. Adjournment – 8:39 pm