(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

December 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 fail 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/Deloach/Helmly/Kieffer***

III. **Invocation & Devotional Offering -** ***submitted by Pastor Devin Jacoby Jones of Thee Deliverance Church of Christ***

IV. **Pledge to the American Flag –** ***led by Chairman Rahn***

V. **Agenda Approval** - Consideration of a resolution to approve the agenda ***(approved w/ the removal of Unfinished Business# 1)***

VI. **Minutes**

1. Consideration to approve the November 18, 2025 work session and regular session 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. **5:10 pm -** ***Presentation by Charles Bowen*** ***(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. **[2025-555 Calendar]** ***(Approved)***

   Consideration to approve and publish the 2026 County Holiday Calendar

2. **[2025-556 Agreement]** ***(Approved)***

   Consideration to approve an amendment to the Summary of Material Modification Agreement and Amendment# 9 to the Effingham County Employee Benefit Plan

3. **[2025-557 Agreement]** ***(Approved)***

   Consideration to approve an amendment to the Administrative Services Agreement and Pharmacy Benefit Management Services Schedule with Meritain Health, Inc.

4. **[2025-558 Resolution/Application]** ***(Approved)***

   Consideration to approve Resolution# 025-042 and an Application for the Coastal Incentive Grant (CIG) Cycle 29 to support the Atlas Park Project

5. **[2025-559 Grant Application]** ***(Approved)***

   Consideration to approve an Application for the FY2026 EMS Trauma Related Equipment Grant provided by the Georgia Trauma Commission

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

1. **[2025-492 Ordinance, 1st Reading]** ***(REMOVED at agenda approval)***

   Consideration to approve the First Reading to amend **Part II, Appendix C** - *Zoning Ordinance*, **Article V** - *Uses Permitted in Districts*, **Section 5.19** - *Ebenezer Historic Overlay District* of the Effingham County Code of Ordinances *(Postponed, 10/21/2025)*

2. **[2025-544 Ordinance, 2nd Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an amendment to **Part II, Appendix C** - *Zoning Ordinance*, **Section 3.15** - *Home Occupation* of the Effingham County Code of Ordinances *(1st reading approved, 11/18/2025)*

3. **[2025-544 Ordinance, 2nd Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading to amend **Part II, Appendix C** - *Zoning Ordinance*, **Section 3.15A** - *Residential Businesses* of the Effingham County Code of Ordinances *(1st reading approved, 11/182025)*

4. **[2025-546 Ordinance, 2nd Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading to amend **Part II, Chapter 66** - *Solid Waste*, **Article III** - *Residential Collection and Disposal Services*, **Section 66-104** - *General Provisions* of the Effingham County Code of Ordinances *(1st reading approved, 11/18/2025)*

XII. New Business

1. **[2025-560 Resolution]** *Tim Callanan* ***(Approved)***

   Consideration to approve Resolution# 025-041 related to Effingham County's transition from the Live Oak Public Libraries system to the Statesboro Regional Public Library system

2. **[2025-561 Ordinance, 1st Reading]** *Chelsie Fernald****(Approved 1st Reading)***

   Consideration to approve the First Reading of an amendment to **Part II, Appendix C** - *Zoning Ordinance*, **Article IV** - *Establishment of Districts*, **Section 4.1A** - *Permitted Use Table* of the Effingham County Code of Ordinances

3. **[2025-562 Ordinance, 1st Reading]** *Chelsie Fernald****(Approved 1st Reading)***

   Consideration to approve the First Reading to amend **Part II, Appendix B** - *Subdivision Regulations* of the Effingham County Code of Ordinances

4. **[2025-563 Site Plan]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by Peter Schoenauer as agent for Cary Graham for a **Site Plan** for **"Springfield Dollar General"** located on Old Tusculum Road **Map # 366 Parcel # 48** in the **Third District**

5. **[2025-564 Site Plan]** *Kimberly Barlett* ***(Approved w/ stipulations)***

   Consideration to approve an application by Holton Brinson as agent for A. Lee Grider for a **Site Plan** for **"Noel C Conaway Dollar General"** located on Nease Road **Map # 375E Parcel # 5 & 6** in the **Second District**

6. **[2025-565 Agreement]** *Mark Barnes* ***(Approved)***

   Consideration to approve an Intergovernmental Agreement with the Office of the Sheriff and Board of Education for school resource officer services

7. **[2025-566 Purchase]** *Sydney Edwards* ***(Approved)***

   Consideration to approve a Purchase Order and Quote to Dobbs Equipment, LLC for a John Deere 410 P Backhoe Loader and attachments for use by the Effingham County Wastewater Treatment Plant

8. **[2025-567 Contract]** *Jonathan Hulme* ***(Approved)***

   Consideration to approve Amendment 1 to the Indefinite Delivery Contracts (IDC) with selected firms for Professional Engineering and Architectural Services (23-RFQu-061), extending the contract term through June 30, 2026, and updating rate schedules where submitted

9. **[2025-568 Change Order]** *Tre Wilkins* ***(Approved)***

   Consideration to approve Change Order No. 1 to the Professional Services Agreement with Coleman Company, Inc. for the Marlow Water and Sewer Project to include additional design and preconstruction services as requested by the County

XIII. **Reports from Commissioners & Administrative Staff –** ***T. Callanan/J. Deloach***

B. Helmly/P. Kieffer/S. Johnson

XIV. **Executive Session** - Discussion of Personnel, Property and Pending Litigation – ***8:19 pm***

XV. **Executive Session Minutes** - Consideration to approve the November 18, 2025 executive session minutes ***(Approved as read)***

XVI. Planning Board - 6:00 pm

1. **[2025-569 Public Hearing]** *Chelsie Fernald* ***(Approved)***

   Planning Board recommends **approving** an application by **Minnie Wilder** to **rezone** +/- 2.44 acres located on Cletus Gnann Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map # 444 Parcel # 31 & 31A** in the **Fourth District**

2. **[2025-570 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading an application by **Minnie Wilder** to **rezone** +/-2.44 acres located on Cletus Gnann Road from **AR-1 to AR-2** to allow permitted uses in AR-2 **Map # 444 Parcel # 31 & 31A** in the **Fourth District**

3. **[2025-571 Public Hearing]** *Chelsie Fernald* ***(POSTPONED, to 12/16/2025 at the request of the applicant)***

   Planning Board recommends **approving** an application by **Carter Justice** as agent for **Jason Reed** to **rezone** +/- .90 acres located at 8240 GA Highway 21 North from **B-1 to B-3** to allow for permitted uses in B-3 **Map # 229 Parcel # 15A** in the **Third District**

4. **[2025-572 Second Reading]** ***(POSTPONED, to 12/16/2025 at the request of the applicant)***

   Consideration to approve the Second Reading of an application by **Carter Justice** as agent for **Jason Reed** to **rezone** +/- .90 acres 8240 GA Highway 21 North from **B-1 to B-3** to allow for permitted uses in B-3 **Map # 229 Parcel # 15A** in the **Third District**

5. **[2025-573 Public Hearing]** *Chelsie Fernald* ***(Approved)***

   Planning Board recommends **approving** an application by **Michael Minard** to **rezone** +/- 11.43 acres 1899 Louisville Road from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 252 Parcel # 21** in the **Third District**

6. **[2025-574 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by **Michael Minard** to **rezone** +/- 11.43 acres 1899 Old Louisville Road from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 252 Parcel # 21** in the **Third District**

7. **[2025-575 Public Hearing]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by **GA Precision Builders** for a **variance** from Section 5.4, to allow for the reduction in required setbacks in R-1, located at 122 South Effingham Plantation Drive **Map # 375F Parcel # 48** in the **Second District**

8. **[2025-576 Second Reading]** ***(POSTPONED, to 12/16/2025 due to lack of a unanimous vote)***

   Consideration to approve the Second Reading of an application by **GA Precision Builders** for a **variance** from Section 5.4, to allow for the reduction in required setbacks in R-1, located at 122 South Effingham Plantation Drive **Map # 375F Parcel # 48** in the **Second District**

9. **[2025-577 Public Hearing]** *Kimberly Barlett* ***(Approved w/ stipulations)***

   Consideration to approve an application by **Rhonda Bartley** for a **Conditional use** located at 485 Standard Lane to allow for a Rooming and Boarding in AR-1. **Map # 366B Parcel # 29** in the **Third District**

10. **[2025-578 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve the Second Reading of an application by **Rhonda Bartley** for a **Conditional use** located at 485 Standard Lane to allow for a Rooming and Boarding in AR-1. **Map # 366B Parcel # 29** in the **Third District**

11. **[2025-579 Public Hearing]** *Kimberly Barlett* ***(Approved)***

    Consideration to approve an application by Jeanette Bartos for a **Conditional use** located at 1360 Ebenezer Road to allow for a **Residential Business** in R-1 **Map # 460 Parcel # 50** in the **Fifth District**

12. **[2025-580 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve a Second Reading of an application by Jeanette Bartos for a **Conditional use** located at 1360 Ebenezer Road to allow for a **Residential Business** in R-1. **Map # 460 Parcel # 50** in the **Fifth District**

13. **[2025-581 Public Hearing]** *Kimberly Barlett* ***(Approved)***

    Consideration to approve an application by **NexTower Development Group II, LLC as agent for Rayonier Forest Resources LP** for a **Conditional use** located on Clyo-Kildare Road to allow for a lattice tower and communications facility in AR-1. **Map # 358 Parcel # 1** in the **Third District**

14. **[2025-582 Second Reading]** ***(Approved 2nd Reading)***

    Consideration to approve the Second Reading of an application by **NexTower Development Group II, LLC as agent for Rayonier Forest Resources LP** for a **Conditional use** located on Clyo- Kildare Road to allow for a lattice tower and communications facility in AR-1 **Map # 358 Parcel # 1** in the **Third District**

XVII. Adjournment- ***9:15 PM***