(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

October 07, 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

Watch us live on our YouTube page:

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

I. **Call to Order – 5:07 pm**

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

III. **Invocation –** ***offered by Commissioner Helmly***

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

V. **Agenda Approval** - Consideration of a resolution to approve the agenda – ***(approved w/ correction to New Business# 11, New Business# 15 – Postponed to 10/21/2025)***

VI. **Minutes**

1. Consideration to approve the September 16, 2025 work session and regular meeting minutes and the September 25, 2025 special called 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 . 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. **[2025-457 Agreement]** ***(approved)***

   Consideration to ratify and affirm two (2) FEMA Recipient-Subrecipient Agreements for disaster reimbursement related to Tropical Storm Debby

2. **[2025-458 Assemblage Permit]** ***(approved)***

   Consideration to approve an Assemblage Permit for Royal Oaks Subdivision to host the annual Trick or Treating Event, October 31, 2025 from 5:30 pm to 8:30 pm

3. **[2025-459 Appointment]** ***(approved)***

   Consideration to approve the reappointment of Wanda McDuffie as representative for the EMS Region IX Council

4. **[2025-460 Job Descriptions]** ***(approved)***

   Consideration to approve and publish two new Job Descriptions for the Emergency Management Agency (EMA)

5. **[2025-461 Job Description]** ***(approved)***

   Consideration to approve and publish a new Job Titles and Job Descriptions for Customer Support Services

6. **[2025-462 Contract]** ***(approved)***

   Consideration to ratify and affirm a Contract with Whitaker Laboratory, Inc. for professional services related to construction materials testing and special inspections for the Effingham County Central High School Renovations Project

7. **[2025-463 Grant]** ***(approved)***

   Consideration to accept a Grant award from the ACCG-Group Self-Insurance Workers' Compensation Fund Employee Safety Grant

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

1. **[2025-271 Second Reading]** ***(POSTPONED, to 10/21/2025)***

   Consideration to approve the 2nd Reading to amend Appendix **C** - *Zoning Ordinance*, **Article V** - *Uses Permitted in Districts* of the Effingham County Code of Ordinances *(Postponed, 0819/2025 due to amendments)*

2. **[2025-446 Public Hearing]** *Kimberly Barlett* ***(DENIED)***

   Consideration to approve an application by Heather Arnold for a **conditional use** located at 416 Exley Loop to allow for an event venue in AR-2. **Map # 451C Parcel # 79**in the **Second District** *(Postponed, 0916/2025 as requested by the commission)*

3. **[2025-447 Second Reading]** ***(DENIED)***

   Consideration to approve the Second Reading of an application by Heather Arnold for a **conditional use** located at 416 Exley Loop to allow for an event venue in AR-2. **Map # 451C Parcel # 79** in the **Second District** *(Postponed, 0916/2025 as requested by the commission)*

4. **[2025-449 Second Reading]** ***(Approved 2nd Reading)***

   Consideration to approve the Second Reading of an application by Ashley Durrence for a **variance** from Section 5.3.3, to allow for a reduction in required rear building setbacks in R-1, located at Ramsey Landing Phase 3. **Map # 445 Parcel # 28** in the **Fifth District** *(Postponed, 9/16/2025 due to added stipulation)*

5. **[2025-456 Appointment]** *Stephanie Johnson* ***(approved)***

   Consideration to approve to appoint Sherry Duff to the Library Board as representative for the Third District *(Postponed, 09/25/2025 at the request of the commission)*

XI. Special Public Hearing - 7:00 pm

1. **[2025-464 Letter]** ***(public hearing held, approved to remove)***

   Public Hearing to determine the removal of Erica Biezenbos from the Library Board of Trustees as representative for District 3

XII. New Business

1. **[2025-465 Proclamation]** *Stephanie Johnson* ***(approved)***

   Consideration to approve a Proclamation honoring October 2025 as Domestic Violence Awareness Month

2. **[2025-466 Resolution]** *Tim Callanan*

   Consideration to approve Resolution# 025-033 requesting the withdrawal from Live Oak Libraries Regional System

3. **[2025-467 Site Plan]** *Chelsie Fernald* ***(approved)***

   Consideration to **approve** an application by **Matthew Renault** for the **"Effingham County BOE Maintenance Facility" Site Plan** located at 593 Hodgeville Road, **Map # 416 Parcel # 22** in the **Second District**

4. **[2025-468 Letters]** *Jonathan Hulme* ***(approved)***

   Consideration to approve CORE MPO Savannah Call For Project 2025 support letters to receive federal funding for future road and Multi-Use Trail projects

5. **[2025-469 Agreement]** *Jonathan Hulme* ***(approved)***

   Consideration to approve an Agreement for Goshen Church Tract Development for water and sanitary sewer infrastructure

6. **[2025-470 Agreement]** *Tre Wilkins* ***(approved)***

   Consideration to approve a Purchase Agreement for acquisition of approximately 99.26 acres of land, identified as Tract #3 (Map#432 Parcel# 34)

7. **[2025-471 Agreement]** *Tre Wilkins* ***(approved)***

   Consideration to approve a Purchase Agreement for acquisition of approximately 297.6 acres of land, located at 2714 Sand Hill Road (Map# 301 Parcel# 4D, 4E, 4TPO, and 5)

8. **[2025-472 Change Order]** *Danielle Carver* ***(approved)***

   Consideration to approve Change Order 1 for Baker Lake Park Improvements with C. Merrill Construction

9. **[2025-473 Contract]** *Danielle Carver* ***(approved)***

   Consideration to approve a Contract with C. Merrill Construction, LLC for the construction and renovation of Clyo Community Center & Park, Meldrim Park, and Pineora Park *(Bid 25-ITB-094)*

10. **[2025-474 Agreement]** *Danielle Carver* ***(approved)***

    Consideration to approve the updated 2025 Memorandum of Understanding between Effingham County and the University of Georgia Cooperative Extension for the provision of educational and outreach services

11. **[2025-475 Agreement]** *Danielle Carver* ***(approved)***

    Consideration to approve an Agreement with Withers Ravenel for conducting a Pavement Condition Survey and Lifecycle Modeling for approximately 664 centerline miles of County-maintained roads

12. **[2025-476 Purchase Order]** *Danielle Carver* ***(approved)***

    Consideration to approve a Purchase order for the purchase of playground equipment, safety surfacing, and installation services for Baker Lake Park from PlaySouth Playground Creators

13. **[2025-477 Purchase Order]** *Danielle Carver* ***(approved)***

    Consideration to approve a Purchase Order for the purchase of seven (7) new dispatch consoles for the E-911 Communications Center from Xybix Systems, Inc.

14. **[2025-478 Agreement]** *Danielle Carver* ***(approved)***

    Consideration to approve a Lighting Agreement with GDOT for the installation, operation, and maintenance of roundabout lighting at the intersection of SR 30 and Midland Road

15. **[2025-479 Agreement]** *Jonathan Hulme* ***(POSTPONED, to 10/21/2025)***

    Consideration to approve a MOU with Brennan Capital Investments for the acquisition of easement and property to construct drainage improvements.

16. **[2025-480 Change Order]** *Jonathan Hulme* ***(approved)***

    Consideration to approve Change Order #4 with J.A. Long, Inc. for the installation of a 36-inch water main extension related to the I-07B Roundabout at Blue Jay Road and Hodgeville Road project

XIII. Reports from Commissioners & Administrative Staff – ***No reports***

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – ***No executive session was held***

XV. Executive Session Minutes - Consideration to approve the September 25, 2025 executive session minutes ***(approved as read)***

XVI. Planning Board - 6:00 pm

1. **[2025-481 Public Hearing]** *Kimberly Barlett* ***(approved)***

   Consideration to approve an application by Clifton McCarley for a **variance** from Section 3.21.1, to allow for an extension to occupy an RV/Camper in AR-2, located at 402 Rose Bud Place. **Map # 347C Parcel # 92** in the **Fourth District**

2. **[2025-482 Second Reading]** ***(approved 2nd reading)***

   Consideration to approve the Second Reading of an application by Clifton McCarley for a **variance** from Section 3.21.1, to allow for an extension to occupy an RV/Camper in AR-2, located at 402 Rose Bud Place **Map # 347C Parcel # 92** in the **Fourth District**

3. **[2025-483 Public Hearing]** *Chelsie Fernald* ***(approved w/ stipulations)***

   Planning Board recommends **approving** an application by **Charles Nettles** to **rezone** +/- 4.772 out of 9.8 acres located at 1246 McCall Road from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 390 Parcel # 15** in the **Fourth District**

4. **[2025-484 Second Reading]** ***(approved 2nd reading)***

   Consideration to approve the Second Reading of an application by **Charles Nettles** to **rezone** +/- 4.772 out of 9.8 acres located at 1246 McCall Road from **AR-1 to AR-3** to allow permitted uses in AR-3 **Map # 390 Parcel # 15** in the **Fourth District**

5. **[2025-485 Public Hearing]** *Chelsie Fernald* ***(approved w/ stipulations)***

   Planning Board recommends approving an application by **Alice Hurst** to **rezone** +/- 10.44 out of 25.77 acres located at 1369 Ebenezer Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 460 Parcel # 48** in the **Fifth District**

6. **[2025-486 Second Reading]** ***(approved 2nd reading)***

   Consideration to approve the Second Reading of an application by **Alice Hurst** to **rezone** +/- 10.44 out of 25.77 acres located at 1369 Ebenezer Road from **AR-1 to AR-2** to allow permitted uses in AR-2 **Map # 460 Parcel # 48** in the **Fifth District**

XVII. Adjournment – 9:20 pm