(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

August 04, 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 –** ***5:01 pm***

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

III. **Invocation –** *offered by Pastor Nick Pumfrey, Clyo Methodist Church & Sheriff's Office Chaplain*

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

V. **Agenda Approval** - Consideration of a resolution to approve the agenda. – *(Approved as read)*

VI. **Minutes**

1. Consideration to approve the July 21, 2026 regular session commission meeting minutes- *Approved as read*
2. Consideration to approve the July 28, 2026 Emergency 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. **[2026-346 Agreement]** *(Approved)*

   Consideration to approve the Georgia Department of Transportation (GDOT) Local Administered Project (LAP) Certification documents required for Effingham County's application to become a GDOT-certified Local Administered Project (LAP) agency

2. **[2026-347 Easement]** *(Approved)*

   Consideration to ratify and affirm the Utility Easement granted to Georgia Power Company for electrical service improvements at the Effingham County Animal Shelter

3. **[2026-348 Agreement]** *(Approved)*

   Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the SR 30 Kolic Helmey Roundabout

4. **[2026-349 Agreement]** *(Approved)*

   Consideration to ratify and affirm a Personnel Agreement for Fiscal Year 2027 for the University of Georgia Extension Office

5. **[2026-350 Appointment]** *(Approved)*

   Consideration to approve Resolution# 026-022 appointing John Blewett to fulfill an unexpired term on the Board of Assessors

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

1. **[2026-265 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Lynn Jeffers 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-2 to B-2** to allow for permitted uses in B-2 **Map# 352 Parcel # 73 & 74** in the **First District** *(Postponed by the Board, 06/02/2026) (Postponed, 07/21/2026 @ agenda approval at applicant's request) (Postponed, 07/21/2026 due to added stipulation)*

2. **[2026-267 Second Reading]** *(Approved 2nd Reading)*

   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** *(Postponed by the Board, 06/02/2026) (Postponed, 07/21/2026 @ agenda approval at applicant's request) (Postponed, 07/21/2026 due to added stipulation)*

XI. New Business

1. **[2026-351 Resolution]** *Stephanie Johnson (Approved)*

   Consideration to approve Resolution# 026-020 recognizing the Mighty Majestic's 30th singing anniversary

2. **[2026-352 Second Reading]** *(Approved 2nd Reading)*

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

3. **[2026-353 Ordinance, 1st Reading]** *Akela Wright (POSTPONED, to 08/18/2026 at request of Staff)*

   Consideration to approve the First Reading to amend **Article III, Section 3.4-** *Buffers* of the Code of Ordinances of Effingham County

4. **[2026-354 Agreement]** *Jonathan Hulme (POSTPONED, to 08/18/2026 at request of Staff)*

   Consideration to approve an Intergovernmental Agreement (IGA) between Effingham County and the City of Rincon establishing responsibilities for the design, right-of-way acquisition, utility coordination, construction, cost sharing, and long-term maintenance of the SERN East-West Road Project

5. **[2026-355 Quote]** *Tim Callanan (Approved)*

   Consideration to approve a Quote for Effingham County's cost participation in construction of the County-funded portion of the Connection Roadway Improvements (Park Drive)

6. **[2026-356 Change Order]** *Lauren Shuman (Approved)*

   Consideration to approve Change Order No. 4 with McLendon Enterprises for additional work associated with the TSPLOST 2025 Maintenance Resurfacing Program, including raised pavement markings, shoulder improvements, additional shoulder material, and a contract time extension

7. **[2026-357 Plat/Deed]** *Pamela Melser (Approved)*

   Consideration to approve a Final Plat and Warranty Deed for *West Gate Subdivision – Phase IA* located at the intersection of Earl Lain Road and Hodgeville Road, consisting of 100 lots **Map# 435 Parcel# 21, 21B and Map# 436 Parcel# 3** in the **Second District**

8. **[2026-358 Plat/Deed]** *Pamela Melser (Approved)*

   Consideration to approve a Final Plat and Warranty Deed for *New Haven Subdivision – Phase 3* located at the intersection of Bellevue Boulevard and Hodgeville Road, consisting of 50 lots **Map# 416 Parcel# 20F** in the **Second District**

9. **[2026-359 Fee Schedule]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-021 to set the 2026 Sanitation Fees

10. **[2026-360 Fee Schedule]** *Mark Barnes (Approved)*

    Consideration to approve Resolution# 026-021 to amend the Schedule of Fees

11. **[2026-361 Job Descriptions]** *Sarah Mausolf (Approved)*

    Consideration to approve and publish new Job Titles and Job Descriptions for Parks and Landscape Services

12. **[2026-362 Agreement]** *Tre Wilkins (Approved)*

    Consideration to approve Amendment No. 2 with Coleman Company, Inc. for Additional Engineering Design Services for the Marlow Water and Sewer Construction Project

XII. Reports from Commissioners & Administrative Staff – *T. Callanan/F. Floyd/R. Burdette/J. Deloach/B. Helmly/P. Kieffer/D. Rahn*

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

XIV. **Executive Session Minutes** - Consideration to approve the July 21, 2026 executive session minutes *(Approved as read)*

XV. **Planning Board** - 6:00 pm

1. **[2026-363 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application submitted by **Scott Monson as agent for Keith Blocker** to **rezone** +/- 3.00 acres located on US Hwy 80 from **AR-1 to B-3** to allow for permitted uses in B-3 **Map # 378 Parcel # 2** in the **First District**

2. **[2026-364 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Scott Monson as agent for Keith Blocker** to **rezone** +/- 3.00 acres located on US Hwy 80 from **AR-1 to B-3** to allow for permitted uses in B-3 **Map # 378 Parcel # 2** in the **First District**

3. **[2026-365 Public Hearing]** *Kimberly Barlett (Applicant requested to withdrawn the item after discussion)*

   Consideration to approve an application submitted by **Gary Wiggins/ GW Investments** to **rezone** +/- 136 acres located on McCall Road from **AR-1 to R-5** to allow for permitted uses in B-3 **Map # 413 Parcel # 8** in the **Fourth District**

4. **[2026-366 Second Reading]** *(Applicant requested to withdrawn the item after discussion)*

   Consideration to approve the Second Reading of an application submitted by **Gary Wiggins/ GW Investments** to **rezone** +/- 136 acres out of 146 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**

5. **[2026-367 Public Hearing]** *Akela Wright (Approved)*

   Consideration to approve an application submitted by **Yomaira Cristina Nunez** for a Variance to temporarily occupy a camper/RV on a property located at 359 Ohoopee Avenue **Map# 330A Parcel# 16E** in the **First District**

6. **[2026-368 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Yomaira Cristina Nunez** for a Variance to temporarily occupy a camper/RV on a property located at 359 Ohoopee Avenue **Map# 330A Parcel# 16E** in the **First District**

XVI. **Adjournment – 7:52 pm**