(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

January 20, 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 –** ***5:22 pm***

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

III. **Invocation –** *devotional and invocation offered by Abigail Williamson*

IV. **Pledge to the American Flag –** *led by Abigail Williamson*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda *(approved with moving of Unfinished Business# 1,2 to Planning Board# 3,4 and addition of New Business# 16)*

VI. **Minutes**

1. Consideration to approve the January 6, 2026 Board of Commissioners 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 . Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

IX. **5:05 pm - Special Recognition -** *(by Daniel Rodewolt, Tax Commissioner) – Promotions of Bessie Johnson and Cynthia Dean*

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. **[2026-019 Resolution]** *(Approved)*

   Consideration to approve Resolution# 026-003 to reappoint Traci Wells to the Board of Tax Assessor

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

1. **[2025-598 Public Hearing]** *Kimberly Barlett [Moved to Planning Board# 3]*

   ~~Consideration to approve an application by **Judy Jones** for a **Conditional Use** located at 1317 Noel C Conaway Road to allow for a cemetery in AR-1. **Map # 375E Parcel # 11** in the **Second District** *(Postponed, 12/16/2025)*~~

2. **[2025-599 Second Reading]** *[Moved to Planning Board# 4]*

   ~~Consideration to approve the Second Reading of an application by **Judy Jones** for a **Conditional Use** located at 1317 Noel C Conaway Road to allow for a cemetery in AR-1 **Map # 375E Parcel # 11** in the **Second District** *(Postponed, 12/16/2025)*~~

3. **[2026-003 Deed]** *Pamela Melser REMOVED from the agenda*

   Consideration to approve a Warranty Deed for the infrastructure and drainage in **New Haven Phase 2** located on Hodgeville Road to Effingham County **Map# 416 Parcel# 20F** in the **Second District** *(Postponed, 01/06/2026)*

4. **[2026-012 Second Reading]** *Jennifer Rose (Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Neil McKenzie as agent for BACA Properties, LLC**, to **rezone** +/- 21.73 acres located at 2388 US Highway 80 from **AR-1 to B-3 and HI (Heavy Industrial)** to allow for permitted uses in B-3 and HI **Map # 354 Parcel # 28 & 29** in the **First District** *(1st reading approved, 01/06/2026)*

XII. New Business

1. **[2026-020 Proclamation]** *Stephanie Johnson (Approved)*

   Consideration to approve a Proclamation declaring February 8-14, 2026 as Future Business Leaders of America (FBLA) Week

2. **[2026-021 Resolution]** *Stephanie Johnson (Approved)*

   Consideration to approve Resolution# 026-002 to set and publish the Qualifying Fees for 2026

3. **[2026-022 Deed]** *Jonathan Hulme (Approved)*

   Consideration to approve a Warranty Deed for the dedication of Right-of-Way between Hodgeville Road and Effingham Parkway located in Effingham County **Map# 433 Parcel# 1RW1** the **Second District**

4. **[2026-023 Ordinance, 1st Reading]** *Jennifer Rose POSTPONED, to 02/17/2026*

   Consideration to approve the First Reading to amend **Part II, Chapter 30** - *Environment*, **Article X** - *Tree Protection & Preservation* of the Effingham County Code of Ordinances

5. **[2026-024 Ordinance, 1st Reading]** *Jennifer Rose POSTPONED, to 02/17/2026*

   Consideration to approve the First Reading to amend **Part II**, **Chapter 36, Article IV** - *Open Burning* of the Effingham County Code of Ordinances

6. **[2026-025 Job Description]** *Sarah Mausolf (Approved)*

   Consideration to approve and publish a new Job Description for Senior Executive Assistant for the County Manager's office

7. **[2026-026 Authorization]** *Sarah Mausolf (Approved)*

   Consideration to approve a new staff member position for State Court

8. **[2026-027 Agreement]** *Tim Callanan (Approved)*

   Consideration to approve the execution and ratification of loan documents related to Georgia Environmental Finance Authority (GEFA) Loan GFAPP001

9. **[2026-028 Resolution]** *Tim Callanan (Approved)*

   Consideration to approve Resolution# 026-004 requesting the introduction of local legislation and the creation of a Public Facilities Authority

10. **[2026-029 Agreement]** *Tim Callanan (Approved)*

    Consideration to approve a Consulting Services Agreement with Patricia P. Herndon to serve as Library Transition Specialist for the transition of Effingham County libraries from Live Oak Public Libraries to Statesboro Regional Public Libraries

11. **[2026-030 Contract]** *Danielle Carver (Approved)*

    Consideration to approve the award recommendation and Contract for the Creekside Elementary Entrance Construction Project under 25-ITB-097

12. **[2026-031 Contract]** *(Approved)*

    Consideration to approve the award recommendation and Contract with Inliner Solutions, LLC for the Roadway Pipelining Project, under 25-ITB-101

13. **[2026-032 Agreement]** *Tre Wilkins (Approved)*

    Consideration to approve a Development Agreement between Effingham County and Greenland Developers, LLC for the construction and provision of water and sewer infrastructure to serve the Hinely Tract Subdivision located on Sandhill Road

14. **[2026-033 Change Order]** *Jonathan Hulme (Approved)*

    Consideration to approve Change Order 3 for the I-07B Roundabout Project to add sidewalks and pedestrian infrastructure around the roundabout

15. **[2026-034 Application]** *Danielle Carver (Approved)*

    Consideration to approve the submission of the 2026 Local Maintenance and Improvement Grant (LMIG) application to the Georgia Department of Transportation (GDOT)

16. ****Addition to the Agenda****

[2026-035 Site Plan] *Kimberly Barlett (Approved)*

Consideration to approve a Site Plan as presented by Alex Fant as agent for John Buchhalter for "Georgia Transformer Expansion" located on Highway 21, zoned I-1 **Map# 429A Parcel#100A** in the **Fourth District**

XIII. Reports from Commissioners & Administrative Staff – *S. Johnson/T. Callanan*

J. Deloach/R. Burdette/ B. Helmly/ P. Kieffer/D. Rahn

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **7:11 pm**

XV. Executive Session Minutes - Consideration to approve the January 6, 2026 executive session minutes *(Approved as read)*

XVI. Planning Board - 6:00 pm

1. **[2026-036 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by **William Utter** for a **conditional use** to allow for an **Agritourism Business** in AR-1 located at 3332 Blue Jay Road **Map # 373 Parcel # 29** in the **First District**

2. **[2026-037 Second Reading]** *Kimberly Barlett(Approved 2nd Reading)*

   Consideration to approve the Second Reading an application by **William Utter** for a **conditional use** to allow for an **Agritourism Business** in AR-1 located at 3332 Blue Jay Road. **Map # 373 Parcel # 29** in the **First District**

3. **[2025-598 Public Hearing]** *Kimberly Barlett (Denied)*

   Consideration to approve an application by **Judy Jones** for a **Conditional Use** located at 1317 Noel C Conaway Road to allow for a cemetery in AR-1. **Map # 375E Parcel # 11** in the **Second District** *(Postponed, 12/16/2025)*

4. **[2025-599 Second Reading]** *(Denied)*

   Consideration to approve the Second Reading of an application by **Judy Jones** for a **Conditional Use** located at 1317 Noel C Conaway Road to allow for a cemetery in AR-1 **Map # 375E Parcel # 11** in the **Second District** *(Postponed, 12/16/2025)*

XVII. Adjournment – 8:48 pm