(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

October 06, 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 – 5:02 pm**

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

not present – Floyd *Rahn – joined @ 5:12 pm*

III. **Invocation –** *offered by Hadley Baumann*

IV. **Pledge to the American Flag –** *led by Hadley Baumann*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda. - *approved with the Postponement of New Business#10 and Planning Board# 1, 2, 7, 8*

VI. **Minutes**

1. Consideration to approve the September 15, 2026 work session and regular Board of Commissioners meeting minutes *(approved with corrections - typo on acreage for Item# 14, and noting Commissioner Burdette as the second for the motion to enter executive session)*

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 - Honor Award Presentation** *(to Jonathan Hulme) (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. **[2026-451 Easement]** *(Approved)*

   Consideration to approve an Underground Easement with Georgia Power Company for installation and maintenance of electrical distribution facilities on County-owned property along General Way in Rincon

2. **[2026-452 Agreement]** *(Approved)*

   Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Old Augusta Road Roundabout

3. **[2026-453 Grant Application]** *(Approved)*

   Consideration to approve submission of the TREES Act Grant Application to the Georgia Department of Revenue

4. **[2026-454 Letter]** *(Approved)*

   Consideration to approve an Engagement Letter with Nichols, Cauley & Associates LLC for audit services for the fiscal year ended June 30, 2026

5. **[2026-455 Form]** *(Approved)*

   Consideration to ratify and affirm a Form to appoint Jamie Deloach as voting delegate for the ACCG 2026 Policy Agenda adoption at the Legislative Leadership Conference

6. **[2026-456 Assemblage Permit]** *(Approved)*

   Consideration to approve an **Assemblage Permit** for an event titled "Royal Oak Plantation Subdivision Halloween Event ", to be held at Royal Oak Subdivision on Saturday, October 31, 2026, application made by with Deanne Gordon

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

1. **[2026-450 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application by **Joseph Kelton** for a **conditional use** to allow for automobile paint & body in AR-1 located at 122 Third Street South **Map # 296A Parcel # 99** in the **First District** *(Postponed, 09/15/2026 due to added stipulation)*

XII. New Business

1. **[2026-457 Proclamation]** *Stephanie Johnson (Approved)*

   Consideration to approve a Proclamation declaring October as Domestic Violence Awareness Month

2. **[2026-458 Resolution]** *Daniel Rodewolt (Approved)*

   Consideration to approve Resolution# 026-032 to introduce and enact local legislation authorizing an increase of the senior citizen homestead exemption from school district ad valorem taxes

3. **[2026-459 Ordinance, 2nd Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an ordinance to amend **Part II, Chapter 70, Article I, Section 70-5 -** *Fire and Rescue Services* of the Effingham County Code of Ordinances *(1st reading approved, 09/15/2026)*

4. **[2026-460 Change Order]** *Brooke Sutherland (Approved)*

   Consideration to approve Change Order No. 6 with J.A. Long, Inc. for construction revisions associated with the Hodgeville Road at Blue Jay Road Roundabout project

5. **[2026-461 Resolution]** *Kimberly Barlett (Approved)*

   Consideration to approve a Resolution# 026-033 transmitting the **FY2026 Capital Improvement Element (CIE)** annual update to the Coastal Regional Commission (CRC) and the department of Community affairs for review.

6. **[2026-462 Agreement]** *Tim Callanan (Approved)*

   Consideration to approve a Memorandum of Understanding and Real Property Exchange Agreement between the Effingham County Board of Commissioners and Springfield Living, LLC for the exchange of real property associated with the extension and connection of McCall Road to Courthouse Road

7. **[2026-463 Budget Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-034 to amend the Fiscal Year 2027 Budget

8. **[2026-464 Agreement]** *Tre Wilkins (Approved)*

   Consideration to approve an Occupancy License Agreement with Georgia Central Railway L.P. related to the Regional Water Supply Project

9. **[2026-465 Agreement]** *Tre Wilkins (Approved)*

   Consideration to approve a Development Agreement with SAV 21, LLC for water facilities located at 195 Commerce Drive, Rincon

10. **[2026-466 Quote]** *Danielle Carver (POSTPONED, to the 10/20/2026 meeting at BOC request)*

    Consideration to approve a Quote for the purchase of one Kubota M6 tractor with rotary cutter from Shea Tractor & Equipment Company for the In-House Mowing Program

11. **[2026-467 Agreement]** *Danielle Carver (Approved)*

    Consideration to approve the 9-1-1 Services and Software License Agreement and Addendum with Communications Venture Corporation d/b/a INDigital

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

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation – **6:38 pm**

XV. Executive Session Minutes - Consideration to approve the September 15, 2026 executive session meeting minutes *(Approved as read)*

XVI. Planning Board - 6:00 pm

1. **[2026-468 Public Hearing]** *Kimberly Barlett (POSTPONED to 11/17/2026, at agenda approval at BOC request)*

   Consideration to approve an application by **C.W. Matthews Contracting Co. Inc. as agent for River Road Partners I, LLC** for a **variance** from Section 3.4, located at 1085 Old River Road to allow for a decrease in the required buffers in I-1 **Map # 304 Parcel # 15 & 15A** in the **First District**

2. **[2026-469 Second Reading]** *(POSTPONED to 11/17/2026, at agenda approval at BOC request)*

   Consideration to approve the Second Reading for an application by **C.W. Matthews Contracting Co., Inc. as agent for River Road Partners I, LLC** for a **variance** from Section 3.4, located at 1085 Old River Road to allow for a decrease in required buffers in I-1 **Map # 304 Parcel # 15 & 15A** in the **First District**

3. **[2026-470 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Timothy Hutchings** to **rezone** +/- 5.71 acres located at 4028 Blue Jay Road from **R-1 to AR-1** to allow for permitted uses in AR-1 **Map # 351B Parcel # 10** in the **First District**

4. **[2026-471 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Timothy Hutchings** to **rezone** +/- 5.71 acres located at 4028 Blue Jay Road from **R-1 to AR-1** to allow for permitted uses in AR-1. **Map # 351B Parcel # 1**0 in the **First District**

5. **[2026-472 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **William Cox** to **rezone** +/- 1.00 acres located at 890 Herbert Kessler Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 395 Parcel # 1C** in the **Second District**

6. **[2026-473 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **William Cox** to **rezone** +/- 1.00 acres located at 890 Herbert Kessler Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map # 395 Parcel # 1C** in the **Second District**

7. **[2026-474 Public Hearing]** *Kimberly Barlett (POSTPONED to 10/2026, at agenda approval at BOC request)*

   Planning Board recommends approving an application submitted by **Boltin Teeter as agent for Mark Cooper** to **rezone** +/- 99 acres located at 1180 Old River Road from **AR-1 to I-1** to allow for permitted uses in LI **Map # 304 Parcel # 10** in the **First District**

8. **[2026-475 Second Reading]** *(POSTPONED to 10/20/2026, at agenda approval at BOC request)*

   Consideration to approve the Second Reading of an application submitted by **Boltin Teeter as agent for Mark Cooper** to **rezone** +/- 99 acres located at 1180 Old River Road from **AR-1 to LI** to allow for permitted uses in LI. **Map # 304 Parcel # 10** in the **First District**

9. **[2026-476 Public Hearing]** *Tianchi Xu (Approved)*

   Consideration to approve an application by **Jason Liguori** for a **variance** from *Section 3.41.3*, located at 153 Laurel Lane, to allow for a decrease in the required minimum setbacks for pools in R-1 **Map # 374C Parcel # 51** in the **Second District**

10. **[2026-477 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Jason Liguori** for a **variance** from *Section 3.41.3*, located at 153 Laurel Lane to allow for a decrease in the required setbacks for pools in R-1 **Map # 374C Parcel # 51** in the **Second District**

11. **[2026-478 Public Hearing]** *Tianchi Xu (Approved)*

    Consideration to approve an application by **Clifton McCarley as agent for Christopher McCarley** for a **variance** from *Section 3.21.1*, located at 402 Rose Bud Place, to allow for the occupation of a RV/Camper in AR-1 **Map # 347C Parcel # 92** in the **Fourth District**

12. **[2026-479 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Clifton McCarley as agent for Christopher McCarley** for a **variance** from *Section 3.21.1*, located at 402 Rose Bud Place to allow for the occupation of a RV/Camper in AR-1 **Map # 347C Parcel # 92** in the **Fourth District**

13. **[2026-480 Public Hearing]** *Tianchi Xu (Approved)*

    Consideration to approve an application by **Betty Crosby f**or a **variance** from Section 5.1, located at 120 Second Street, to allow for a decrease in the required setbacks in AR-1 **Map # 296A Parcel # 23** in the **First District**

14. **[2026-Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Betty Crosby** for a **variance** from *Section 5.1*, located at 120 Second Street to allow for the decrease in the required setbacks in AR-1 **Map # 296A Parcel # 23** in the **First District**

XVII. Adjournment – 7:19 pm