(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

July 21, 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 Stephanie Johnson, County Clerk*

IV. **Pledge to the American Flag –** *led by County Clerk Johnson*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda.

VI. **Minutes**

1. Consideration to approve the June 12, 2026 retreat minutes and the June 16, 2026 regular meeting minutes

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 - ~~by the Board of Commissioners to the Library Board Trustees~~** *(removed at agenda approval)*

X. **Appearances**

~~1. **Jacob Carroll - 5:10 pm** *(removed at agenda approval)*~~

2. **David Rollins - 5:15 pm** *(appeared)*

XI. **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. **[2026-300 Agreement]** *(Approved)*

   Consideration to approve an Agreement between the Effingham County Board of Commissioners and Breckenridge Place Homeowners Association for the replacement of a custom traffic signpost

2. **[2026-301 Agreement]** *(Approved)*

   Consideration to approve a Lighting Services Agreement with Georgia Power for the Midland and Blue Jay Road Roundabout

3. **[2026-302 Agreement]** *(Approved)*

   Consideration to approve a Lighting Services Agreement with Georgia Power for Blue Jay Road and Sand Hill Road Roundabout

4. **[2026-303 Proposal]** *(Approved)*

   Consideration to approve Change Order Proposal #13 for Central School - Toilet Accessories and Access Control Revisions

5. **[2026-304 Agreement]** *(Approved)*

   Consideration to approve a Lighting Services Agreement with Georgia Power for the Clyo Community Center

6. **[2026-305 Agreement]** *(Approved)*

   Consideration to approve an Overhead and Underground Distribution Construction Agreement with Georgia Power for the Central High School Construction Project

7. **[2026-306 Agreement]** *(Approved)*

   Consideration to approve an Overhead Distribution Construction Agreement with Georgia Power for a temporary fire station/maintenance building located at 295 Stagecoach Ave in Guyton

8. **[2026-307 Easement Agreement]** *(Approved)*

   Consideration to ratify and affirm an Underground Easement with Georgia Power for the Central High School Construction Project located at 434 Wallace Drive

9. **[2026-308 Contract]** *(Approved)*

   Consideration to ratify and affirm Change Order #1 with Ruby Collins Inc. for the Waste Water Treatment Plant Contract

10. **[2026-309 Agreement]** *(Approved)*

    Consideration to approve an Underground Construction Agreement with Georgia Power for a temporary fire station/maintenance building located at 295 Stagecoach Ave in Guyton

11. **[2026-310 Agreement]** *Jonathan Hulme* ***Moved to New Business# 11***

    Consideration to approve an Encroachment Agreement with Southern Natural Gas Company, L.L.C. for roadway and utility crossings within existing pipeline easements

12. **[2026-311 Contract]** *(Approved)*

    Consideration to ratify and affirm the FY2027 Contract for Family Connection services for the period of July 1, 2026, through June 30, 2027

13. **[2026-312 Purchase Order]** *(Approved)*

    Consideration to ratify and affirm the emergency purchase of one (1) Type I, 14-foot Ford F-550 ambulance from Custom Truck and Body Works, Inc. to replace a totaled unit

XII. New Business

1. **[2026-313 Warranty Deed]** *Pamela Melser (Approved)*

   Consideration to approve the dedication and warranty deed for the roads, water, sewer, and drainage of New Haven Phase 2 to Effingham County located on Hodgeville Road in the Second District *(Postponed- 01/06/2026, Removed - 01/20/2026)*

2. **[2026-314 Ordinance, 1st Reading]** *Pamela Melser (Approved 1st Reading)*

   Consideration to approve the First Reading to amend **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. **[2026-315 Site Plan]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by **Neal McKenzie as agent for Miguel Baca** for a **Site Plan** for "Baca Ready Mix Commercial Development" located at 2388 US Hwy 80 **Map # 354 Parcel # 29 & 29A** in the **First District**

4. **[2026-316 Application]** *Tre Wilkins (Approved)*

   Consideration to approve an Application to submit for the Genesee & Wyoming Railroad Protective Liability Permitting

5. **[2026-317 Job Description]** *Sarah Mausolf (Approved)*

   Consideration to approve and publish new Job Titles and Job Descriptions for Public Engagement Services and the Office of the Coroner

6. **[2026-318 Contract]** *Mark Barnes (Approved)*

   Consideration to approve the Fiscal Year 2026 CRC Contract Amendment 2026-06.2 for congregate and home delivered meals

7. **[2026-319 Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-016 to amend the Fiscal Year 2027 Budget

8. **[2026-320 Agreement]** *Jonathan Hulme (Approved)*

   Consideration to approve an Intergovernmental Agreement (IGA) between Chatham County and Effingham County establishing responsibilities and cost sharing for the Preliminary Engineering (PE) phase of the Old River Road Improvement Project

9. **[2026-321 Agreement]** *Jonathan Hulme (Approved)*

   Consideration to approve the Georgia Power Utility Relocation Agreement for lighting improvements at Blue Jay Road and Midland Road Roundabout

10. **[2026-322 Agreement]** *Jonathan Hulme* ***(REMOVED)***

    Consideration to approve a Utility Relocation Agreement with Georgia Power for lighting at the Blue Jay and Midland Road Roundabout (I-2B)

11. **[2026-310 Agreement]** *Jonathan Hulme (Approved)*

    Moved to New Business# 11at agenda approval

    Consideration to approve an Encroachment Agreement with Southern Natural Gas Company, L.L.C. for roadway and utility crossings within existing pipeline easements

~~11. **[2026-323 Agreement]** Jonathan Hulme~~

~~Consideration to approve an Intergovernmental Agreement between Chatham County and Effingham County for the Old River Road Preliminary Engineering Phase~~ *Duplicate item, removed at agenda approval)*

12. **[2026-324 Contract]** *Danielle Carver (Approved)*

    Consideration to approve Amendment 2 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, 2027, and updating rate schedules where submitted

13. **[2026-325 Agreement]** *Danielle Carver (Approved)*

    Consideration to approve a Transportation Services Agreement between the Effingham County Board of Commissioners and the Coastal Regional Commission for transportation services supporting the Senior Center

14. **[2026-326 Resolution]** *Danielle Carver (Approved)*

    Consideration to approve Resolution# 026-017 declaring certain County-owned vehicles as surplus property and authorizing their disposition

15. **[2026-327 Purchase Order]** *Sydney Edwards (Approved)*

    Consideration to approve the Purchase of one (1) ROSCO Max 3B Distributor Truck from Reynolds-Warren Equipment Company through the Sourcewell Cooperative Purchasing Contract No. 022626-VTL for Public Works

16. **[2026-328 Purchase Order]** *Sydney Edwards (Approved)*

    Consideration to approve the Purchase of one (1) ROSCO CSV Variable Width Chip Spreader from Reynolds-Warren Equipment Company through the Sourcewell Cooperative Purchasing Contract No. 022626-VTL for Public Works

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

XIV. **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **7:01 pm – 8:04 pm**

XV. **Executive Session Minutes** - No executive session was held, no minutes to be approved.

XVI. **Planning Board Unfinished Business** - 6:00 pm

1. **[2026-255 Second Reading]** *(Approved 2nd Reading, 3 to 2)*

   Consideration to approve the Second Reading of an application submitted by **Cynthia Howze as agent for Mary Igou** to **rezone** +/- 21.16 acres located on Abercorn Road

from **AR-1 to HI** to allow for permitted uses in HI **Map # 477 Parcel # 5** in the **Fifth District** *(Postponed, 06/02/2026) (Postponed, to 07/21/2026 due to added stipulation)*

2. **[2026-257 Second Reading]** *(Approved 2nd Reading, 4 to 1)*

   Consideration to approve the Second Reading of an application submitted by **Matthew Kuykendall as agent for Connie Riner** to **rezone** +/- 4.76 acres located at 1827 Old Augusta Road South from **AR-1 to HI** to allow for permitted uses in HI **Map # 477A Parcel # 1** in the **Fifth District** *(Postponed, 06/02/2026) (Postponed, to 07/21/2026 due to added stipulation)*

3. **[2026-264 Public Hearing]** *Akela Wright (Approved, 4 to 1)*

   Planning Board recommends approving 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, 6/02/2026) (Postponed, to 07/21/2026 @ agenda approval at applicant' s request)*

4. **[2026-265 Second Reading]** ***Postponed to 08/04/2026 due to added stipulation and lack of a unanimous vote***

   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*, *to 07/21/2026 @ agenda approval at applicant' s request)*

5. **[2026-266 Public Hearing]** *Kimberly Barlett (Approved, 4 to 1)*

   Consideration to approve 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 required buffer requirements in B-2 **Map # 352 Parcel # 73** in the **First District** *(Postponed by the Board, 06/02/2026) (Postponed, to 07/21/2026 @ agenda approval at applicant' s request)*

6. **[2026-267 Second Reading]** ***Postponed to 08/04/2026 due to lack of a unanimous vote***

   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, to 07/21/2026 @ agenda approval at applicant' s request)*

XVII. Planning Board - 6:00 pm

1. **[2026-329 Public Hearing]** *Akela Wright (Approved)*

   Consideration to approve an application by **George Kinard** for a **variance** from *Section 3.21.1*, located at 450 Wylly Road, to allow for an RV/Camper to be occupied during the construction of a home in AR-1 **Map # 460 Parcel # 102A** in the **Fourth District**

2. **[2026-330 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **George Kinard** for a **variance** from *Section 3.21.1* located at 450 Wylly Road to allow for a RV/Camper to

be occupied during the construction of a home in AR-1 **Map # 460 Parcel # 102A** in the **Fourth District**

3. **[2026-331 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application submitted by **William Silva** to **rezone** +/- 5.00 acres located at 4002 Blue Jay Road from **R-1 to AR-1** to allow for permitted uses in AR-1 **Map # 351B Parcel # 2** in the **First District**

4. **[2026-332 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **William Silva** to **rezone** +/- 5.00 acres located at 4002 Blue Jay Road from **R-1 to AR-1** to allow for permitted uses in AR-1 **Map # 351B Parcel # 2** in the **First District**

5. **[2026-333 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by **William & Tammy Silva** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 4002 Blue Jay Road, **Map # 351B Parcel # 2** in the **First District**

6. **[2026-334 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **William & Tammy Silva** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 4002 Blue Jay Road **Map # 351B Parcel # 2** in the **First District**

7. **[2026-335 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by **Tracy Oliver** as agent for **Dennis George** for a **conditional use** to allow for a Residential Business in AR-1 located at 2455 Old Louisville Road **Map # 251 Parcel # 13A** in the **Third District**

8. **[2026-336 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Tracy Oliver** as agent for **Dennis George,** for a **conditional use** to allow for a **Residential Business** in AR-1 located at 2455 Old Louisville Road **Map # 251 Parcel # 13A** in the **Third District**

9. **[2026-337 Public Hearing]** *(Approved)*

   Consideration to approve an application submitted by **Timothy Peavy** to **rezone** +/- 5.06 acres located at 110 Fourth Street South from **AR-1 to AR-3** to allow for permitted uses in AR-3. **Map # 233A Parcel # 1** in the **Third District**

10. **[2026-338 Second Reading**] *(Approved 2nd Reading)*

    Consideration to approve the Second Reading of an application submitted by **Timothy Peavy** to **rezone** +/- 5.06 acres located at 110 Fourth Street South from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 233A Parcel # 1** in the **Third District**

11. **[2026-339 Public Hearing]** *Kimberly Barlett (Approved)*

    Consideration to approve an application submitted by **Nathaniel Spell** to **rezone** +/- 1.685 acres located at 100 Coastal Woods Drive from **AR-1 to R-1** to allow for permitted uses in R-1 **Map # 435 Parcel # 56** in the **Second District**

12. **[2026-340 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading of an application submitted by **Nathaniel Spell** to **rezone** +/- 1.685 acres located at 100 Coastal Woods Drive from **AR-1 to R-1** to allow for permitted uses in R-1 **Map # 435 Parcel # 56** in the **Second District**

13. **[2026-341 Public Hearing]** *(Approved)*

    Consideration to approve an application submitted by **Melissa Phillips** to **rezone** +/- 4.45 acres located at 3300 Noel C Conaway Road from **B-3 to B-3** to allow for permitted uses in B-3 **Map # 436 Parcel # 45** in the **Second District**

14. **[2026-342 Second Reading]** *(Approved 2nd Reading)*

    Consideration to approve the Second Reading of an application submitted by **Melissa Phillips** to **rezone** +/- 4.45 acres located at 3300 Noel C Conaway Road from B-3 to B-3 to allow for permitted uses in B-3 **Map # 436 Parcel # 45** in the **Second District**

XVIII. Adjournment – 8:05 pm