(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

September 01, 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."

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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 –** *Floyd/Burdette/Rahn/Deloach/Helmly/Kieffer*

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

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

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

VI. **Minutes**

1. Consideration to approve the August 18, 2026 work session and 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 website. 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. **[2026-393 Agreement]** *Approved*

   Consideration to ratify and affirm the Food Services Agreement with Trinity Services Group, Inc. for RFP No. 26-RFP-127, Food Services for Effingham County Prison, Jail, and Senior Citizens Center 2026

2. **[2026-394 Agreement]** ***Postponed to 09/15/2026 @ agenda approval***

   Consideration to approve the 2026 Intergovernmental Agreement between the Effingham County Board of Commissioners, Effingham County School District, and Effingham County Sheriff's Office for the continued operation and placement of School Resource Deputies (SRDs) within Effingham County schools

3. **[2026-395 Agreement]** *Approved*

   Consideration to approve a Memorandum of Understanding between the Effingham County Board of Commissioners and the City of Springfield related to the proposed construction of a pipeline for wastewater services

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

1. **[2026-396 Ordinance, 2nd Reading]** *Akela Wright (Approved, 2nd Reading)*
   Consideration to approve the Second Reading to amend **Article III, Section 3.4**- *Buffers* of the Code of Ordinances of Effingham County *(1st reading approved, 08/18/2026)*

2. **[2026-397 Ordinance, 2nd Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading to amend **Chapter 14 - Buildings and Building Regulations Article II -** *Construction Codes* of the Effingham County Code of Ordinances *(1st reading approved, 08/18/2026)*

XI. New Business

ADDITION TO THE AGENDA

1A. **[2026-426 Agreement/Resolution]** *Tim Callanan (Approved)*

Consideration to approve an Intergovernmental Agreement by and between the Effingham County Industrial Development Authority, Board of Commissioners of Effingham County and the Effingham County School District and Resolution# 026-031 related to the disbursement of funds

1B. **[2026-398 Public Hearing]** *Mark Barnes (Approved, Public Hearing held)*

Consideration of a Public Hearing on the property tax levy and millage rates and to approve Resolution# 026-030 to levy property taxes, and approval of the PT 32.1 and PT 35 forms for submission of millage to the State of Georgia

2. **[2026-399 Budget Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-029 to amend the Fiscal year 2026 Budget

3. **[2026-400 Job Description]** *Sarah Mausolf (Approved)*

   Consideration to approve and publish a new Job Description and Job Title for Customer Support Services

4. **[2026-401 Resolution]** *Jonathan Hulme (Approved)*

   Consideration to approve Resolution# 026-027 authorizing the County Attorney to institute condemnation proceedings through the Declaration of Taking Method for

acquisition of Parcel 41 associated with the Goshen Road Widening from CR 140/Hodgeville Road to SR 21.

5. **[2026-402 Resolution]** *Jonathan Hulme* ***(Postponed to 09/15/2026 @ agenda approval)***

   Consideration to approve Resolution# 026-028 authorizing the County Attorney to institute condemnation proceedings through the Declaration of Taking Method for acquisition of Parcel 9 associated with the Goshen Road Widening from CR 140/Hodgeville Road to SR 21

6. **[2026-403 Agreement]** *Tre Wilkins (Approved)*

   Consideration to approve the CSX Facility Encroachment Agreement related to the Effingham Regional Water Supply Project

7. **[2026-404 Purchase Order]** *Danielle Carver (Approved)*

   Consideration to approve a Purchase Order for the purchase of playground equipment, safety surfacing, freight, and installation services for Pineora Park from PlaySouth Playground Creators utilizing the Sourcewell cooperative purchasing contract

8. **[2026-405 Ordinance, 1st Reading]** *Tim Callanan* ***(Postponed to 09/15/2026 @ agenda approval)***

   Consideration to approve the First Reading to amend **Part II, Chapter 70, Article I**, **Section 70-5** - *Taxation* of the Effingham County Code of Ordinances

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

XIII. Executive Session - Discussion of Personnel, Property and Pending Litigation – ***7:30 pm***

XIV. Executive Session Minutes - Consideration to approve the August 18, 2026 executive session minutes *(approved as read)*

XV. Planning Board - 6:00 pm

1. **[2026-406 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application submitted by David Bowers to **rezone** +/- 1.77 acres located at 659 Blue Jay Road from **AR-2 to B-1** to allow for permitted uses in B-1 **Map # 432 Parcel # 43** in the **Second District**

2. **[2026-407 Second Reading]** ***(Postponed to 09/15/2026 due to added stipulation)***

   Consideration to approve the Second Reading of an application submitted by **David Bowers** to **rezone** +/- 1.77 acres located at 659 Blue Jay Road from **AR-2 to B-1** to allow for permitted uses in B-1. **Map # 432 Parcel # 43** in the **Second District**

3. **[2026-408 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Ashley Shuman** to **rezone** +/- 2.00 acres located at 192 Hurley Smart Road from **AR-2 to AR-1** to allow for permitted uses in AR-1 **Map # 381 Parcel # 19** in the **Third District**

4. **[2026-409 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Ashley Shuman** to **rezone** +/- 2.00 acres located at 192 Hurley Smart Road from **AR-2 to AR-1** to allow for permitted uses in AR-1. **Map # 381 Parcel # 19** in the **Third District**

5. **[2026-410 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Scott Kessler** to **rezone** +/- 8.29 acres located at 4372 & 4386 Midland Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 397 Parcel # 4 & 5** in the **Second District**

6. **[2026-411 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **Scott Kessler** to **rezone** +/- 8.29 acres located at 4372 & 4386 Midland Road from **AR-1 to AR-2** to allow for permitted uses in AR-2**. Map # 397 Parcel # 4 & 5** in the **Second District**

7. **[2026-412 Public Hearing]** *Kimberly Barlett (Approved)*

   Consideration to approve an application by **Scott Kessler** for a **variance** from Section 5.2, located at 4372 Midland Road to allow for a decrease in the required minimum lot frontage in AR-2 **Map # 397 Parcel # 4** in the **Second District**

8. **[2026-413 Second Reading]** *(Approved, 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Scott Kessler** for a **variance** from Section 5.2, located at 4372 Midland Road to allow for a decrease in required minimum frontage in AR-2 **Map # 374 Parcel # 4** in the **Second District**

9. **[2026-414 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Herschel Paulk** to **rezone** +/- 1.00 acres from **AR-1 to AR-2** & 4.00 acres from **AR-1 to AR-3** located at 563 Keith Road to allow for permitted uses in AR-2 & AR-3 **Map # 270 Parcel # 12** in the **Third District**

10. **[2026-415 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application submitted by **Herschel Paulk** to **rezone** +/- 1.00 acre from **AR-1 to AR-2** & 4 acres from **AR-1 to AR-3,** located at 563 Keith Road to allow for permitted uses in AR-2 & AR-3. **Map # 270 Parcel # 12** in the **Third District**

11. **[2026-416 Public Hearing]** *Kimberly Barlett (Approved)*

    Planning Board recommends approving an application submitted by **Thomas Christmas** to **rezone** +/- 1.46 out of 16.73 acres located at 1235 Corinth Church Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 311 Parcel # 11** in the **Third District**

12. **[2026-417 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application submitted by **Thomas Christmas** to **rezone** +/- 1.46 acres out of 16.73 acres located at1235 Corinth Church Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map # 311 Parcel # 11** in the **Third District**

13. **[2026-418 Public Hearing]** *Kimberly Barlett* ***(Postponed to 12/01/2026 @ agenda approval, at applicant's request)***

    Consideration to approve an application submitted by **Guy Davidson as agent for Joan Helen Akins** to **rezone** +/- 45.5 acres located at 557 Goshen Road from **AR-1 to R-5** to allow for residential development **Map # 451 Parcel # 55** in the **Second District**

14. **[2026-419 Second Reading]** **(*Postponed to 12/01/2026 @ agenda approval, at applicant's request)***

    Consideration to approve the Second Reading of an application submitted by **Guy Davidson as agent for Joan Heken Akins** to **rezone** +/- 45.5 acres located at 557 Goshen Road from **AR-1 to R-5** to allow for residential development **Map # 451 Parcel # 55** in the **Second District**

15. **[2026-420 Public Hearing]** *Kimberly Barlett (Approved)*

    Planning Board recommends approving an application submitted by **Shannon Patrick** to **rezone** +/- 5.38 acres located at 516 Nease Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 374 Parcel # 35A02** in the **First District**

16. **[2026-421 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application submitted by **Shannon Patrick** to **rezone** +/- 5.38 acres located at 516 Nease Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map # 374 Parcel # 35A02** in the **First District**

17. **[2026-422 Public Hearing]** *Kimberly Barlett (Approved)*

    Consideration to approve an application by **Abby Porter as agent for David Rollins as Trustee** for a **conditional use** to allow for a telecommunication tower in AR-1 located at 2727 Riverside Drive **Map # 226 Parcel # 5** in the **Third District**

18. **[2026-423 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading of an application by **Abby Porter as agent for David Rolllins as Trustee** for a **conditional use** to allow for a telecommunication tower in AR-1 located at 2727 Riverside Drive **Map # 226 Parcel # 5** in the **Third District**

19. **[2026-424 Public Hearing]** *Kimberly Barlett (Approved)*

    Consideration to approve an application by **Jeremy Hill as agent for James Carter** for a **variance** from Section 3.4, located on US Hwy 80, to allow for a decrease in the required minimum buffers in B-3 **Map # 355C Parcel # 13** in the **First District**

20. **[2026-425 Second Reading]** *(Approved, 2nd Reading)*

    Consideration to approve the Second Reading for an application by **Jeremy Hill as agent for James Carter** for a **variance** from Section 3.4, located on US Hwy 80 to allow for the decrease in the required buffers in B-3 **Map # 355C Parcel # 13** in the **First District**

XVI. Adjournment – ***7:55 pm***