(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

November 03, 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 knowingly 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 –** *Commissioner Helmly offered the invocation*

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

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

VI. **Minutes –** Consideration to approve the October 20, 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. **[2026-489 Appointment]** *(Approved)*

   Consideration to approve the appointment of Melinda Hawkins to the Department of Family and Children Services (DFCS) Board as representative for the fourth district

X. **Special Recognition -** Acknowledgement of Effingham Retired Educators *(recognition of Effingham educator's and photograph taken)*

XI. **New Business**

1. **[2026-490 Agreement]** *Danielle Carver (Approved)*

   Consideration to approve the Annual Contract Renewal Agreement with GENESYS Health Alliance, LLC for inmate health care services at the Effingham County Prison and Jail

2. **[2026-491 Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-035 to amend the Fiscal Year 2027 Budget

3. **[2026-492 Agreement]** *Tre Wilkins (Approved)*

   Consideration to approve Amendment No. 1 to the Agreement with Goodwyn Mills Cawood, LLC for the scope of work for the Highway 119 Recreational Complex Master Plan to include a sitewide GPRS survey and water leak detection

4. **[2026-493 Grant Application]** *Tre Wilkins (Approved)*

   Consideration to approve the submission of the GOSP (Georgia Outdoor Stewardship Program) Grant Application for improvements at Abercorn Landing

5. **[2026-494 Contract]** *Brooke Sutherland (Approved)*

   Consideration to approve Amendment No. 3 to the Right-of-Way Services Contract with JMT for additional right-of-way acquisition services associated with the Low Ground Road Improvement Project.

6. **[2026-495 Proposal]** *Tre Wilkins (Approved)*

   Consideration to approve a Proposal with Goodwyn Mills Cawood, LLC. for construction materials testing services for the Effingham County Regional Water Supply Project

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

XIII. **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **5:24 pm**

XIV. **Executive Session Minutes** - Consideration to approve the October 20, 2026 executive session minutes – *(Approved as read)*

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

1. **[2026-475 Second Reading]** *(Approved 2nd reading)*

   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**

2. **[2026-488 Continuation of Public Hearing]** *Tim Callanan (Approved 2nd reading)*

   Consideration to approve the Second Reading of the adoption of the Zoning Ordinance of Effingham County, Georgia, and the adoption of the Official Zoning Map of Effingham County *(Postponed, 10/20/2026 by the BOC at agenda approval)*

XVI. Planning Board - 6:00 pm

1. **[2026-496 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **William Bell** to **rezone** +/- 0.881 acres located on US Hwy 80 from **AR-1 to B-3** to allow for permitted uses in B-3 **Map # 355A Parcel # 8A i**n the **First District**

2. **[2026-497 Second Reading]** *(Approved 2nd reading)*

   Consideration to approve the Second Reading of an application submitted by **William Bell** to **rezone** +/- 0.881 acres located on US Hwy 80 from **AR-1 to B-3** to allow for permitted uses in B-3. **Map # 355A Parcel # 8A** in the **First District**

3. **[2026-498 Public Hearing]** *Tianchi Xu (Approved)*

   Consideration to approve an application by **Christopher Lewis** for a **variance** from *Section 5.8.15*, located at 130 Burke Drive, to allow for a decrease in the minimum acreage required for an RV parking R-4 **Map # 366 Parcel # 51** in the **Third District**

4. **[2026-499 Second Reading]** *(Approved 2nd reading)*

   Consideration to approve an application by **Christopher Lewis** for a **variance** from *Section 5.8.15*, located at **130 Burke Drive**, to allow for a decrease in the minimum acreage required for an RV parking R-4 **Map # 366 Parcel # 51** in the **Third District**

5. **[2026-500 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Kern & Co. LLC-Chad Zittrouer as agent for Joseph Mann** to **rezone** +/- 98.92 acres located on Springfield Tusculum Road from **AR-1 to AR-3** to allow for permitted uses in AR-3 **Map # 318 Parcel # 18, 20, & 20A** in the **Third District**

6. **[2026-501 Second Reading]** *(Approved 2nd reading)*

   Consideration to approve the Second Reading of an application submitted by **Kern & Co.- Chad Zittrouer as agent for Joseph Mann** to **rezone** +/- 98.92 acres located on Springfield Tusculum Road from **AR-1 to AR-3** to allow for permitted uses in AR-3. **Map # 318 Parcel # 18, 20, & 20A** in the **Third District**

7. **[2026-502 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Joshua Maynard** to **rezone** +/- 2.43 acres located on Clark Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 235A Parcel # 6C** in the **Third District**

8. **[2026-503 Second Reading]** *(Approved 2nd reading)*

   Consideration to approve the Second Reading of an application submitted by **Joshua Maynard** to **rezone** +/- 2.43 acres located on Clark Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map # 235A Parcel # 6C** in the **Third District**

9. **[2026-504 Public Hearing]** *Kimberly Barlett (Approved)*

   Planning Board recommends approving an application submitted by **Deatia McFarlin** to **rezone** +/- 5.684 acres located at 352 Lower Ferry Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map # 424 Parcel # 15** in the **Third District**

10. **[2026-505 Second Reading]** *(Approved 2nd reading)*

    Consideration to approve the Second Reading of an application submitted by **Deatia McFarlin** to **rezone** +/- 5.684 acres located at 352 Lower Ferry Road from **AR-1 to AR-2** to allow for permitted uses in AR-2. **Map # 424 Parcel # 15** in the **Third District**

11. **[2026-506 Public Hearing]** *Kimberly Barlett (Approved)*

    Planning Board recommends approving an application submitted by **Joyce Sowers** to **rezone** +/- 0.60 acres out of 1.60 acres located at 2393 Rincon-Stillwell Road from **AR-2 to AR-1** to allow for permitted uses in AR-1 **Map # 461 Parcel # 66** in the **Fifth District**

12. **[2026-507 Second Reading]** *(Approved 2nd reading)*

    Consideration to approve the Second Reading of an application submitted by **Joyce Sowers** to **rezone** +/- 0.60 acres out of 1.60 acres located at 2393 Rincon-Stillwell Road from **AR-2 to AR-1** to allow for permitted uses in AR-1. **Map # 461 Parcel # 66** in the **Fifth District**

13. **[2026-508 Public Hearing]** *Kimberly Barlett (Approved)*

    Consideration to approve an application by **Boltin Teeter as agent for Mark Cooper** for a **variance** from *Section 3.4*, located at 1180 Old River Road, to allow for a decrease in the required minimum buffers in LI **Map # 304 Parcel # 10** in the **First District**

14. **[2026-509 Second Reading]** *(Approved 2nd reading)*

    Consideration to approve the Second Reading for an application by **Boltin Teeter as agent for Mark Cooper** for a **variance** from *Section 3.4*, located at 1180 Old River Road to allow for a decrease in the required minimum buffers in LI **Map # 304 Parcel # 10** in the **First District**

15. **[2026-510 Site Plan]** *Kimberly Barlett (Approved)*

    Consideration to approve an application by **Boltin Teeter as agent for Mark Cooper** for a **Site Plan** for "Old River Road Logistics" located at 1180 Old River Road **Map # 304 Parcel # 10** in the **First District**

16. **[2026-511 Site Plan]** *Akela Wright (Postponed to the 11/17/2026 commission meeting)*

    Consideration to approve an application by **Octans GA LLC** for a **Site Plan** for "*Project Camellia,"* a proposed data center development located along Effingham Parkway and Gateway Parkway, zoned I-1, **Map # 433 Parcel # 1E** and **Map # 433 Parcel # 1**, in the **Second District**

XVII. Adjournment- 7:55 pm