(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

November 18, 2025 – 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 – 5:10 pm**

II. **Roll Call –** ***Rahn/Floyd/Burdette/Deloach/Helmly*** ***Kieffer – not present***

III. **Invocation –** ***offered by Rev. Chance Ward of Goshen Methodist Church***

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

V. **Agenda Approval** - Consideration of a resolution to approve the agenda ***(approved w/ striking of New Business# 2, duplicate item)***

VI. **Minutes**

1. Consideration to approve the November 4, 2025 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. **[2025-541 Agreement]** ***Approved***

   Consideration to approve an Agreement with the Office of the Public Defender, Ogeechee Judicial Circuit for indigent defense services

2. **[2025-542 Contract]** ***Approved***

   Consideration to approve the finalized Construction Manager at Risk (CMAR) Contract documents with Legacy Water Group, LLC for the Effingham Regional Water Supply Facilities – Phase I project

3. **[2025-543 Agreement]** ***Approved***

   Consideration to approve an updated Memorandum of Understanding (MOU) between Effingham County and Hi-Lo SORBA, Inc., a chapter of the Southern Off-Road Bicycle Association (SORBA), for volunteer support and cooperation in the development and maintenance of natural-surface multi-use trails

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

1. **[2025-511 Ordinance 2nd Reading]** ***Approved 2nd Reading***

   Consideration to approve the second reading of the amendment to amend **Part II, Official Code: Chapter 10- Animals** of the Effingham County Code of Ordinances *(1st Reading approved, 11/04/2025)*

2. **[2025-512 Plan]** *Tim Callanan* ***Approved w/ changes***

   Consideration to approve to adopt the Effingham County Strategic Plan 2025, *5-year Plan (Postponed,11/04/2025)*

3. **[2025-515 Ordinance, 2nd Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading of an amendment to the **Part II, Appendix C - Zoning Ordinances, Article III- 3.46- Accessory Dwelling Unit** to the Effingham County Code of Ordinances *(1st reading approved, 11/04/2025)*

4. **[2025-516 Ordinance 2nd Reading]** ***Approved 2nd Reading***

   Consideration to approve the second reading of an amendment to **Appendix C- Zoning Ordinance, Article III- 3.3 Accessory Structures in Residential Districts** of the Effingham County Code of Ordinances *(1st Reading approved, 11/04/2025)*

5. **[2025-526 Second Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading of an application by **Kern & Co., LLC - Chad Zittrouer as agent for R B Baker Properties, LLC** to **rezone** +/- 114.79 acres located on Old Augusta Road South from **R-1 to LI** to allow for permitted uses in Light Industrial **Map # 476 Parcel # 4A** in the **Fifth District** *(Postponed, 11/04/2025)*

6. **[2025-528 Second Reading]** ***Approved 2nd Reading***

   Consideration to approve the Second Reading of an application by **Neil McKenzie as agent for Cassie Michele Hinely** to **rezone** +/- 247.2 acres located on Sandhill Road from **PD-R to PD-R** to allow for a Planned Development text Amendment **Map # 298 Parcel # 9** in the **First District** *(Postponed, 11/04/2025)*

7. **[2025-529 Preliminary Plat]** *Kimberly Barlett* ***(Approved)***

   Consideration to approve an application by Neil McKenzie as agent for Brett Bennett for a **Preliminary Plat** for Hinely Tract Subdivision located on Sand Hill Road **Map# 298 Parcel# 9** in the **First District** *(Postponed, 11/0/2025)*

8. **[2025-530 Preliminary Plat]** *Kimberly Barlett* ***WITHDRAWN BY THE APPLICANT***

   Consideration to approve an application by Neil McKenzie as agent for Brett Bennett for a **Preliminary Plat** for Hinely Tract Subdivision located on Sand Hill Road **Map# 298 Parcel# 9** in the **First District** *(Postponed, 11/04/2025)*

9. **[2025-533 Public Hearing]** *Chelsie Fernald* ***DENIED***

   Planning Board recommends **denying** an application by **Adam Wilkinson as agent for JAW Services, LLC** to **rezone** +/- 5.00 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for permitted uses in AR-2 **Map # 313 Parcel # 3** in the **Third District** *(Postponed, 11/04/2025)*

10. **[2025-534 Second Reading]** ***DENIED***

    Consideration to approve the Second Reading of an application by **Adam Wilkinson as agent for JAW Services, LLC** to **rezone** +/- 5.00 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for permitted uses in AR-2 **Map # 313 Parcel # 3** in the **Third District** *Postponed, 11/04/2025)*

11. **[2025-535 Public Hearing]** *Kimberly Barlett* ***DENIED***

    Consideration to approve an application by Joseph Zettler for a **Conditional use** located at 894 Little McCall Road to allow for a Rural Business in AR-1. **Map # 345 Parcel # 38** in the **Third District** *(Postponed, 11/04/2025)*

12. **[2025-536 Second Reading]** ***DENIED***

    Consideration to approve the Second Reading of an application by Joseph Zettler for a **Conditional use** located at 894 Little McCall Road to allow for a Rural Business in AR-1. **Map # 345 Parcel # 38** in the **Third District** *(Postponed, 11/04/2025)*

XI. New Business

1. **[2025-544 Ordinance, 1st Reading]** *Jennifer Rose* ***(Approved 1st Reading)***

   Consideration to approve the First Reading of an amendment to the Effingham County Code of Ordinances, **Part II, Appendix C** - *Zoning Ordinance*, **Article III** - *General Provisions*, **Sections 3.15** - *Home Occupations* & **3.15A** - *Residential Businesses*

2. ~~**[2025-545 Ordinance, 1st Reading]** *Jennifer Rose*~~ ***Removed duplicate item***

   ~~Consideration to approve the First Reading of an amendment to the Effingham County Code of Ordinances, **Part II, Appendix C** - *Zoning Ordinance*, **Article III** - *General Provisions*, **Sections 3.15** - *Home Occupations* & **3.15A** - *Residential Businesses*~~

3. **[2025-546 Ordinance, 1st Reading]** ***(Approved 1st Reading)***

   Consideration to approve the First Reading of an amendment to the Effingham County Code of Ordinances, **Part II, Chapter 66** - *Solid Waste*, Article III - Residential Collection and Disposal Services, **Section 66-104** - *General Provisions*

4. **[2025-547 Resolution]** *Mark Barnes* ***(Approved)***

   Consideration to approve Resolution# 025-040 to amend the Schedule of Fees

5. **[2025-548 Form]** *Mark Barnes* ***(Approved)***

   Consideration to approve to accept a donation for Emergency Medical Services in the amount of $5,000 from Sewon America, Inc.

6. **[2025-549 Proposal]** *Tre Wilkins* ***(Approved)***

   Consideration to approve a Change Order Proposal from Hussey Gay Bell for additional engineering services related to the expansion of scope for the Blue Jay Elementary School Force Main project

7. **[2025-550 Agreement]** *Danielle Carver* ***(Approved)***

   Consideration to approve FY26 amendments to the Inmate Labor Agreements with the Cities of Guyton, Springfield, Rincon, and Port Wentworth for one-year renewals and fee updates based on FY26 correctional officer salary averages and Service Delivery Strategy (SDS) cost-share adjustments

8. **[2025-551 Agreement]** *Danielle Carver* ***(Approved)***

   Consideration to approve a Lighting Services Agreement with Georgia Power Company for the installation and maintenance of eleven (11) LED roadway lights at the Old Augusta Road and Logistics Parkway Roundabout

9. **[2025-552 Contract]** *Danielle Carver* ***(Approved)***

   Consideration to approve the Contract award for TSPLOST and LMIG 2026 Construction to C.W. Matthews Contracting Company, Inc.

10. **[2025-553 Proposal]** *Jonathan Hulme* ***(Approved)***

    Consideration to approve a Notice to Proceed to Moffatt & Nichol for engineering design services for the SR 17 at Midland Road Roundabout, under the County's existing IDC agreement

11. **[2025-554 Proposal]** *Jonathan Hulme* ***(Approved)***

    Consideration to approve a Proposal with Goodwyn Mills Cawood (GMC) for professional services associated with the implementation of a Stormwater Utility User Fee in Effingham County

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

XIII. **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **7:15pm**

XIV. **Executive Session Minutes** - Consideration to approve the November 4, 2025 executive session minutes ***(Approved as read)***

XV. **Adjournment -8:03 PM**