Effingham County Georgia
Board of Commissioners

Damon M. Rahn, Chairman at Large
Forrest F. Floyd, District 1
Roger Burdette, District 2
Jamie Deloach, District 3
Elizabeth Helmly, District 4
Phil Kieffer, District 5

REGULAR SESSION MEETING MINUTES
JUNE 17, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, June 17, 2025 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Marie Todd – Executive Assistant, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Kimberly Barlett – Community Planner, Ms. Jennifer Rose – Planner I, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Joshua Moody – Deputy Building Official, Ms. Maraya Durham – IT Specialist, Mr. Mark Lastinger – Public Information Coordinator, Mr. Mark Barns – Finance Director, Mr. Seth Zeigler – Director of Parks & Landscape, and Mr. Griffin Korzeniewski – Solid Waste Coordinator

CITIZEN PARTICIPATION

Josh Yeager, Karl DeSalvo, Alissa Landram, Brent Bennet, Andy Hutson, Jimmy Blakley.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:06pm

II- ROLL CALL

Damon Rahn, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chairman – *Left at 6:23pm*
Beth Helmly – *Absent*
Phil Kieffer

III – INVOCATION

Reverend Lon Harden of Macedonia Baptist Church offered the invocation. Pastor Harden was also recognized as he recipient of the Chamber's 2025 John Adam Treutlen Award.

IV– PLEDGE TO THE AMERICAN FLAG
The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL
Commissioner Kieffer made a motion to approve the agenda as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.

VI – MINUTES
Vice Chair Deloach made a motion to approve June 3, 2025 Board of Commissioners regular meeting minutes. Commissioner Burdette seconded the motion. Due to absence, Commissioner Floyd abstained from voting. The motion carried.

VII– PUBLIC COMMENTS
Chairman Rahn stated comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name in the microphone before commencing to speak.

VIII – CORRESPONDENCE
Chairman Rahn stated documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website.

IX. PRESENTATION - 5:15 PM

By Brandt Herndon, Industrial Development Authority CEO
Brandt Herndon provided an overview of the structure, mission, programming, successes, and the impact being made on the economy in Effingham County. Other topics included Workforce Development: Workforce PHD, Marketing, Partnership Building: Effingham County, Product Development: Class A Office Space, Fiscal Benefit of Industrial Growth, Recent success: Announcements and Expansions, Recent Success: By the Numbers, Industrial Sector: Fiscal Impacts, and Industrial Sector: Abated Properties.

X – CONSENT AGENDA
Vice Chair Deloach made a motion approve the following Consent Agenda items: **(2025-308)** Consideration to approve a Contract with the State of Georgia to serve as Fiscal Agent for Family Connection. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

MANNING GRAHAM – SECOND READING (01): Consideration to approve the Second Reading of an application by Manning Graham to rezone +/- 33.5 acres located on Old Augusta Road from AR-1 to I-1 to allow for industrial uses. Map# 476 Parcel# 4E in the Fifth District (*1st Reading approved, 06/03/2025*).

Commissioner Kieffer made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

CAITLYNN CAVALLO – PUBLIC HEARING (02): Consideration to approve an application by Caitlynn Cavallo for a variance from Section 5.1.4, to allow for a decrease in the required minimum setbacks for AR-1, located at 120 Frances Street. Map # 235A Parcel # 45 in the Third District (*postponed, 05/20/2025 & 06/03/2025*)

Community Planner Barlett explained that the applicant has requested a variance to decrease the required setbacks in the AR-1 zoning district due to the irregular shape of the parcel. While the well and septic tank comply with the required setbacks as per Environmental Health's standards, the lot's unique configuration presents challenges.

This parcel, created in the early 1970s before the establishment of zoning ordinances, raises concerns regarding the drain field placement near the edges of the property.

Vice Chair Deloach made a motion to deny. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CAITLYNN CAVALLO – SECOND READING (03): Consideration to approve the Second Reading of an application by Caitlynn Cavallo for a variance from Section 5.1.4, to allow for a decrease in the required minimum setbacks for AR-1, located at 120 Frances Street. Map # 235A Parcel # 45 in the Third District (*postponed, 05/20/2025 & 06/03/2025*)

This item was denied due to previous action.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND SECTION 3.46 - ACCESSORY DWELLING UNITS OF THE EFFINGHAM COUNTY CODE OR ORDINANCES (*1ST READING APPROVED, 06/03/2025*) (4):

Vice Chair Deloach made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2025-2026 BUDGET (*1ST READING APPROVED, 06/03/2025*) (1):

Finance Director Barnes explained the first reading of the FY2026 budget included adjustments for new school resource officers and their vehicles, as well as changes to the public engagement services budget. Special funds saw a net decrease of $704,000, with additions for roadside mowing tractors, E-911 dispatch equipment, and Baker Hill water infrastructure. Effingham County maintains the lowest millage rate in the region, with a countywide operations rate of 16.5 mills and an M&O rate of 5.596. The town prioritized infrastructure improvements, particularly roads, with $192 million in capital projects supported by a $53 million operating budget.

Commissioner Kieffer made a motion to approve the 2nd reading of the FY 2026 budget and adopt the budget. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN EFFINGHAM COUNTY AND CITY OF GUYTON FOR MAINTENANCE RESURFACING ROADS 2025 FOR COMPENSATION FOR MAINTENANCE OF LINTON LANE (2):

County Engineer Hulme explained Effingham County and the City of Guyton have

entered into an agreement to resurface Linton Lane at a cost of $39,987.93. The city is required to reimburse the County within one year.

Vice Chair Deloach made a motion to approve the Intergovernmental Agreement between Effingham County and the City of Guyton for Maintenance Resurfacing Roads 2025 for compensation for maintenance of Linton Lane. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN EFFINGHAM COUNTY AND CITY OF RINCON FOR MAINTENANCE RESURFACING ROADS 2025 FOR COMPENSATION FOR MAINTENANCE OF WEST 9TH STREET (3):

County Engineer Hulme explained Staff recommend approving the interim agreement between Effingham County and the City of Rincon for the resurfacing of 9th Street. While the contract allows completion by spring, efforts will be made to finish the project by the end of this year, preferably in the fall.

Commissioner Burdette made a motion to approve the Intergovernmental Agreement between Effingham County and City of Rincon for Maintenance Resurfacing Roads 2025 for compensation for maintenance of West 9th Street. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED AS SUBMITTED BY H AND H REAL ESTATE INVESTMENTS INC TO ACCEPT THE RIGHT-OF-WAY AND ROADS OF ADDIE EXLEY ROAD, GOSHEN COMMERCIAL PARK DRIVE, COLDBROOK COURT, AND STONETHROW COURT (4):

County Engineer Hulme explained the county is overseeing the maintenance of several roads near a fire station and is addressing overdue repairs that should have been completed in the past.

Commissioner Kieffer made a motion to approve of the acceptance of the dedication. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 36, ARTICLE V-*HAZARDOUS MATERIALS* OF THE EFFINGHAM COUNTY CODE OF ORDINANCE (5):

Fire Chief Hodges explained this ordinance mandates that companies report any spill or release of a reportable quantity to the appropriate authority. Failure to comply may result in penalties.

Vice Chair Deloach made a motion to approve to Add Article VII to the Hazardous Materials Ordinance, Requiring Reporting of Hazardous Materials Spills. Commissioner Kieffer seconded the motion. The motion carried unanimously.

PUBLIC HEARING AND APPROVAL OF RESOLUTION# 025-018 TO TRANSMIT THE FY2025 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE TO THE COASTAL REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW (6):

Community Planner Barlett explained The Capital Improvement Element (CIE)

provides transparency on impact fee usage. All impact fees are zero for this annual update, once approved the Department of Community Affairs (DCA) will approve for adoption.

Commissioner Kieffer made a motion to approve the resolution transmitting the FY 2025 CIE annual update for review. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY JARED O'SAKO - DR HORTON FOR A FINAL PLAT FOR PALM RIDGE, PHASE 1 LOCATED ON ZITTROUER ROAD, ZONED R-6 MAP# 352 PARCEL# 79 IN THE FIRST DISTRICT (7):

Senior Planner Fernald explained to proceed with the sale of 51 lots in phase 1 for home construction, the final plat must receive approval, and the Board must accept the infrastructure, including roads, water reuse, sewer, and stormwater systems.

Commissioner Floyd made a motion to approve the Final Plat for Palm Ridge Phase 1, and accept the roads, water, reuse, sewer, and stormwater infrastructure identified in the warranty deed. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY MLRE LAND PARTNERS COMPANY, INC. FOR A FINAL PLAT FOR PINE GROVE PHASE 1 LOCATED ON NOEL C. CONAWAY ROAD, ZONED R-3 MAP# 376 PARCEL# 16 IN THE FIRST DISTRICT (8):

Senior Planner explained Pine Grove phase 1 comprises 141 lots, with Effingham County providing water and sewer services for this development. The GIS department has reviewed the plat and provided comments, while the County Attorney has reviewed the deed and infrastructure agreement, recommending approval.

Commissioner Floyd made a motion to approve the Final Plat for Pine Grove Phase 1, and accept the roads, water, sewer, and stormwater infrastructure identified in the warranty deed, withholding the signature until comments from the GIS Department is addressed. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY CHAD ZITTROUER - KERN & CO., LLC FOR A SITE PLAN FOR "NORTHGATE PHASE 2" LOCATED ON OLD AUGUSTA ROAD, ZONED I-1 MAP# 486 PARCEL# 2 IN THE FIFTH DISTRICT (9):

Senior Planner Fernald explained the proposed site plan complies with the conditions outlined in the original sketch plan for the North Gate development, including 300-foot buffers along Old Augusta Road and 25-foot buffers along boundaries adjacent to industrial zone parcels.

Commissioner Kieffer made a motion to approve the Site Plan for “Northgate Phase 2. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II - OFFICIAL CODE: CHAPTER 66 - SEC. 66-33. WASTE DISPOSAL - GENERAL AND

SEC. 66-37 REGULATION OF SOLID WASTE COLLECTION PRACTICES AND CARTS, CONTAINERS, DUMPSTERS AND RECEPTACLES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (10):

Sanitation Coordinator Korzeniewski explained the ordinance revision adds a couple items and clarifies the relationship between residential collection carts and commercial and nonprofit units.

Vice Chair Deloach made a motion to approve an amendment to the Code of Ordinances Part II – Official Code: Chapter 66 – Sec. 66-33. Waste disposal—General and Sec. 66-37. Regulation of solid waste collection practices and carts, containers, dumpsters and receptacles. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM MOFFATT & NICHOL FOR PROFESSIONAL ENGINEERING, SURVEYING, AND ENVIRONMENTAL SERVICES FOR THE BLUE JAY ROAD CORRIDOR IMPROVEMENTS (INCLUDING TURN LANES AND A SHARED-USE PATH) (11):

Procurement and Contracts Manager Carver explained the proposed project includes the addition of turn lanes and a shared-use path along Blue Jay Road, covering approximately eight (8) miles from Sand Hill Road to Effingham Parkway.

Commissioner Floyd made a motion to approve the proposal from Moffatt & Nichol and authorize the design and permitting of the Blue Jay Road corridor improvements. Reject the renewal and direct staff to initiate procurement for a new engineering services provider. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT #5, THE EXTENSION OF THE MASTER SERVICES AGREEMENT FOR PROFESSIONAL SERVICES FOR EOM OPERATIONS (12):

Vice Chairman Deloach recused himself from voting on item# 12, 13, and 14 due to a banking relationship and adjourned from the meeting for the evening at 6:24 pm.

Procurement and Contracts Manager Carver explained this agreement extends the existing scope, rates, and terms of the agreement with EOM operations through June 30th, 2026.

Commissioner Kieffer made a motion to approve Amendment #5 of the Master Services Agreement for Engineering Professional Services with EOM Operations for FY 2026. Reject the renewal and direct staff to initiate procurement for a new engineering services provider. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER# 11 WITH EOM OPERATIONS, UNDER THE MASTER SERVICES AGREEMENT FOR PROFESSIONAL SERVICES, RELATED TO STORMWATER COMPLIANCE, WATERSHED MONITORING, AND CIVIL SITE PLAN REVIEW (13):

Vice Chairman Deloach recused himself due to a banking relationship.

Procurement and Contracts Manager Carver explained this item seeks approval of Task Order 11 under the existing Master Service Agreement with EOM Operations. The task order encompasses three (3) primary services: compliance, long-term watershed monitoring, and civil state plan review.

Commissioner Burdette made a motion to approve Task Order 11 with EOM Operations under the Master Services Agreement for FY 2026. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT# 8 TO THE EOM OPERATIONS CONTRACT TO PERFORM PUBLIC WORKS RELATED TASKS FOR FY 2026 (14):
Vice Chairman Deloach recused himself due to a banking relationship.

Procurement and Contracts Manager Carver explained this amendment to the contract extends EOM's management of public works operations for Fiscal Year 2026, increases the base fee, and authorizes EOM to perform asphalt crack sealing.

Commissioner Burdette made a motion to approve Amendment 8 for the continuation and modification of Public Works services for FY 2026 with EOM Operations. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Baker Park update – Completion in mid-November
- Traffic light on McCall and Hwy 21 – 15-day extension due to excessive rain
- Four (4) park packages to include Clyo, Hwy 119, Pineora park, and Meldrim park

Commissioner Kieffer

- Drainage issues addressed by county Engineer
- Long Pond tree update

Commissioner Burdette

- Code enforcement update – Magnolia and Goshen
- Sidewalk ordinance clarification
- Seeking land near D2
- Tree service for residents

Commissioner Floyd

- Roundabout at Hwy 17 and Blue Jay retention pond clean up

Chairman Rahn

- Engage Effingham app to report any issues in the county

XIV – EXECUTIVE SESSION

At 6:45pm, Commissioner Kieffer made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Burdette seconded the motion. Due to absence, Commissioner Floyd abstained from the vote.

The motion carried.

At 7:13pm, Commissioner Burdette made a motion to reconvene the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Burdette made a motion to approve June 3, 2025 executive session minutes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

GEOFFREY WALDHOUR – PUBLIC HEARING (01): Consideration to approve an application by Geoffrey Waldhour for a conditional use to allow for a daycare in R-3, located at 823 Ebenezer Road. Map # 446 Parcel # 35 in the Fifth District.

Community Planner Barlett explained that the applicant has requested a conditional use permit for a daycare in an R-3 zoning district, subject to the following conditions: maintaining an active and in-good-standing Effingham County business license, obtaining site plan approval, and securing an encroachment permit for Ebenezer Road.

Speaking for: Geoffery and Destiny Waldhour explained the property is currently zoned for a townhome project but is seeking to rezone it for a childcare facility to accommodate at least 16 children.

Commissioner Kieffer made a motion to approve the application, and the application is complete with the following conditions:

1. The applicant shall obtain and keep in good standing an Effingham County Business License.
2. A Site Plan shall be approved by the Board of Commissioners
3. Any encroachment onto Ebenezer Road shall be permitted through GDOT.

Vice Chair Deloach seconded the motion. The motion carried unanimously.

GEOFFREY WALDHOUR – SECOND READING (02): Consideration to approve the Second Reading of an application by Geoffrey Waldhour for a conditional use, to allow for a daycare in R-3, located at 823 Ebenezer Road. Map # 446 Parcel # 35 in the Fifth District.

Commissioner Kieffer made a motion to approve the 2nd Reading. Vice Chair Deloach seconded the motion. The motion carried unanimously.

DORA HAMILTON – PUBLIC HEARING (03): Consideration to approve an application by Dora Hamilton for a variance from Section 3.31, to allow for a decrease in accessory structure setbacks in R-1, located at 159 Huger Street Map # 466A Parcel # 212 in the Second District.

Community Planner Barlett explained that the applicant is requesting a variance to allow for a carport, attached to the house, to be constructed approximately 1 to 1.5 feet from the property line.

Speaking for: Dora Hamiton explained she inherited a classic car and wants to keep it protected from the elements.

Commissioner Burdette made a motion to approve the variance request.
Commissioner Kieffer seconded the motion. The motion carried unanimously.

DORA HAMILTON – SECOND READING (04): Consideration to approve the Second Reading of an application by Dora Hamilton for a variance from Section 3.3.1, to allow for a decrease in accessory structure setbacks in R-1, located at 159 Huger Street. Map # 466A Parcel # 212 in the Second District.

Commissioner Burdette made a motion to approve the 2nd Reading. Vice Chair Deloach seconded the motion. The motion carried unanimously.

GILVAN AND SHANNON VALIM – PUBLIC HEARING (05): Consideration to approve an application by Gilvan and Shannon Valim for a conditional use, to allow for an agritourism business, located at 1383 George Hurst Road. Map # 223 Parcel # 8 in the Third District.

Community Planner Barlett explained the proposed agritourism facility will feature educational tours, hands-on animal encounters, and interactive farm-based learning activities for the public. Situated on 30 acres, the site will include animal enclosures, barns, an arena, a gift shop, and guest parking. Operating hours will be seven (7) days a week, from 10 a.m. to 4 p.m., with peak attendance expected on weekends and holidays.

Speaking for: Gilvan and Shannon Valim explained the organization initially focused on birds before expanding to include exotic animals. Guided educational tours are conducted, though no advertising has been undertaken. Enrichment activities for the animals are supported by Girl Scouts and various other organizations. The facility maintains a strict policy against housing dangerous animals and conducts regular checks to ensure safety. They currently house snakes and are collaborating with Georgia DNR to capture an African serval. Strict documentation is required for animals transported across state lines, with oversight provided by the USDA and Georgia Game.

Jimmy Blakely expressed concerns about the insurance policy in case of injuries occurring on the property.

Vice Chair Deloach made a motion to approve the application, and the application is complete with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. The applicant shall obtain and maintain the required USDA license and Georgia Game and Wildlife License.
3. Follow all applicable requirements of Chapter 10 – Animals.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

GILVAN AND SHANNON VALIM – SECOND READING (06): Consideration to approve the Second Reading of an application by Gilvan and Shannon Valim for a conditional

use, to allow for an agritourism business, located at 1383 George Hurst Road. Map # 223 Parcel # 8 in the Third District.

Vice Chair Deloach made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. The motion carried unanimously.

XVII – ADJOURNMENT

At 7:13, there being no further business, Commissioner Floyd made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
JULY 1, 2025