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
AUGUST 05, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Ms. Elizabeth Helmly and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, August 5, 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 Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Ms. Maraya Durham – I.T. Support Specialist, Ms. Lauren Shuman – Purchasing Technician, Ms. Kimberly Barlett – Community Planner, Ms. Jennifer Rose – GIS Technician, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Joshua Moody – Building Inspector, Mr. Mark Lastinger – Public Information Coordinator, Mr. Mark Barns – Finance Director.

CITIZEN PARTICIPATION

Rex Inman, Murray Marshall, Larry Billeiter, Joe Marshall, Pam Moore, Randal Tebeau, Robert Tebeau, Jimmy Blakey, Brian Pepe, Josh Yeager, Derek Gregory, Courtney Monroe-McKenzie, Sherry Park, Tess Smith, Craig Johnson, Eugene Pevey, Amy Hebert, Pam Carper, John Carper, Rhett Rusciuri, Tomeka Miller, Bryan Vandenhouten, Walt Lawson, Chris Dyals, Janna Dyals, Michelle Johns, Noah Frimat, Kristen Stamper, Bonnie Meeks, Lauren Davenport, Amalah Mathews, Darrin Dickerson, Carolyn Pevey, Alan Heidt, Cathy Heidt, Marcia Seward, Rocky Seward, Preston Weitman, Cynthia Arnsdorff.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:04pm

II- ROLL CALL

Damon Rahn, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chairman – *Left at 7:20pm*
Beth Helmly
Phil Kieffer

III – INVOCATION

Commissioner Burdette offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Burdette.

V – AGENDA APPROVAL

County Clerk Johnson proposed addressing new business item #1 as the initial agenda item.

Vice Chair Deloach made a motion to approve the agenda with the noted changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE THE JULY 15, 2025 WORK SESSION AND REGULAR SESSION MEETING MINUTES (1):

Vice Chair Deloach made a motion to approve as presented. Commissioner Floyd seconded the motion. Commissioner Burdette abstained. 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 into 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 – CONSENT AGENDA

Vice Chair Deloach made a motion to approve the following Consent Agenda items: **(2025-356)** Consideration to approve and publish a new Job Title and Job Descriptions for the Finance Department. **(2025-357)** Consideration to approve and publish new Job Titles and Job Descriptions for Customer Support. **(2025-358)** Consideration to approve and publish a new Job Title and Job Description for the Recreation department. **(2025-359)** Consideration to approve to submit a Grant Application to ACCG-Group self-Insurance Workers' Compensation Fund - Employee Safety Grant Program. **(2025-360)** Consideration to approve to ratify and affirm Change Order No. 1 for the Central School Roof Replacement Project in response to emergency conditions encountered during demolition. **(2025-361)** Consideration to approve to appoint Commissioner Jamie Deloach as voting delegate for the business session at the ACCG Legislative Leadership Conference. Commissioner Burdette seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

JUSTIN WEBB – PUBLIC HEARING (01): Planning Board recommends denying an application by Justin Webb 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 - 04/01/2025, 05/06/2025*)

Senior Planner Fernald explained that the applicant seeks to subdivide a five-acre

parcel and requests rezoning the property to AR-2. The application is deemed complete, contingent upon the following conditions: Development Services must review and approve the plat, and an encroachment permit must be secured.

Speaking for: Adam with Goose Creek stated the subdivision is designed for single-family homes and aligns with the zoning and health department standards.

Speaking in objection: Walt Lawson and Dave Burns expressed concerns with traffic, road structure, and flooding.

The Board engaged in a discussion regarding the number of lots and lot sizes.

The applicant made a request to withdraw this item.

JUSTIN WEBB – SECOND READING (02): Consideration to approve the Second Reading of an application by Justin Webb 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 - 04/01/2025, 05/06/2025)

This item was withdrawn by the applicant.

KEVIN FORBES as agent for **KIMBERLY and REBECCA RAHN – PUBLIC HEARING (03):** Planning Board recommends denying an application by Kevin Forbes as agent for Kimberly and Rebecca Rahn to rezone +/- 425 acres located on Rahn Station Road from AR-1 to I-1 to allow for industrial development Map # 412 Parcel # 3 & 3A in the Fourth District (*Postponed, 04/01/2025*)

Senior Planner Fernald explained the proposed development on the south side of Rahn Station Road includes a 35-foot undisturbed buffer and a 15-foot berm. The Coastal Regional Commission identified inconsistencies with the local and regional comprehensive plans, while the future land use map designates the parcel as transitional. The planning board denied its use for industrial purposes. If rezoning is approved, a site plan must be reviewed by the Board of Commissioners, and a temporary concrete plant will be permitted.

Speaking for: Kevin Forbes, Murray Marshall, Jamie Rahn, Rebecca Rahn, Kimberly Rahn, and Randall Tabow provided information regarding the Effingham Parkway, which is scheduled to open to alleviate traffic on McCall Road. The parkway will include a 150-foot buffer, a 35-foot undisturbed buffer, and a 15-foot-high berm. The applicant intends to establish a ready-made concrete plant on-site, exclusively for the development and construction of the property. Additionally, a 105-foot buffer zone is proposed around the railroad track on Milton-Rahn Road. Furthermore, over 1,700 acres of land on Rahn Station Road are available for subdivision into two five-acre parcels.

Speaking in objection: Brian Pepe, Larry Billeiter, Justin Hanks, Bonnie Meeks, Pierce Osborne, Acacia Cooper, Amala, and James Gerbasi raised concerns regarding traffic and flooding, increased noise and light pollution, safety issues, and the potential for water pollution.

The Board engaged in a discussion concerning landownership and industrial development in proximity to residential areas.

Commissioner Helmly made a motion to deny. Commissioner Deloach seconded the motion. Commissioner Floyd opposed. The motion carried 4 to 1.

KEVIN FORBES as agent for **KIMBERLY and REBECCA RAHN – SECOND READING (04):** Consideration to approve the Second Reading of an application by Kevin Forbes as agent for Kimberly and Rebecca Rahn to rezone +/- 425 acres located on Rahn Station Road from AR-1 to I-1 to allow for industrial development Map # 412 Parcel # 3 & 3A in the Fourth District (Postponed, 04/01/2025)

This item was denied due to the previous action.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS SECTIONS 5.1 - AGRICULTURAL DISTRICTS, 5.9 - NEIGHBORHOOD COMMERCIAL DISTRICTS, 5.10 - GENERAL COMMERCIAL DISTRICTS, 5.11 - HIGHWAY COMMERCIAL DISTRICTS, 5.12 - INDUSTRIAL DISTRICTS AND 4.1A - TABLE OF PERMITTED USES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED, 05/20/2025)(5):

County Manager Callanan explained that the matter had been postponed, allowing for several adjustments based on feedback. All family-specific requirements were removed from the ordinance, and the classifications for light and heavy industrial uses were updated to align with the new standards. Mr. Callanan clarified that AR-2 districts will continue to allow family usage, and while the Board may recommend rezoning to a more restrictive use, the County will provide property owners with guidance on the Board's anticipated direction. Additionally, the inclusion of the data center business in the table of permitted uses was addressed, and its classification will align with the standards applied to tiny homes to ensure technical accuracy.

Commissioner Floyd made a motion to approve with the noted changes. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED FOR PALM RIDGE PHASE 1 LOCATED ON ZITTROUER ROAD MAP # 352 PARCEL # 79 IN THE FIRST DISTRICT (POSTPONED, 07/15/2025) (6):

Commissioner Helmly recused herself from this item.

Senior Planner Fernald explained the Board approved the Palm Ridge Phase 1 Plat during the meeting on June 17, 2025. Following a review by the County Attorney, the warranty deed was recommended for approval.

Commissioner Floyd made a motion to approve the Warranty Deed for Palm Ridge Phase 1. Commissioner Burdette seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE PROCLAMATIONS RECOGNIZING THE SOFTBALL AND TRACK TEAMS AS GRPA STATE CHAMPIONS (1):

County Clerk Johnson explained the proclamation was presented in the presence of both the track team and the softball team. County Clerk Johnson read the proclamation aloud.

Vice Chair Deloach made a motion to approve proclamations recognizing the softball and track teams as GRPA State Champions. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCE (2):

Senior Planner Fernald explained this is the initial review of R-1, R-2, R-3, R-4, and R-5, aimed at maintaining the moratorium timeline. The steering committee recommends incorporating design standards for the R-1 zoning district aligned with the five districts, including a 10% open space requirement. For R-2 and R-3, the committee has revised the zoning districts to clarify housing types and ownership structures.

Commissioner Burdette made a motion to approve an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article V. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE III - GENERAL PROVISIONS, SECTION 3.25 NONCONFORMING LOTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCE (3):

Senior Planner Fernald explained to ensure residents can utilize their properties, even when they are nonconforming, this ordinance has been revised to clarify that accessory structures are permitted on nonconforming lots, and a building permit may be issued for a single-family dwelling on a vacant lot.

Commissioner Floyd made a motion to approve an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.25 Nonconforming lots. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY RICHARD FLANDERS - NEW HORIZON DEVELOPMENT COMPANY FOR A FINAL PLAT FOR BUCKINGHAM PLANTATION PHASE 2C LOCATED ON NOEL C. CONAWAY ROAD MAP # 375 PARCEL # 51 IN THE SECOND DISTRICT (4):

Commissioner Helmly recused herself from this item.

Senior Planner Fernald explained staff recommends approval of the final plat and deed

for Buckingham Phase 2C, encompassing roads, water, sewer, and stormwater infrastructure. The county engineer has endorsed the bond recommendation, and the final inspection was successfully completed on July 18, 2025.

Commissioner Burdette made a motion to approve the Final Plat for Buckingham Phase 2C, and accept the roads, water, reuse, sewer, and stormwater infrastructure identified in the warranty deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE VI- SECTION 6.2 - YARDS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):

Senior Planner Fernald explained the ordinance was revised and approved on May 21, 2024. It permits the construction of fences directly on the property line, positioned 10 feet from the road's edge, with a maximum allowable height of 60 inches.

Commissioner Helmly made a motion to approve the revision to Code of Ordinances- Part II- Official Code, Appendix C- Article VI- Yards. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C - ZONING ORDINANCE, APPENDIX C- ARTICLE III- 3.47- RESIDENTIAL SUBDIVISION OPEN SPACE AND GREEN SPACE ARTICLE OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (6):

Senior Planner Fernald explained this article defines open space and green space within residential subdivisions, outlines the zoning district-specific requirements for open space, and provides guidance on calculating open space. Additionally, it examines trail standards that qualify for open space credit.

Commissioner Burdette made a motion to approve the revision to Code of Ordinances- Part II- Official Code, Appendix C-Article- III- 3.47- Residential Subdivision Open Space and Green Space Article. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025- 025 FOR TAX COMMISSIONER TO WRITE OFF PROPERTIES THAT ARE UNCOLLECTABLE DUE TO STATUTE OF LIMITATIONS (7):

Tax Commissioner Rodewolt explained that enhancing the tax digest involves addressing uncollectible tax bills, correcting inaccurate property assessments, and removing outdated records. To prevent future billing errors, the Tax Assessor's office should be notified when selling boats or mobile homes.

Commissioner Helmly made a motion to approve Resolution# 025- 025 for Tax Commissioner to write off properties that are uncollectable due to statute of limitations. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE RESOLUTION# 025-026 ADOPTING THE FY2025 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE (8):

Senior Planner Fernald explained development impact fees are designed to ensure the availability of adequate public infrastructure to support new growth and development. The CIE annual update has undergone review and received approval from the Department of Community Affairs.

Commissioner Floyd made a motion to approve the resolution to amend the budget for FY 2025. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A TRANSPORTATION MASTER PLAN UPDATE FOR COMPREHENSIVE PLANNING OF TRANSPORTATION NEEDS (9):

County Engineer Hulme explained the Transportation Master Plan, introduced during the previous workshop, is based on updated traffic data and identifies capital improvement projects for transportation needs. No changes were made to the plan. However, it will need to be updated every five years, or sooner if any major projects arise. Updates will involve checking off completed projects and replacing them with new ones, as large projects significantly impact traffic modeling.

Commissioner Helmly made a motion to approve the Update to the Transportation Master Plan as a policy document for Comprehensive Planning of Transportation needs. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY MARC LIVERMAN FOR A SITE PLAN FOR "ACT SAVANNAH GATEWAY" LOCATED ON TALL TREE ROAD. MAP # 450F PARCEL # 25 & 26 IN THE SECOND DISTRICT (10):

Senior Planner Fernald explained this request is to approve a site plan for the Act Savannah Gateway, which includes a maintenance shop, phase one and two cross-dock terminals, an administrative office, a 55-foot truck chassis area, 224 parking spaces, 104 employee parking spaces, and 180 employee maintenance parking spaces.

Commissioner Burdette raised concerns regarding the school's proximity.

Mark Liverman with Integrated Civil Solutions stated that he is overseeing the ACT Gateway Savannah Crosstalk Facility, a critical component of the broader Savannah Gateway Industrial Hub master plan.

Commissioner Burdette made a motion to postpone to 08/19/2025. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT BETWEEN GDOT & EFFINGHAM COUNTY SR30 KOLIC HELMEY RD RAB MAINTENANCE PLAN (11):

County Engineer Hulme explained this agreement formalizes the standard terms between GDOT and the county for the maintenance of vegetation within the proposed

roundabout. It includes responsibilities for watering, pruning, weeding, pest control, mulching, litter management, and ensuring ADA compliance.

Commissioner Burdette made a motion to approve the Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT BETWEEN GDOT & EFFINGHAM COUNTY FOR THE SR30 MIDLAND RD RAB MAINTENANCE PLAN (12):

County Engineer Hulme explained this agreement mirrors the previous one in scope and terms but pertains to a location approximately a quarter mile west at highway 30 and Midland.

Commissioner Burdette made a motion to approve the Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-027 TO AMEND THE 2026 FISCAL YEAR BUDGET (13):

Finance Director Barnes explained this amendment reallocates funds across various departments and accounts for equipment that was approved in the previous fiscal year but delivered in the current one.

Commissioner Floyd made a motion to approve the resolution to amend the budget for FY 2026. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PURCHASE ORDER# 20250805 FOR THE PURCHASE OF DISPATCH EQUIPMENT INCLUDING COMPUTERS, PHONE SYSTEM HARDWARE, SERVERS, AND RELATED DEVICES FOR EFFINGHAM COUNTY 911 AND SHERIFF'S OFFICE DISPATCH CENTERS (14):

Procurement and Contracts Manager Carver explained the 911 center and sheriff's dispatch operations will upgrade their infrastructure by replacing outdated equipment with modern computers, servers, monitors, phone system components, and NCIC interface hardware.

Commissioner Kieffer made a motion to approve the purchase of dispatch equipment from GeoConex in the amount of $221,857.50. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AWARD OF A CONSTRUCTION CONTRACT TO OHIO DREDGE LLC FOR DREDGING AND CONTAMINANT REMOVAL SERVICES AT ATLAS PARK PHASE I, IN ACCORDANCE WITH BID NO. 25-ITB-091 (15):

Procurement and Contracts Manager Carver explained the county has contracted Ohio Dredge LLC, which submitted the lowest responsive and responsible bid, to perform dredging and contaminant removal at Atlas Park.

Commissioner Floyd made a motion to approve the contract award to Ohio Dredge LLC in the amount of $150,090.00. Commissioner Kieffer seconded the motion. The

motion carried unanimously.

CONSIDERATION TO APPROVE ISSUANCE OF PURCHASE ORDER# 20250724 TO DIESEL POWER SOLUTIONS LLC FOR THE INSTALLATION OF A PROPANE GENERATOR SYSTEM AND COMPREHENSIVE ELECTRICAL SAFETY UPGRADES AT EMS 1 (16):

Procurement and Contracts Manager Carver explained the proposed work involves the installation of a 90-kilowatt propane generator, a 1,000-gallon fuel tank, a comprehensive fuel system overhaul, a complete modernization of the building's outdated electrical infrastructure, and thorough system testing.

Director of facilities and fleet services Goudeau explained during the monthly preventive maintenance (PM) of all generators, the team inspects the fuel tanks for diesel, head, and propane. Weekly testing is conducted, and no issues related to organic material in the tanks have been identified.

Commissioner Burdette made a motion to approve the Purchase Order to Diesel Power Solutions LLC in the amount of $101,573.30. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT NO. 1 TO THE INDEFINITE DELIVERY CONTRACT FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES BETWEEN EFFINGHAM COUNTY AND THOMAS & HUTTON (17):

Procurement and Contracts Manager Carver explained this item seeks approval for the annual renewal of the on-call engineering and architectural contract with Thomas and Hutton for fiscal year 2026. The renewal includes updates to the hourly rate schedule to account for labor market adjustments and cost increases.

Commissioner Burdette made a motion to approve Amendment No. 1, renewing the contract and adopting the updated hourly rates. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER NO. 3 UNDER THE EXISTING INDEFINITE DELIVERY CONTRACT FOR ENGINEERING AND ARCHITECTURAL SERVICES WITH THOMAS & HUTTON FOR PROFESSIONAL CONSULTING SERVICES TO SUPPORT EFFINGHAM COUNTY'S CAPITAL PROJECT PROGRAM MANAGEMENT (18):

Procurement and Contracts Manager Carver explained this task order provides professional program management services to support ongoing and upcoming capital projects. These services include risk assessment, cost validation, MWBE strategies, and post-construction closeout.

Commissioner Kieffer made a motion to approve Task Order No. 3 as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER NO. 4 UNDER THE EXISTING INDEFINITE DELIVERY CONTRACT (IDC) FOR ENGINEERING AND ARCHITECTURAL SERVICES WITH THOMAS & HUTTON TO PROVIDE CONSTRUCTION ENGINEERING INSPECTION (CEI) SERVICES FOR RESURFACING, RECLAMATION, AND ROADWAY IMPROVEMENT PROJECTS THROUGHOUT EFFINGHAM COUNTY (19):

Procurement and Contracts Manager Carver explained Thomas and Hutton will provide professional oversight in quality control, contractor coordination, testing supervision, and pay application reviews for projects funded through LMIG, TSPLOST, and other transportation sources.

Commissioner Burdette made a motion to approve Task Order No. 4 with Thomas & Hutton as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER NO. 5 TO THE CONSTRUCTION CONTRACT WITH MCWRIGHT, LLC FOR THE EBENEZER ROAD FIRE RESCUE STATION #17 (20):

Procurement and Contracts Manager Carver explained this change order addresses the inclusion of additional road waste disposal and a modification to the cabinet design.

Commissioner Floyd made a motion to approve Change Order No. 5 as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONSTRUCTION CONTRACT AWARD TO J W OLIVER CONSTRUCTION, INC. FOR THE GATEWAY PARKWAY EXTENSION PROJECT AS SPECIFIED IN THE INVITATION TO BID NUMBER 25-ITB-092 (21):

Procurement and Contracts Manager Carver explained the Gateway Parkway extension project will encompass the construction of a new three-lane roadway, drainage infrastructure improvements, and the installation of a 20-inch water main. J.W. Oliver Construction was awarded the contract after submitting the lowest responsive and responsible bid.

Commissioner Burdette made a motion to approve the contract award to J W Oliver Construction, Inc. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Introduction of Assistant County Manager – Michael King

Commissioner Burdette

- Buring in Hodgeville area
- Reconsider agenda order for unfinished business and planning board
- Additional opening for Recreation Board

Commissioner Helmly

- McCall Road reclamation
- Designated green turning light for Rahn Station Road and for Hwy 30*

Commissioner Kieffer

- High wind region roofing ordinance

XIII – EXECUTIVE SESSION

At 9:03pm, Commissioner Helmly made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Burdette seconded the motion. The motion carried unanimously.

At 9:52pm, Commissioner Burdette made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve July 1, 2025 executive session minutes *(Postponed, 07/15/2025).* Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

JEFFERSON MARTIN – PUBLIC HEARING (01): Planning Board recommends approving an application by Jefferson Martin to rezone +/- 13.4 acres located at 1358 Springfield-Egypt Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 341 Parcel # 16 in the Third District.

Senior Planner Fernald explained that the applicant requested rezoning for 13.4 acres, with only 3.125 acres designated as AR-2. Surrounding parcels are also zoned AR-2, and the future land use map designates this parcel as agricultural. The planning board conditionally approved a three-lot subdivision, requiring Development Services to review and approve the plat, with a maximum of four (4) lots allowed.

Speaking for: Jeff Martin explained that the land was acquired from his late grandparents. The purpose of the current subdivision request is to divide the property among family members.

Ryan Thompson stated that a three-acre parcel could potentially be subdivided into three one-acre lots in the future if no specific conditions are attached to the rezoning.

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

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. That the subdivision shall only be no more than three (3) lots.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

JEFFERSON MARTIN – SECOND READING (02): Consideration to approve the Second Reading of an application by Jefferson Martin to rezone +/- 13.4 acres located at 1358 Springfield Egypt Road from AR-1 to AR-2 to allow for permitted uses in AR-

2 Map # 341 Parcel # 16 in the Third District.

This item was postponed to 08/19/2025 due to added stipulation.

BRYAN VANDENHOUTEN as agent for **JENNY ULLMAN – PUBLIC HEARING (03):** Planning Board recommends approving an application by Bryan Vandenhouten as agent for Jenny Ullman to rezone +/- 8.92 acres located on Courthouse Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 324 Parcel # 57 in the First District.

Senior Planner Fernald explained that the applicant is seeking to rezone 8.92 acres to AR-2 zoning and subsequently subdivide the parcel into two (2) lots. The application has been deemed complete, with the condition that subdivision is limited to two (2) lots.

Speaking for: Bryan Vandenhouten stated that the property will be divided into two parcels, each approximately 4.66 acres in size. One parcel will be retained by him, and the other by his brother, with the intention of developing two (2) homes.

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

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. The parcel can only be subdivided into two lots.

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

BRYAN VANDENHOUTEN as agent for **JENNY ULLMAN – SECOND READING (04):** Consideration to approve the Second Reading of an application by Bryan Vandenhouten as agent for Jenny Ullman to rezone +/- 8.92 acres located on Courthouse Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 324 Parcel # 57 in the First District.

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

ROBIN LANCE as agent for **BETTY J. PADGETT – PUBLIC HEARING (05):** Planning Board recommends approving an application by Robin Lance as agent for Betty J. Padgett to rezone +/- 4.07 acres located on Old Louisville Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 272 Parcel # 66 in the Third District.

Senior Planner Fernald explained that the applicant is seeking to rezone 4.07 acres to AR-2 zoning classification, encompassing properties located between 570 and 600 Old Louisville Road. The Planning Board has approved the rezoning request; with the stipulation that 570 Old Louisville Road shall not be further subdivided.

Speaking for: Robin Lance presented a plat in anticipation of the vote for 600 Old Louisville Road.

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

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. 570 Old Louisville Road shall not be further subdivided.

Commissioner Helmly seconded the motion. The motion carried unanimously.

ROBIN LANCE as agent for **BETTY J. PADGETT – SECOND READING (06):** Consideration to approve the Second Reading of an application by Robin Lance as agent for Betty J. Padgett to rezone +/- 4.07 acres located on Old Louisville Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 272 Parcel # 66 in the Third District.

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

CAITLYNN CAVALLO – PUBLIC HEARING (07): 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.

Senior Planner Fernald explained that the applicant is requesting a variance of 10 feet along the front property line and 15 feet along the rear property line due to the irregular size and shape of the parcel.

Caitlynn Cavallo was present to answer any questions.

Vice Chair Deloach stated that in the previous review, denial was recommended. However, after further discussions with the applicant, his position has changed.

Vice Chair Deloach made a motion to approve the application, and the application is completed. Commissioner Burdette seconded the motion. The motion carried unanimously.

CAITLYNN CAVALLO – SECOND READING (08): 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.

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

DARRIN DICKERSON as agent for **LAURIE DICKERSON – PUBLIC HEARING (09):** Planning Board recommends approving an application by Darrin Dickerson as agent for Laurie Dickerson to rezone +/- 1.61 out of 12.38 acres located at 446 Nease Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 374 Parcel # 35A in the First District.

Senior Planner Fernald explained that the applicant is seeking to rezone 1.61 acres of a 12.38-acre parcel to AR-2 to facilitate subdivision and transfer the acreage to their children. The planning board has approved the rezoning request, with the stipulation that the 1.61-acre parcel cannot be further subdivided.

Speaking for: Darrin Dickerson explained his sole objective is to settle his mother's estate and rezone the 1.6-acre property, which includes the house. He expressed agreement with the restriction that the property cannot be further subdivided.

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

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.

Commissioner Burdette seconded the motion. The motion carried unanimously.

DARRIN DICKERSON as agent for **LAURIE DICKERSON – SECOND READING (10):** Consideration to approve the Second Reading of an application by Darrin Dickerson as agent for Laurie Dickerson to rezone +/- 1.61 out of 12.38 acres located at 446 Nease Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 374 Parcel # 35A in the First District.

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

CASEY MCDONALD – PUBLIC HEARING (11): Consideration to approve an application by Casey McDonald for a conditional use to allow for a Rural Business located at 513 Bent Oak Drive Map # 323D Parcel # 7 in the First District.

Senior Planner Fernald explained that the applicant is seeking a conditional use permit to operate a rural business as a hair salon at her residence. The proposed business hours are Tuesdays and Thursdays from 10 a.m. to 7 p.m., Wednesdays from 8 a.m. to 4 p.m. and one Saturday a month.

Casey McDonald was present to answer any questions.

Commissioner Floyd 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.

Commissioner Burdette seconded the motion. The motion carried unanimously.

CASEY MCDONALD – SECOND READING (12): Consideration to approve the Second Reading of an application by Casey McDonald for a conditional use, to allow for a Rural business, located at 513 Oak Bent Drive Map # 323D Parcel # 7 in the First District.

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

WILLIAM BURGESS – PUBLIC HEARING (13): Consideration to approve an application by William Burgess for a conditional use located at 1302 Springfield Egypt Road to allow for a tiny home subdivision in AR-1 Map # 341 Parcel # 15 in the Third District.

Senior Planner Fernald explained that the applicant is requesting a conditional use permit for a tiny home subdivision in AR-1. Staff have reviewed buffers, housing size,

and dwelling requirements. The proposal includes 13 rental homes, each approximately 544 square feet, on an 8.46-acre parcel, along with a main house for the owner. A central well and engineered septic system is proposed to serve all units.

Speaking for: William Burgess explained the tiny homes are small, standalone houses that will be constructed from the ground up. The first unit has already been pre-manufactured.

Speaking in objection: Craig Johnson, Cathy Heidt, David Exley, Dee Marrow, Eugene Peevee, and Cynthia Arnsdorf expressed concerns with road structure for emergency services, traffic, and risk of contamination of well.

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

WILLIAM BURGESS – SECOND READING (12): Consideration to approve the Second Reading of an application by William Burgess for a conditional use, to allow for a tiny home subdivision in AR-1, located at 1302 Springfield-Egypt Road. Map # 341 Parcel # 15 in the Fifth District.

This item was denied due to previous action.

XVI – ADJOURNMENT

At 9:52pm, there being no further business, Commissioner Burdette made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chairman

Stephanie Johnson

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
AUGUST 19, 2025

*Notes an addition to the minutes