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
MARCH 17, 2026

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Jamie Deloach, Ms. Elizabeth Helmly, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, March 17, 2026 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 Clerk Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Mr. Michael King – Assistant County Manager, Mr. Mark Barnes – Finance Director, Ms. Maraya Durham – I.T. Support Specialist, Ms. Pamela Melser – Director of Development Services, Ms. Jennifer Rose – Planner I, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Laura Basette – Elections and Registrar Director, Mr. Josh Moody – Building Official, and Mr. Ted Goudeau – Facilities Maintenance Director.

CITIZEN PARTICIPATION

Josh Yeager, Gee Harvey, Joel Jurudo, Dave Burns, Scott Lewis, Corey Phillips, Lynn Hall, Herbert Joyner, Alex Long

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:00pm

II- ROLL CALL

Damon Rahn, Chairman
Forrest Floyd
Roger Burdette - *Absent*
Jamie Deloach
Beth Helmly
Phil Kieffer, Vice Chairman

III – INVOCATION

Ethan Campbell, a ninth-grade homeschooled student and active member of Effingham County 4-H, offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Ethan Campbell.

V – AGENDA APPROVAL

Commissioner Deloach made a motion to approve the agenda as read. Commissioner Helmly seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE THE MARCH 3, 2026 REGULAR COMMISSION MEETING MINUTES (1):

Commissioner Deloach made a motion to approve the meeting minutes as presented. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

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

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-106)** Consideration to approve a Rural Fire Defense Agreement and MOU between GA Forestry Commission and Effingham County Fire Rescue. **(2026-107)** Consideration to approve receipt of a 50/50 Grant Award from the GA Forestry Commission. **(2026-108)** Consideration to approve to ratify and affirm the AccuSourceHR. **(2026-109)** Consideration to approve an Administrative Services Agreement Revised Fee Schedule with ACCG Agreement. **(2026-110)** Consideration to ratify and affirm a revised Memorandum of Understanding (MOU) between Effingham County and Bryan County related to coordination of infrastructure associated with the Coastal Georgia Regional Water Partnership Surface Water Project. **(2026-111)** Consideration to ratify and affirm submission of a Letter of Support and Resolution # 026-009 for the FY27 Community Project Funding request through the Office of Representative Earl L. "Buddy" Carter for the Marlow Sanitary Sewer Improvements Project. **(2026-112)** Consideration to approve a Proclamation designating April as National Donate Life Month. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II, APPENDIX C - ZONING ORDINANCES, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.13, 5.14 AND 5.15 (INDUSTRIAL DISTRICTS) OF THE

EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 03/03/2026*) (1):

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II, APPENDIX C, ARTICLE III, SECTION 3.15 - HOME OCCUPATIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 03/03/2026*) (2):

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

ASHLEY KESSLER as agent for **SALVADOR FIGUEROA – PUBLIC HEARING (03):** The Planning Board recommends approving an application submitted by Ashley Kessler as agent for Salvador Figueroa to rezone +/- 8.37 acres located on Mill Pond Road from R-1 to B-3 to allow for permitted uses in B-3 to allow for permitted uses in B-3 Map# 446 Parcel# 7 in the Fifth District (Postponed, 03/03/2026)

Commissioner Kieffer recused himself from this item due to property conflict.

Planner I Rose explained that the applicant seeks to rezone 8.37 acres of vacant, wooded land on Mill Pond Road from R-1 to B-3 Major Commercial for the construction of a pole barn. Staff recommended a rezoning to AR-1, which aligns with the Comprehensive Plan.

Commissioner Helmly made a motion to deny. Commissioner Floyd seconded the motion. The motion carried unanimously.

ASHLEY KESSLER as agent for **SALVADOR FIGUEROA – SECOND READING (04):** Consideration to approve the Second Reading of an application by Ashley Kessler as agent for Salvador Figueroa to rezone +/- 8.37 acres located on Mill Pond Road from R-1 to B-3 to allow for permitted uses in B-3 Map # 446 Parcel 7 in the Fifth District (Postponed, 03/03/2026)

This item was denied due to previous action.

Commissioner Kieffer returned

XI – NEW BUSINESS

CONSIDERATION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT FOR THE EFFINGHAM COUNTY BOARD OF ELECTIONS TO CONDUCT THE MAY 19, 2026, SPECIAL ELECTION FOR THE CITY OF GUYTON AND ANY REQUIRED RUNOFF ELECTION IN CONJUNCTION WITH THE GENERAL PRIMARY (1):

Elections and Registrar Director Bassett explained the City of Guyton has requested that a special election be conducted for an open city council seat, which can be coordinated with the May election.

Commissioner Deloach made a motion to approve and sign the intergovernmental agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

Consideration to approve an application by JC Helmly as agent for TK Electric LLC for a Site Plan for "TK Electric Site Plan Revision" located at 763 US Hwy 80 Map # 302 Parcel # 105 in the First District (2):

Commissioner Helmly recused herself from this item.

Senior Planner Barlett explained that the applicant intends to construct a 6,600-square-foot flex space building at 763 US Highway 80, designed to provide integrated office and storage facilities for small businesses. The property is zoned B-3 and will have access to public water and sewer services.

Commissioner Floyd made a motion to approve of the proposed site plan. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR BAKER HILL TOWNHOMES LOCATED AT THE INTERSECTION OF MAY ROAD AND OLD AUGUSTA ROAD SOUTH, CONSISTING OF 150 TOWNHOME LOTS MAP# 476 PARCEL# 78 IN THE FIFTH DISTRICT (3):

Commissioner Helmly returned.

Director of Development Services Melser explained Baker Hill Townhomes is a townhome subdivision comprising 150 lots, situated at the intersection of May Road and Old Augusta Road South. The subdivision is serviced by Effingham County water and sewer utilities, and the roads are being dedicated to the county. While the rear buffer has been reestablished, there are multiple trees within the required distance. This buffer serves as a designated area to provide separation or environmental protection, which may need clarification for prospective homebuyers unfamiliar with its purpose.

County Manager Callanan explained the city has implemented stricter penalties for violations of the buffer ordinance as well as more severe planning requirements.

Vice Chair Kieffer made a motion to approve the Final Plat and Warranty Deed for Baker Hill Townhomes. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR LAUREL GROVE SUBDIVISION - PHASE III LOCATED OFF OF NOEL C. CONAWAY ROAD, CONSISTING OF 56 LOTS MAP# 352 PARCEL# 58 IN THE FIRST DISTRICT (4):

Commissioner Helmly recused herself from this item.

Director of Development Services Melser explained Kildare Land Company LLC and G

Land Holdings LLC seek approval of the final plat warranty deed for phase three of the Laurel Grove subdivision, comprising 56 lots, which is serviced by Effingham County water and sewer utilities.

Commissioner Floyd made a motion to approve the Final Plat and Warranty Deed for Laurel Grove Subdivision – Phase III. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE JUVENILE COURT INTERGOVERNMENTAL AGREEMENT WITH THE OGEECHEE CIRCUIT AND ITS COUNTIES (5):

Commissioner Helmly returned.

Finance Director Barnes explained this is an update to the fiscal year 26 agreement with the other counties in the Ogeechee Judicial Circuit, reflecting a reduction of approximately $34,000 in the annual billing amount.

Commissioner Deloach made a motion to approve the amendment to the Juvenile Court IGA. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-008 TO AMEND THE FISCAL YEAR 2026 BUDGET (6):

Finance Director Barnes explained this amendment allocates funding for the recently approved TrueComp software contract, uniforms, and supplemental funding for the final fiscal year 2025 Ogeechee Circuit budget.

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

CONSIDERATION TO APPROVE A LEGAL SERVICES AGREEMENT BETWEEN EFFINGHAM COUNTY AND SL ENVIRONMENTAL LAW GROUP PC, AND OTHERS FOR LEGAL SERVICES (7):

County Manager Callanan explained Effingham County participated in a class action lawsuit concerning PFAS contamination in its surface water system and submitted related treatment expenditures for potential reimbursement under the class action framework.

Commissioner Deloach made a motion to approve the Legal Services Agreement for PFAS investigation and potential litigation. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF A CATERPILLAR 140 MOTOR GRADER FROM YANCEY BROS. CO. AND AUTHORIZE EXECUTION OF THE ASSOCIATED PREVENTATIVE MAINTENANCE AGREEMENT (8):

Procurement and Contracts Manager Carver explained this request is for approval to

procure a new Caterpillar 140 motor grader for public works to replace an aging unit currently in operation.

Commissioner Deloach made a motion to approve the purchase of the Caterpillar 140 Motor Grader and preventative maintenance agreement with Yancey Bros. Co. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT NO. 7 TO THE ROADSIDE MOWING SERVICES CONTRACT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND THE MCGRALEY COMPANY, LLC (extending the contract term and adjusting the service fee) (9):

Procurement and Contracts Manager Carver explained this item seeks approval of Amendment #7 to the county's existing roadside mowing contract with McGraley, which includes a 10% increase in the contract amount to address current service needs.

Commissioner Deloach made a motion to approve Amendment No. 7 to renew the Roadside Mowing Services Contract with The McGraley Company, LLC, for one additional year and approve the revised contract amount. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE OLD RIVER ROAD AND WARNELL PARKWAY CORRIDOR STUDY (10):

Engineering Project Coordinator Shuman explained this is a request to approve a professional services agreement between Kimley-Horn and the City of Warner Robins for a corridor study. The study will encompass approximately 6.5 miles. The project is anticipated to take 12 months to complete, with a final report expected in early 2027. It will include widening the section of Old River Road up to I-16 from Chatham County and rerouting the road to connect to Old River Road.

Commissioner Floyd made a motion to approve the Professional Services Agreement with Kimley-Horn and Associates, Inc. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #4 FOR THE TSPLOST DISTRICT 3 RESURFACING PROJECT WITH REEVES CONSTRUCTION COMPANY (11):

Engineering Project Coordinator Shuman explained this change order encompasses additional paving on Union Springs, the discovery of a collapsed pipe under Green Morgan School Road during construction, the inclusion of Fourth Street tie-ins, and the addition of striping at the Tuckasee King boat landing.

Commissioner Deloach made a motion to approve Change Order #4 in the amount of $210,843.10. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A POLICY OUTLINING THE PROCESS FOR AWARDING CHALLENGE COIN (12):

County Clerk Johnson explained challenge coins recognizes service provided by individuals, staff, community members, and businesses who display service excellence. A draft the policy was prepared and provided to the board for review and input.

Commissioner Helmly made a motion to approve the Standard Operating Procedure. Commissioner Deloach seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Dinner with municipalities' topics of discussion

Commissioner Floyd

- Roebling Road needs no passing lane

Commissioner Deloach

- Agenda from the municipalities for dinner meeting
- Effingham High School band attended New York City's St. Patrick's Day parade

County Clerk Johnson

- Church at the prison, March 31st at 7:00pm
- Governor Brain Kemp will be at Moncrief Square at 9:30am tomorrow

XIII – EXECUTIVE SESSION

At 6:24pm, Commissioner Deloach made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 7:09pm, Commissioner Deloach made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the February 17, 2026 and March 3, 2026 executive session minutes. Commissioner Helmly seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

COREY PHILLIPS – PUBLIC HEARING (01): Consideration to approve an application by Corey Phillips for a Conditional Use to allow for a Residential Business in AR-1 located at 582 Harry Lindsay Road Map # 235 Parcel # 22 in the Third District

Senior Planner Barlett explained that the applicant seeks approval to operate a gunsmithing business from a 30 by 56-foot accessory structure located on a 14.62-acre parcel zoned AR-1. The business will be owner-operated with minimally

anticipated customer traffic. The proposed use of the property is not expected to result in significant visual or operational impacts on adjacent properties.

Speaking for: Corey Phillips intends to establish a small gunsmithing operation on the property, focusing on minor repairs and custom builds for clients.

Commissioner Deloach made a motion to approve the application with the following conditions:

1. An Effingham County Occupational Tax Certificate (business license) shall be obtained and kept in good standing.
2. Hours of operation are limited to Monday through Saturday from 8:00 am to 5:00 pm, and no business is conducted on Sundays.
3. One non-illuminated temporary sign may be allowed during the specified business hours.
4. Must comply with all applicable firearm laws and licensing.
5. All applicable zoning and development standards must be met, including but not limited to setbacks, access requirements, and any departmental review standards.

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

COREY PHILLIPS – SECOND READING (02): Consideration to approve the Second Reading for an application by Corey Phillips for a Conditional Use to allow for a Residential Business in AR-1 located at 582 Harry Lindsay Road. Map # 235 Parcel # 22 in the Third District.

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

ALEXANDER 3 INVESTMENTS, LLC – PUBLIC HEARING (03): Consideration to approve an application by Alexander 3 Investments, LLC for a Variance from Section 5.1, to allow for a decrease in required setbacks in AR-1, located on Whitehall Ave Map # 465H Parcel # 235A in the Second District.

Senior Planner Barlett explained the variance requests to modify the current building setback requirements to align with the original standards. The limited size and dimensions of the parcel make strict adherence to the AR-1 setback requirements impractical, as it would significantly reduce the buildable area. Staff recommend approval of the variance based on the evidence provided and the findings in this report, as the hardship stems from the parcel's limited size and dimensions.

Building Official Moody explained silt fence has been installed, trees have been cleared and dirt has been brought in, but no plumbing or other construction work has commenced.

Speaking for: Alex Long explained this is a nonconforming AR-1 property, and approximately 21 feet are required for the proposed home. Form boards were installed to facilitate a survey, enabling determination of the necessary setbacks.

Speaking in objection: Lynn Hall and Herbert Joyner expressed concerns with flooding and property line setback.

County Manager Callanan stated that an engineering firm has been hired to redesign solutions for flooding issues in this neighborhood.

Commissioner Helmly made a motion to approve the application with the following conditions:

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. Any new encroachments onto Little McCall Road must be approved by the county engineer.
3. Hours of operation are limited to four days a week, 10 a.m.- 7 pm. No operations on Sundays.
4. One non-illuminated temporary sign may be allowed during the specified business hours.

Commissioner Deloach seconded the motion. The motion carried unanimously.

ALEXANDER 3 INVESTMENTS, LLC – SECOND READING (04): Consideration to approve the Second Reading for an application by Alexander 3 Investments, LLC for a Variance from Section 5.1, to allow for a decrease in required setbacks in AR-1, located on Whitehall Ave Map # 465H Parcel # 235A in the Second District

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

XVI – ADJOURNMENT

At 7:09pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Damon M. Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
APRIL 7, 2026