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
NOVEMBER 04, 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, November 04, 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. Michael King – Assistant 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, Mr. Mark Barnes – Finance Director, Ms. Kimberly Barlett – Senior Planner, Ms. Chelsie Fernald – Planning Manager, Ms. Jennifer Rose – Planner I, Mr. Jonathan Hulme – County Engineer, Mr. Tre Wilkins – Project Manager, Mr. Joshua Moody – Building Official, Mr. Mark Lastinger – Public Information Coordinator, Ted Goudeau – Facilities Maintenance Director, Mr. Seth Zeigler – Director of Parks and Landscape.

CITIZEN PARTICIPATION

Brett Bennett, Joey Zettler, Dana Sapp, Debra Snooks, Pam Andergg, Sue Exley, Noi Tran, Matt Anderson, Dave Burns, Robert McCorkle, Walt Lawson, Suzette Schmetz, Kim Bloodsworth, Chad Zittrouer, Ben Goldburg, Josh Yellin, David Hikdebrant, Dewayne Miller, Larry Locks, Justin Sowers

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:07pm

II- ROLL CALL

Damon Rahn, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chairman – *Absent*
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 announced that New Business items #9 will be postponed to the 11/18/2025 work session meeting.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE OCTOBER 21, 2025 WORK SESSION AND REGULAR MEETING MINUTES (1):

Commissioner Helmly made a motion to approve as presented. Commissioner Floyd 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.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF AN AMENDMENT TO THE EFFINGHAM COUNTY CODE OF ORDINANCE, PART II, CHAPTER 30 - ENVIRONMENT, ARTICLE X - TREE PROTECTION AND PRESERVATION (*1st reading approved, 10/21/2025*) (1):

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND ARTICLE III, SECTION 3.4 BUFFERS TO THE EFFINGHAM COUNTY CODE OF ORDINANCE (*1st Reading approved, 10/21/2025*) (2):

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE A PROCLAMATION RECOGNIZING NOVEMBER 9, 2025 AS RETIRED EDUCATORS DAY IN EFFINGHAM COUNTY (1):

Debbie Snooks, President of the Effingham Retired Educators Association (EREA),

provided an update on the organization's current work, noting that the group maintains over 40 active members who are proud of their retirement benefits. The EREA engages in several key community projects, including the Backpack Buddies program and providing support for school counselors and social workers. They are also involved in organizing a meal for the Augusta Children's Hospital. To fund their scholarship programs, the association relies on activities like selling door prize tickets and hosting bake sales. She concluded by highlighting the widespread volunteerism among retired educators in the county, sharing her own joy in reading to children in the STARS program at the Guyton daycare.

Commissioner Burdette made a motion to approve a Proclamation honoring October 2025 as Domestic Violence Awareness Month. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A REVISED CHANGE ORDER #1 TO THE TSPLOST 2025 MAINTENANCE RESURFACING PROJECT (DISTRICT 3), AWARDED TO REEVES CONSTRUCTION COMPANY (for the addition of Green Morgan School Road resurfacing and Pitts Road remaining in the original scope as approved at the September 16, 2025 Board meeting) (2):

County Engineer Hulme explained this item is merely a formality to present a cleaner version of a change order that the Board of Commissioners has already approved.

Commissioner Helmly made a motion to approve Change Order #1 in the amount of $1,221,474.94. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PARTIAL ASSIGNMENT OF EASEMENT RIGHTS BETWEEN BRALY INVESTMENT PROPERTIES, LLC AND THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA (3):

County Engineer Hulme explained this agreement clarifies and formally addresses certain drainage easements.

Vice Chair Deloach made a motion to approve of the Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH GOODWYN MILLS CAWOOD, LLC (GMC) FOR PROFESSIONAL ENGINEERING SERVICES TO DEVELOP AND MAINTAIN COMPREHENSIVE HYDRAULIC MODELS OF THE COUNTY'S WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS (4):

Project Manager Wilkins explained the goal of this model is to provide the necessary structure and resources for the County to effectively monitor and manage the performance of its water and sanitary sewer infrastructure.

Commissioner Helmly made a motion to approve the agreement with GMC in the amount of $172,000. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 4 TO THE CONTRACT WITH POND & COMPANY FOR THE ATLAS PARK DESIGN PROJECT TO PERFORM A

GEOTECHNICAL INVESTIGATION RELATED TO THE PLANNED POND, ROADWAY, AND PAVED AREAS (5):

Project Manager Wilkins explained that the development of the Atlas property has reached the stage of finalizing site development plans for infrastructure, including the parking lot, pickleball/basketball complex, boat ramp, and roadway.

The Board engaged in discussion regarding the evolving contract and the protracted timeline for the Atlas property development, specifically in relation to environmental remediation and planning.

Commissioner Floyd made a motion to approve Change Order 4 with Pond & Company in the amount of $10,257.50. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-038 TO AMEND THE FISCAL YEAR 2025 BUDGET (6):

Finance Director Barnes explained this amendment addresses necessary final budget adjustments for the current fiscal year.

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

CONSIDERATION TO APPROVE RESOLUTION# 025-039 TO AMEND THE FISCAL YEAR 2026 BUDGET (7):

Finance Director Barnes explained this budget amendment pertains to the current fiscal year and is primarily intended to carry forward funding for projects and procurements that were not started or completed during the prior fiscal year.

Commissioner Kieffer 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 THE FIRST READING TO AMEND PART II, OFFICIAL CODE: CHAPTER 10- ANIMALS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (8):

Senior Planner Barlett explained at the May 21, 2025, meeting, the Board of Commissioners approved a revision to the animal ordinance. Following its implementation, additional revisions were deemed necessary to better accommodate the public, including the addition of AR-3 zoning to areas where AR-1 and AR-2 zoning is currently applied.

Commissioner Helmly made a motion to approve the First Reading to amend Part II, Official Code: Chapter 10- Animals of the Effingham County Code of Ordinances. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ADOPT THE EFFINGHAM COUNTY STRATEGIC PLAN 2025 (5-year plan) (9):

This item was postponed to the 11/18/2025 work session meeting at agenda

approval.

CONSIDERATION TO APPROVE THE CONTRACT AWARD TO MUSCO SPORTS LIGHTING, LLC FOR THE INSTALLATION OF SPORTS FIELD LIGHTING AT PINEORA PARK AND CLYO PARK (10):

County Manager Callanan explained a proposal for separate lighting contracts for two (2) County parks, a procurement process managed by direct engagement with the specialized vendor, Musco Sports, as this approach is deemed more beneficial to the County than using standard contracting.

Commissioner Floyd made a motion to approve the contract award to Musco Sports Lighting, LLC for $1,153,500.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER 5 UNDER THE COUNTY'S PROFESSIONAL SERVICES CONTRACT (23-RFQU-061) WITH THOMAS & HUTTON FOR THE DIAMOND CONCRETE ROADWAY EXTENSION PROJECT (11):

County Engineer Hulme explained this design contract with Thompson & Hutton is for a small extension road connecting the Diamond Concrete facility to Effingham Parkway. The county is fulfilling an agreement with a developer to design this small road portion. The primary goal is to facilitate access and, critically, to move the estimated 70 concrete pipe and mixer trucks per day off of Hodgeville Road and onto the Parkway.

Commissioner Burdette made a motion to approve Task Order 5 with Thomas & Hutton Engineering Co. in the amount of $109,225.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C- ZONING ORDINANCE, ARTICLE III- 3.3 ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (12):

Senior Planner Barlett explained at the May 6, 2025, Board of Commissioners meeting, a revision to the accessory structure ordinance was approved. The revision included adding AR-3 zoning to all areas previously designated as AR-1 and AR-2. Additionally, a provision was added to exempt accessory structures used for agricultural purposes in AR-1 zones from height restrictions.

Commissioner Helmly made a motion to approve the First Reading to amend Appendix C- Zoning Ordinance, Article III- 3.3 Accessory Structures in Residential Districts of the Effingham County Code of Ordinances. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMEND TO THE PART II, APPENDIX C - ZONING ORDINANCES, ARTICLE III- 3.46- ACCESSORY DWELLING UNIT TO THE EFFINGHAM COUNTY CODE OF ORDINANCES (13):

Senior Planner Barlett explained that the Accessory Dwelling Unit (ADU) ordinance was approved on June 17th. The size of the ADU must not exceed 75% of the gross floor area and must comply with building setbacks specific to the zoning

requirements.

Commissioner Burdette made a motion to approve an amend to the Part II, Appendix C - Zoning Ordinances, Article III- 3.46- Accessory Dwelling Unit to the Effingham County Code of Ordinances. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Commissioner Helmly

- Expressed gratitude to Staff

XIII – EXECUTIVE SESSION

At 5:05pm, Commissioner Kieffer 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 6:01pm, Commissioner Helmly made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

At 8:58pm, 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 9:23pm, Commissioner Helmly made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve the October 21, 2025 executive session minutes as read. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

SUZETTE SCHMETZ as agent for **BEVERLY BOYLES – PUBLIC HEARING (01):** Planning Board recommends approving an application by Suzette Schmetz as agent for Beverly Boyles to rezone +/- 5 acres located on Highway 17 from AR-1 to B-3 to allow for veterinary services in B-3 Map # 296 Parcel # 46C01 in the Third District.

Commissioner Floyd recused himself from this item.

Planning Manager Fernald explained the applicant sought to rezone five acres to B-3 for veterinary services. The parcel, located within an agricultural-residential area, borders a commercial zone where small-scale stores and wholesale operations predominate.

The Board engaged in a discussion with the consensus that proper rezoning was the appropriate and preferred route for the applicant, agreeing that this decision was ultimately better for the applicant in the long run.

Speaking for: Dr. Resse Schmetz explained this property contingent on rezoning to B-3 to build a larger clinic.

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

1. A site plan must be approved by the Board of Commissioners.
2. Any encroachments onto Pound Road must be approved by the County Engineer and any encroachments onto Highway 17 must be approved by GDOT.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

SUZETTE SCHMETZ as agent for **BEVERLY BOYLES – SECOND READING (02):** Consideration to approve the Second Reading of an application by Suzette Schmetz as agent for Beverly Boyles to rezone +/- 5 acres located on Highway 17 from AR-1 to B-3 to allow for veterinary services in B-3 Map # 296 Parcel # 46C01 in the Third District

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

MATT ANDERSON as agent for **ROBBIE LEE POSTELL EXECUTOR OF HOLIDAY POSTELL ESTATE – PUBLIC HEARING (03):** Planning Board recommends approving an application by Matt Anderson as agent for Robbie Lee Postell Executor of Holiday Postell Estate to rezone +/- 6.6 out of 26.4 acres located on Mt. Hope Road from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 268 Parcel # 19A in the Third District.

Commissioner Floyd returned.

Planning Manager Fernald explained that the applicant is seeking to rezone 4.772 acres to AR-3 with the intent of transferring the parcels to their children. These parcels are located within the agricultural residential area as designated on the future land use map. Staff have reviewed the application and confirmed its completeness, subject to the following conditions below.

Speaking for: Matt Anderson addressed the Board on behalf of Mr. Robbie Postale and Mr. Curt Neil to request approval for a specific rezoning action.

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

1. Development Services must review and sign the plat. Then, the plat must be recorded so the zoning can take effect.
2. Any encroachment permit must be reviewed and obtained from Effingham County for access to Mt. Hope Road.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

MATT ANDERSON as agent for **ROBBIE LEE POSTELL EXECUTOR OF HOLIDAY POSTELL ESTATE – SECOND READING (04):** Consideration to approve the Second Reading of an application by Matt Anderson as agent for Robbie Lee Postell Executor of Holiday Postell Estate to rezone +/- 6.6 out (Tentative) Board of Commissioners Regular Meeting Agenda – November 04, 2025 of 26.4 acres located on Mt. Hope Road

from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 268 Parcel # 19A in the Third District.

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

TERAMORE DEVELOPMENT, LLC as agent for **CAREY F. GRAHAM – PUBLIC HEARING (05):** Planning Board recommends approving an application by Teramore Development, LLC as agent for Carey F. Graham to rezone +/- 2 out of 36.36 acres located on Old Tusculum Road from AR-1 to B-2 to allow for commercial retail in B-2 Map # 366 Parcel # 48 in the Third District.

Planning Manager Fernald explained that the applicant requested to rezone two out of 36.36 acres to B-2, which is the general commercial district for a commercial retail establishment. However, the future land use map for this area is agricultural residential, and the Planning Board motion to rezone was approved four to one.

Speaking for Josh Yellin representing Teramore Development, addressed the Board to request rezoning of 2 acres of a 36-acre tract. He highlighted the site's unique suitability for B-2 light commercial use due to its location at the signalized intersection of two major county truck routes (Highway 21 and Old Tusculum Road).

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

1. A Site Plan must be approved by the Board of Commissioners
2. Any encroachment onto Old Tusculum must adhere to the Effingham County Access Management Policy and obtain an encroachment permit.

Commissioner Floyd seconded the motion. The motion carried unanimously.

TERAMORE DEVELOPMENT, LLC as agent for **CAREY F. GRAHAM – SECOND READING (06):** Consideration to approve the Second Reading of an application by Teramore Development, LLC as agent for Carey F. Graham to rezone +/- 2 out of 36.36 acres located on Old Tusculum Road from AR-1 to B-2 to allow for commercial retail in B-2 Map # 366 Parcel # 48 in the Third District.

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

DAVID HILDEBRANT as agent for **THERESA HILDEBRANDT – PUBLIC HEARING (07):** Planning Board recommends approval of an application by David Hildebrant as agent for Theresa Hildebrandt to rezone +/- 6.35 acres located on Little McCall Road from AR-1 to & AR-2 to AR-3 to allow for permitted uses in AR-3 Map # 391 Parcel # 17 & 18A in the Fourth District.

Planning Manager Fernald explained the applicant seeks to rezone 6.35 acres to AR-3 and subdivide the property into two parcels, measuring 3.14 acres and 3.5 acres. The central portion of the property will remain designated as AR-1. The planning board has approved the proposal, subject to the conditions that Development Services review the plan and that any new encroachments on Macall Road require an encroachment

permit.

Speaking for: David Hildebrant was present to answer any questions.

Commissioner Helmly 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. Any new encroachments onto Little McCall Road must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

DAVID HILDEBRANT as agent for **THERESA HILDEBRANDT – SECOND READING (08):** Consideration to approve the Second Reading of an application by David Hildebrant as agent for Theresa Hildebrandt to rezone +/- 6.35 acres located on Little McCall Road from AR-1 to & AR-2 to AR-3 to allow for permitted uses in AR-3 Map # 391 Parcel # 17 & 18A in the Fourth District.

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

KERN & CO., LLC - CHAD ZITTROUER as agent for **R B BAKER PROPERTIES, LLC – PUBLIC HEARING (09):** Planning Board recommends approval 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 S from R-1 to LI to allow for permitted uses in Light Industrial Map # 476 Parcel # 4A in the Fifth District.

Planning Manager Fernald explained the proposed zoning is light industrial, with the development to be served by Effingham County Water and Sewer. Warehousing and distribution are permitted uses within this zoning classification, and the developer has secured a tenant for the first phase. This parcel is located within the industrial area designated on the future land use map and is well-suited for light industrial uses, including warehousing, distribution, trucking, and small-scale assembly and manufacturing. At the October 14, 2025, planning board meeting, a motion for approval was made with additional conditions, including requiring truck courts at the rear of buildings facing Old Augusta Road. Site plans must receive approval from the board of commissioners and comply with the Effingham County Water Resource Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 of the Flood Damage Prevention Ordinance.

Speaking for: Robert McCorkle and engineer Chad Zittrouer focused on mitigation, strategic suitability, and the project's enhanced readiness since its previous application.

Speaking in objection: Sarah Bledsworth and Ron Black expressed concerns with the fundamental tension between community concern and economic commitment in the development proposal.

The Board engaged in a discussion regarding the proposed buffer quality, concerns regarding wetlands, and future road connectivity to the roundabout.

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

1. A Site Plan must be approved by the Board of Commissioners
2. All buffers must adhere to the Effingham County Board of Ordinances, Section 3.4 – Buffers
3. Site development plan must comply with the Effingham County Water Resources Protection ordinance, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Damage Prevention.
4. Based on the parcel's location, extra Best Management Practices (BMPs) and requirements must be followed as agreed upon between Effingham County and the City of Savannah.
5. Any buildings that face Old Augusta Road, the truck court shall be in the rear of the building.
6. The Site Plan shall clarify the additional buffers.

Commissioner Burdette seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

KERN & CO., LLC - CHAD ZITTROUER as agent for **R B BAKER PROPERTIES, LLC – SECOND READING (10):** 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 S. from R-1 to LI to allow for permitted uses in Light Industrial Map # 476 Parcel # 4A in the Fifth District.

This item was postponed to 11/18/2025 commission meeting due to lack of a unanimous vote.

NEIL MCKENZIE as agent for **CASSIE MICHELE HINELY – PUBLIC HEARING (11):** Planning recommends denying an application by Neil McKenzie as agent for Cassie Michele Hinely to rezone +/- 247.2 acres located on Sand Hill Road from PD-R to PD-R to allow for a Planned Development Text Amendment Map # 298 Parcel # 46 in the First District.

Planning Manager Fernald explained the applicant is requesting an amendment to the Planned Development (PD) text primarily to reflect necessary changes concerning utility infrastructure and to accommodate an increase in the overall density of the project. The revised PD text document detailing these changes was included in the packet. The approval of this application is contingent upon meeting the conditions listed below.

Speaking for: Josh Yellin highlighted the project's enhanced design, including a massive amount of setbacks and buffer, and committed to donating a 10-acre portion of the amenity area to the County for future recreational use. Mr. Yellin requested approval for the PD text amendment, which incorporates these options, followed by approval of the two corresponding site plans.

The Board engaged in discussion regarding the tension between project approval and

the need for scalable public infrastructure to support high-density growth.

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

1. A Preliminary Plat must be approved by the Board of Commissioners.
2. All site development plans must comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site development plans must adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
4. No lots shall back up to Sandhill Road.
5. The total percentage of Cottage lots will not exceed 50%.
6. The minimum square footage of the home must be 1500 sq. ft.
7. Site development plans must include covered bus stops.

Commissioner Burdette seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

NEIL MCKENZIE as agent for **CASSIE MICHELE HINELY – SECOND READING (12):** 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 Sand Hill Road from PD-R to PD-R to allow for a Planned Development Text Amendment Map # 298 Parcel # 46 in the First District.

This item was postponed to 11/18/2025 commission meeting due to the lack of a unanimous vote.

NEIL MCKENZIE as agent for **CASSIE MICHELE HINELY – PRELIMINARY PLAT (13):** Planning recommends denying an application by Neil McKenzie as agent for Cassie Michele Hinely to rezone +/- 247.2 acres located on Sand Hill Road from PD-R to PD-R to allow for a Planned Development Text Amendment Map # 298 Parcel # 46 in the First District.

Senior Planner Barlett explained that the applicant has submitted two preliminary plats, which provide most of the required information. The preliminary plat outlines 544 lots, including 272 cottage lots and 272 traditional lots, with 42.2% open space, covered bus stops, and compliance with ordinance requirements, subject to stipulations outlined in the rezoning.

Commissioner Floyd made a motion to postpone to 11/18/2025 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

NEIL MCKENZIE as agent for **BRETT BENNETT – PRELIMINARY PLAT (14):** 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.

Commissioner Floyd made a motion to postpone to 11/18/2025 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

NOI TRAN – PUBLIC HEARING (15): Planning Board recommends approving an

application by Noi Tran to rezone +/- 2.52 acres located at 7016 Highway 17 South from R-1 to AR-2 to allow permitted use in AR-2 Map # 354 Parcel # 46 in the First District.

Planning Manager Fernald explained the applicant has submitted a request to rezone 2.25 acres to AR-2 for religious housing. The AR-2 zoning district permits mobile homes, and the parcel is located within the agricultural residential area as designated on the future land use map.

Commissioner Floyd made a motion to approve the application, and the application is complete. Commissioner Burdette seconded the motion. The motion carried unanimously.

NOI TRAN – SECOND READING (16): Consideration to approve the Second Reading of an application by Noi Tran to rezone +/- 2.52 acres located at 7016 Highway 17 South from R-1 to AR-2 to allow permitted use in AR-2 Map # 354 Parcel # 46 in the First District.

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

ADAM WILKINSON as agent for **JAW SERVICES, LLC – PUBLIC HEARING (17):** Planning Board recommends denying an application by Adam Wilkinson as agent for JAW Services, LLC, to rezone +/- 5 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.

Planning Manager Fernald explained that the applicant reported that the 2023 traffic counts indicate an average of 250 vehicles per day, with no accidents reported in the past two years. Staff have reviewed the application and confirmed its completeness. The plat must be signed by Development Services and recorded for the zoning to become effective.

Speaking for: Adam Wilkinson focused on two key concerns: traffic impact and intersection safety.

Speaking in objection: Walt Lawson and Dave Burns expressed concerns with Safety and traffic, drainage and water issues, and zoning intent.

The Board engaged in a discussion regarding zoning intent.

Commissioner Kieffer made a motion to postpone to 11/18/2025 commission meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

ADAM WILKINSON as agent for **JAW SERVICES, LLC – SECOND READING (18):** Consideration to approve the Second Reading of an application by Adam Wilkinson as agent for JAW Services, LLC, to rezone +/- 5 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.

This item was postponed to 11/18/2025 due to previous action.

JOSEPH ZETTLER – PUBLIC HEARING (19): 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.

Senior Planner Barlett explained that the applicant has submitted a request for a conditional use permit to operate a rural business focused on mulching, wood repurpose, and on-site storage of equipment and materials. The business is proposed to operate Monday through Saturday, from 8:00 a.m. to 5:00 p.m. Per the Effingham County noise control ordinance, any noise exceeding 80 decibels outside of industrial zoning is considered a violation.

Speaking for: Joey Zettler was present to answer questions.

Speaking in objection: Dwayne Miller and Larry Cox expressed concerns with health and quality of life.

Commissioner Helmly made a motion to postpone to 11/18/2025 commission meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

JOSEPH ZETTLER – SECOND READING (20): 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.

This item was postponed to 11/18/2025 due to previous action.

JOYCE SOWERS – PUBLIC HEARING (21): Consideration to approve an application by Joyce Sowers for a conditional use located at 364 Old Augusta Road South to allow for an Agritourism business in AR-1 Map # 461 Parcel # 65 in the Fifth District.

Senior Planner Barlett explained that Ebenezer Rose and Garden Nursery LLC has applied for a business license to operate an existing plant nursery. Upon review, it has been determined that the business is more appropriately classified under an agritourism license. The nursery contributes to the local landscape by offering greenery and vibrant plantings. The property includes three greenhouses, an office and pump house, a pole barn, and a garage. Operating hours are Monday through Saturday, 9:00 a.m. to 5:00 p.m., with the business closed on Sundays. There are no significant expansion plans at this time.

Speaking for: Justin Sowers stated that this is a procedural change only, and they have no intent to expand or alter the business operations beyond the current two-acre footprint of the established, 15-year-old nursery.

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 Occupational Tax Certificate (business license).

Commissioner Helmly seconded the motion. The motion carried unanimously.

JOYCE SOWERS – SECOND READING (22): Consideration to approve the Second Reading of an application by Joyce Sowers for a conditional use located at 364 Old Augusta Road South to allow for an Agritourism business in AR-1 Map # 461 Parcel # 65 in the Fifth District.

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

MARIA SOLEDAD RAMIREZ ACOSTA – PUBLIC HEARING (23): Consideration to approve an application by Maria Soledad Ramirez Acosta for a variance from Section 3.21.1, to allow for the occupation of an RV/Camper in AR-1, located at 309 Atlantic Avenue Map # 296A Parcel # 76 in the First District.

Senior Planner Barlett explained the applicant has requested permission to occupy a camper or RV on-site during the construction of their home. Occupancy of the camper is limited to a maximum of 12 months, and the applicant is required to obtain approval from the Board of Commissioners prior to occupancy.

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

1. The RV/camper may be occupied for up to twelve (12) months during the home construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.
2. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.

Commissioner Burdette seconded the motion. The motion carried unanimously.

MARIA SOLEDAD RAMIREZ ACOSTA – SECOND READING (24): Consideration to approve the second reading of an application by Maria Soledad Ramirez Acosta for a variance from Section 3.21.1, to allow for the occupation of an RV/Camper in AR-1, located at 309 Atlantic Avenue Map # 296A Parcel # 76 in the First District.

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

XVII – ADJOURNMENT

At 9:24pm, there being no further business, Commissioner Burdette made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
NOVEMBER 18, 2025