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
SEPTEMBER 02, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Ms. Elizabeth Helmly and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, September 2, 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, Mr. Xerxes Sabb – I.T. Support Specialist, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Chelsie Fernald – Planning Manager, Ms. Jennifer Rose – Planner I, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Joshua Moody – Building Official, Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Tyler Crews, Carly Crews, Brett Bennett, Thomas E. Lonon, Jimmy Blakey, John Vajk Sr., Becky Alford, Troy K. Alford, Josh Yellin, Josh Yeager, Melissa Reagan, Ron Womack.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:03pm

II- ROLL CALL

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

III – INVOCATION

Commissioner Burdette offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Burdette.

VI – AGENDA APPROVAL

Vice Chair Deloach made a motion to approve the agenda as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE THE AUGUST 14, 2025 WORK SESSION MINUTES AND THE AUGUST 19, 2025 REGULAR MEETING MINUTES (1):

Commissioner Kieffer made a motion to approve as presented. Vice Chair Deloach 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

Vice Chair Deloach made a motion to approve the following Consent Agenda items: **(2025-417)** Consideration to approve and publish the Opioid Antagonist Administration, Location and Training Policy. **(2025-418)** Consideration to ratify and affirm the execution of a fixed-rate Natural Gas Supply Agreement with Gas South, LLC for County-wide natural gas services. **(2025-419)** Consideration to ratify and affirm a Real Estate Agreement with White Bluff Holdings, LLC for the purchase of land for the Blue Jay Road Water Tower site. Commissioner Burdette seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

NEIL MCKENZIE – PRELIMINARY PLAT (01): Consideration to approve an application by Neil McKenzie, for a Preliminary Plat located on Sand Hill Road, for "Hinley Tract Subdivision" zoned PD-R Map# 298 Parcels# 9 in the First District (*Postponed, 07/15/2025*)

Senior Planner Barlett explained the proposed subdivision spans 247.20 acres, featuring 429 lots, including 210 cottage lots and 219 traditional lots, with 50-foot undisturbed buffers around the property. It includes three (3) parking spaces per lot and complies with R-5 zoning requirements. The preliminary plan aligns with all ordinance stipulations, including Effingham County buffer standards.

Speaking for: Josh Yellin, representing the applicant, stated that they are exploring the option of installing public utilities in the area. The applicant's intention was to withdraw the current plat and resubmit a new application that would include a development agreement, a PD text amendment, and a site plan detailing the provision of public utilities.

This item was withdrawn by the applicant.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II, APPENDIX C - ZONING ORDINANCE, ARTICLE III - GENERAL PROVISIONS, SECTION 3.15 - HOME OCCUPATIONS, SECTION 3.15A - RESIDENTIAL BUSINESS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1ST READING APPROVED, 08/19/2025*) (2):

Planner I Rose explained an amendment was made to the Residential Home Business ordinance to clarify the conditions and location for outdoor business activities on residential properties. The revision, found in Section D5 on Page 5, states that no outdoor business activity is permitted by default. However, the Board can approve such activities as a condition of the residential home business approval. This change was implemented because the previous language, which specified rear yard boundaries, was difficult to apply to large AR-1 and AR-2 zoned properties. The new language simplifies the requirement by applying it to any location on the property.

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

TYLER CREWS – SECOND READING (03): Consideration to approve the Second Reading of an application by Tyler Crews for a conditional use to allow for a Residential Business located at 541 Braves Field Drive Map # 273C Parcel # 87 in the First District (*Postponed to 09/02/2025*)

Senior Planner Barlett explained the applicant sought approval for a conditional use permit to operate a residential car detailing business. A condition was added prohibiting outdoor storage, which the applicant agreed to comply with. The stipulations include operating the business exclusively in the garage or driveway, obtaining a business license from Effingham County, adhering to Section 3.29, maintaining limited hours of operation, refraining from outdoor signage, and parking business-related vehicles in the driveway or garage.

Commissioner Floyd made a motion to approve the 2nd Reading. Commissioner Kieffer seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

DEBBIE HAUPT AS AGENT FOR PEARL INTERMODAL/ MANNING GRAHAM – PUBLIC HEARING (04): Consideration to approve an application by Debbie Haupt as agent for Pearl Intermodal/ Manning Graham for a conditional use located on Old Augusta Road South to allow for shipping containers & stacking with import/export vehicles in I-1 Map # 476 Parcel # 4E in the Fifth District (*Postponed at agenda approval to 09/02/2025, per applicant's request*)

Commissioner Helmly recused herself from this item due to EMC relations.

Senior Planner Barlett explained that the applicant seeks approval to operate a shipping container storage and stacking facility with import/export vehicles on the I-1 property. This property was rezoned to I-1 on June 17, 2025, and is designated for light industrial uses and warehousing.

Speaking for: Debbie Haupt, Manning Graham, and Rima provided an explanation of

the business which involves logistics, specifically the export of cars and various home goods. The applicant confirmed that the business does not handle wrecked or salvage-title vehicles, and any damaged cars are still in running condition. It was also stated that cars come from different states and are exported overseas to various countries.

The Board expressed concern about past issues with similar businesses, specifically regarding the handling of wrecked vehicles and fluid containment.

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

Commissioner Helmly returned.

DEBBIE HAUPT AS AGENT FOR PEARL INTERMODAL/ MANNING GRAHAM – SECOND READING (05): Consideration to approve the Second Reading of an application by Debbie Haupt as agent for Pearl Intermodal/ Manning Graham for a conditional use located on Old Augusta Road South to allow for shipping containers & stacking with import/export vehicles in I-1 Map # 476 Parcel # 4E in the Fifth District (*Postponed at agenda approval to 09/02/2025, per applicant's request*)

This item was automatically denied due to previous action.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR MADRAC FARMS 14TH ANNUAL PUMPKIN PATCH LOCATED AT 580 RALPH RAHN ROAD MAP # 411 PARCEL # 24 IN THE FOURTH DISTRICT (1):

Planner I Rose explained Madrac Farms is seeking approval to host its 14th annual pumpkin patch at 580 Ralph Rahn Road. The event will include a corn maze, a hay play area, a goat barn, food trucks, craft vendors, and additional entertainment.

Commissioner Burdette made a motion to approve an Assemblage Permit for Madrac Farms to host the 14th Annual Pumpkin Patch at 10:00a.m. on September 27, 2025 Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY KERN & CO., LLC - CHAD ZITTROUER FOR A PRELIMINARY PLAT FOR THE BRINDLEY TRACT LOCATED ON BLUE JAY ROAD MAP # 432 PARCEL # 45A IN THE SECOND DISTRICT (2):

Planning Manager Fernald explained that the Board approved the rezoning of map parcel 432-45 from AR-1 to R-5, allowing for the development of 59 single-family residential lots. The project includes 28% open space and provides three (3) parking spaces per unit.

Applicant Chad Zittrouer explained the project will have 28% open space, exceeding the minimum requirement of 15% mandated by the zoning. The developer has secured easement rights for a new emergency vehicle access road to Blue Jay. This gravel road will be compacted for use by heavy construction equipment and will feature a gate with a Knox Box, which is approved for use by the Fire Department for emergency access.

Commissioner Burdette made a motion to approve the Preliminary Plat for the Ale Tract (Willow Fern Estates). Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE COASTAL REGIONAL COMMISSION (CRC) AREA AGENCY ON AGING (AAA) CONTRACT #2026-08 FOR FISCAL YEAR 2026 (3):

County Manager Callanan recommends approval for the annual contract with the CRC for senior meals.

Commissioner Helmly stated that there has been a noticeable reduction in portion size and the availability of fresh fruit.

Commissioner Helmly made a motion to approve the CRC AAA Contract #2026-08. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-030 TO AMEND THE FISCAL YEAR 2026 BUDGET (4):

County Manager Callanan explained Staff recommends implementing three key changes to the fiscal year 2026 budget: establishing an engineering department, retaining the advertising budget, and resolving a minor price discrepancy in the Motorola contract.

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

CONSIDERATION TO APPROVE BEVERAGE AGREEMENT WITH COCA-COLA BOTTLING COMPANY UNITED – EAST, LLC (SAVANNAH COCA-COLA BOTTLING COMPANY) FOR EFFINGHAM COUNTY PARKS & RECREATION (5):

Procurement and Contracts Manager Carver explained the Parks and Recreation Department presented a revised agreement for exclusive beverage and vending rights with Coca-Cola Bottling Company United. The new agreement, which has been reviewed by the County Attorney, establishes an initial term of one year with automatic renewals. The county can terminate the agreement with a 60-day notice. An exception was made to the exclusivity clause, allowing Kona Ice to continue its service.

Commissioner Burdette made a motion to approve the Beverage Agreement with Coca-Cola Bottling Company United – East, LLC as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH COLEMAN COMPANY, INC. FOR ENGINEERING DESIGN, PERMITTING, AND CONSTRUCTION PHASE SERVICES RELATED TO THE MARLOW WATER AND SEWER DESIGN PROJECT (6):

Procurement and Contracts Manager Carver explained the Marlow Water and Sewer Project will expand service to Hinley Tract, including the installation of a new lift station force main and a groundwater well. Construction is being carried out by Coleman Company under the existing engineering contract.

Commissioner Floyd made a motion to approve the contract award to Coleman Company, Inc. as proposed. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH GOODWYN MILLS AND CAWOOD, LLC (GMC) FOR ENGINEERING EVALUATION, DESIGN, PERMITTING, AND CONSTRUCTION PHASE SERVICES FOR THE REHABILITATION OF THE PARK WEST PUMP STATION (7):

Procurement and Contracts Manager Carver explained Staff recommends implementing a two-phase contract to address the repair of the Park West pump station, which is currently operating in bypass mode due to a pump failure. The existing lift station is undersized, prompting the City to plan for future capacity expansion.

Commissioner Burdette made a motion to approve the contract with Goodwyn Mills and Cawood, LLC as proposed. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT #2 TO THE FOOD SERVICE AGREEMENT WITH SUMMIT FOOD SERVICE, LLC, FOR INMATE AND SENIOR MEAL SERVICES (EXTENDING THE AGREEMENT BY ONE YEAR AND IMPLEMENTING A CPI-BASED PRICING ADJUSTMENT) (8):

Procurement and Contracts Manager Carver explained the County has a food service agreement with Summit Food Service for the inmate and senior meal programs. This amendment constitutes the second renewal, extending the contract through August 31, 2026, and includes a 5% CPI-based price adjustment.

Vice Chair Deloach made a motion to approve Amendment #2 as presented. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT AWARD TO LEGACY WATER GROUP, LLC UNDER RFP NO. 25-CMAR-RFP-093 FOR PRECONSTRUCTION SERVICES FOR THE EFFINGHAM REGIONAL WATER SUPPLY FACILITIES – PHASE I PROJECT (9):

Project Manager Wilkins explained Legacy Water Group was selected as the construction manager at risk (CMAR) contractor for the water treatment project. The project will be competitively bid, and Legacy was the preferred contractor by an overwhelming margin.

Vice Chair Deloach made a motion to approve the contract with Legacy Water Group, LLC for preconstruction CMAR services in the amount of $463,360.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 TO THE TSPLOST 2025 MAINTENANCE RESURFACING PROJECT (DISTRICTS 3, 4, AND 5), AWARDED TO MCLENDON ENTERPRISES, INC., FOR THE ADDITION OF A CORINTH CHURCH ROAD TEST SECTION INCLUDING MILLING, PAVING, AND SHOULDER BUILDING (10):

County Engineer Hulme explained this change order pertains to repairs on a section of Corinth Church Road, specifically addressing the water crossing area. The contractor will utilize dirt from the existing stockpile pit for hauling and constructing shoulders, as well as for tying into the existing infrastructure. This project primarily involves heavy earthwork, but it offers a favorable cost structure, particularly for the asphalt component, while the dirt portion remains reasonably priced.

Vice Chair Deloach made a motion to approve Change Order #1 with McLendon Enterprises, Inc. in the amount of $667,009.31. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #1 TO THE TSPLOST 2025 MAINTENANCE RESURFACING PROJECT (DISTRICT 3), AWARDED TO REEVES CONSTRUCTION COMPANY (11):

County Engineer Hulme explained Green Morgan School Road in District Three requires significant repairs, including resurfacing, stormwater improvements, and pipe crossing upgrades. To facilitate this project, Pitts Road will be removed, which is expected to offset a portion of the costs depending on the final start and end points.

Vice Chair Deloach made a motion to postpone to 09/16/2025 to assess budget implications. Commissioner Helmly seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Flooding Updates – Staffordshire, Westwood Heights, and Covered Bridge
- Waterford Apartments fencing – Stop work order was issued and lifted

Commissioner Floyd

- Lee Village – request for "*slow, children at play*" sign

Commissioner Burdette

- Complaints on Kinetic cutting water lines
- Change on Goshen Road, coming into highway 21. Yield sign is now a stop sign and causing traffic backup.
- Flooding issues to be reported to commissioners sooner

Commissioner Deloach

- Expressed his gratitude to first responders and county engineers during flooding

Commissioner Helmly

- Praised Platinum Pavement

Commissioner Kieffer

- Mowing concerns due to weather

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XIII – EXECUTIVE SESSION

At 7:46pm, Commissioner Kieffer made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Vice Chair Deloach seconded the motion. The motion carried unanimously.

At 8:14pm, Commissioner Floyd made a motion to reconvene. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIV – PLANNING BOARD – 6:00 pm

WILL MARTIN as agent for **EFFINGHAM COUNTY BOARD OF EDUCATION – PUBLIC HEARING (01):** Planning Board recommends approval of an application by Will Martin as agent for Effingham County Board of Education to rezone +/-25 acres located on Hodgeville Road from PD to AR-1 to allow for the construction of a maintenance facility Map # 416 Parcel # 22 in the Second District.

Commissioner Helmly recused herself from this item.

Planning Manager Fernald explained the applicant is seeking to rezone 25 acres to AR-1 zoning for the purpose of constructing a maintenance facility for the Board of Education. Approval of the site plan is required from the Board of Commissioners. Additionally, any encroachment onto Hodgeville Road must be reviewed by the County Engineer.

Speaking for: Ron Womack explained that the project site will be used as a white fleet vehicle maintenance facility and a storage facility for the school system's 20-person maintenance team. The facility will house parts, air conditioners, and playground equipment, but no school buses.

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

1. A Site Plan shall be approved by the Board of Education.
2. Any encroachment onto Hodgeville Road will be reviewed and approved by the County Engineer.

Commissioner Floyd seconded the motion. The motion carried unanimously.

WILL MARTIN as agent for **EFFINGHAM COUNTY BOARD OF EDUCATION – SECOND READING (02):** Consideration to approve the Second Reading of an application by Will Martin as agent for Effingham County Board of Education to rezone +/-25 acres located on Hodgeville Road from PD to AR-1 to allow for the construction

of a maintenance facility Map # 416 Parcel # 22 in the Second District.

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

Commissioner Helmly returned.

RONALD/DEBBIE VICKERY – PUBLIC HEARING (03): Planning Board recommends approval of an application by Ronald/Debbie Vickery to rezone +/- 0.33 acres located on Log Landing Road from R-1 to AR-2 to allow for permitted uses in AR-2 Map # 428C Parcel # 1B in the Fourth District.

Senior Planner Fernald explained that the applicant is seeking to rezone a parcel to AR-2 and combine it with an adjacent parcel that is already zoned AR-2. The resulting recombined parcel will rely on a private well and septic system, with the drain field located on Log Landing Road.

Speaking for: Ronald Vickery stated that he is requesting to rezone for the construction of a single-family home on his property.

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.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

RONALD/DEBBIE VICKERY – SECOND READING (04): Consideration to approve the Second Reading of an application by Ronald/Debbie Vickery to rezone +/- 0.33 acres from R-1 to AR-2 located on Log Landing Road to allow for permitted uses in AR-2 Map # 428C Parcel # 1B in the Fourth District.

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

FORBES BUCK as agent for **ABIGAYLES FERRY LLC – PUBLIC HEARING (05):** Planning Board recommends approval of an application by Forbes Buck as agent for Abigayles Ferry LLC to rezone +/- 480.31 out of 488.78 acres located on Sisters Ferry Road from AR-1 to CP to allow for Conservation uses Map # 384 Parcel # 19 Map # 362 Parcel # 28 Map # 385 Parcel # 1 and Map # 385 Parcel # 2B in the Third District.

Senior Planner Fernald explained that the applicant is seeking to rezone 480.31 acres to conservation preservation (CP) for the purpose of establishing a wetlands mitigation site. Staff have reviewed and approved the application with the following condition that development services shall review and sign the plat then the plat shall be recorded so the zoning can take effect.

Speaking for: Forbes Buck confirmed that the plan is to rezone 481 acres to a Conservation Preservation designation and restore the land to its natural state after timber harvesting and grading.

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.

Commissioner Burdette seconded the motion. The motion carried unanimously.

FORBES BUCK as agent for **ABIGAYLES FERRY LLC – SECOND READING (06):** Consideration to approve the Second Reading of an application by Forbes Buck as agent for Abigayles Ferry LLC to rezone +/- 480.31 out of 488.78 acres located on Sisters Ferry Road from AR-1 to CP to allow for Conservation uses Map # 384 Parcel # 19 Map # 362 Parcel # 28 Map # 385 Parcel # 1 and Map # 385 Parcel # 2B in the Third District.

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

REBECCA ALFORD – PUBLIC HEARING (07): Planning Board recommends approval of an application by Rebecca Alford to rezone +/- 2.5 acres located at 163 Robin Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 436 Parcel # 32 in the Second District.

Senior Planner Fernald explained that the applicant has submitted a request to rezone 2.5 acres to Agricultural Residential and has also requested that Development Services review and sign the plat. The application was approved by a vote of three to two, and the plat will be recorded to enable the zoning change to take effect.

Speaking for: Troy Alford and Rebbecca Alford requested to rezone their property to AR-2 to subdivide their 2.5-acre property. The applicant stated that due to age and health issues, he is no longer able to maintain the large property.

Speaking in objection: Dan Stills expressed concern that splitting lots would reduce the amount of open space, trees, and wildlife.

Commissioner Burdette 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 Floyd seconded the motion. The motion carried unanimously.

REBECCA ALFORD – SECOND READING (08): Consideration to approve the Second Reading of an application by Rebecca Alford to rezone +/- 2.5 acres located at 163 Robin Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 436 Parcel # 32 in the Second District.

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

ADRIAN WEBBER as agent for **DRD INVESTMENTS 2 LLC/JAMES DEWBERRY – PUBLIC HEARING (09):** Consideration to approve an application by Adrian Webber as agent for DRD Investments 2 LLC/James Dewberry for a variance from Section 5.7.10.6

& 5.7.24.1, to allow for a decrease in the minimum acreage required for a RV park and to remove the requirement to provide an onsite storm shelter in R-4, located on Highway 21 North. Map # 315 Parcel # 8 in the Third District

Senior Planner Barlett explained that the applicant is requesting a variance to decrease the minimum acreage requirement for an RV park from the current 15 acres to 12 acres. The property is currently zoned R-4 but has been subdivided, leaving only 12 acres for the park. Additionally, the applicant is requesting to be exempt from the on-site storm shelter requirement.

Speaking for: Adrian Webber stated that the goal is to subdivide just over a half-acre of the property's frontage on Highway 21, rezone that portion to B-3, and combine it with the applicant's existing business parcels.

The Board engaged in conversation regarding the variance request.

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

1. Any access from Hwy 21 N will obtain an encroachment permit from GDOT.
2. A preliminary Plat is to be approved by the Board of Commissioners.
3. All Site Development shall comply with the Effingham County Code of Ordinances, Chapter 30 – Environment and Chapter 34 – Flood Damage Prevention, along with the Local Stormwater Design Manual.
4. The property obtains an encroachment permit from GDOT for ingress and egress from Highway 21.

Commissioner Burdette seconded the motion. The motion carried unanimously.

ADRIAN WEBBER as agent for **DRD INVESTMENTS 2 LLC/JAMES DEWBERRY – SECOND READING (10):** Consideration to approve the second reading of an application by Adrian Webber as agent for DRD Investments 2 LLC/James Dewberry for a variance from Section 5.7.10.6 & 5.7.24.1, to allow for a decrease in the minimum acreage required for a RV park and to remove the requirement to provide an onsite storm shelter in R-4, located on Highway 21 North Map # 315 Parcel # 8 in the Third District.

This item was postponed to 09/16/2025 due to added stipulation.

XV – ADJOURNMENT

At 8:14pm, 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
SEPTEMBER 16, 2025