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
FEBRUARY 17, 2026

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, February 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 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. Sydney Edwards – Purchasing Coordinator, Ms. Akela Wright– Planning Manager, Ms. Jennifer Rose – Planner I, Mr. Tre Wilkins – Project Manager, Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Mike Vaquer, Jimmy Blakey, Josh Yeager, Douglas Kirkland, Gordon Hughes, Randy Scott Cockrell, Marcy Zettler, Brenda Gant, Chris Lewis, Larry Parr.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:05pm

II- ROLL CALL

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

III – INVOCATION

Jarrett Lee, seventh grade honor roll student at Ebenezer Middle School and 4-H member, offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Jarrett Lee.

V – AGENDA APPROVAL

County Clerk Johnson announced several modifications to the agenda. Under New Business, item #5 and item #14 have been postponed to the March 3, 2026, meeting; additionally, a clerical correction has been noted for the item explanation of New Business #6. Regarding Planning Board items, #13 and #14 have been formally withdrawn from consideration. Planning Board items #15 and #16 are postponed to March 3, 2026, while items #17 and #18 are postponed to the May 19, 2026, meeting.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE JANUARY 20, 2026 WORK SESSION AND REGULAR SESSION MINUTES (1):

Commissioner Deloach 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.

IX – PRESENTATION

1. Recognition of Mr. Matt Evans and Shanna Smith, EMA Deputy Director

Vice Chair Kieffer honored two individuals for going above and beyond by collaborating with local government and the private sector to help Ms. Peggy, whose home was severely damaged during Hurricane Helene. Over the course of the year, they coordinated efforts with 40 community members and contractors to repair her roof, address mold issues, and provide her with a new home, welcoming her back about a month ago. Their work was described as remarkable and an honor to the community.

X – CONSENT AGENDA

Vice Chair Kieffer made a motion to approve the following Consent Agenda items: **(2026-036)** Consideration to approve to ratify and affirm a Local State of Emergency for a Winter Storm Event from January 31st through February 2nd, 2026. **(2026-037)** Consideration to ratify and affirm the submission and execution of a Georgia Department of Transportation (GDOT) Traffic Signal Permit Application

for the installation of a School Beacon on State Route 21 at Progress Drive, serving the Effingham College & Career Academy **(2025-038)** Consideration to ratify and affirm a Memorandum of Understanding (MOU) with the Georgia Department of Transportation for utility coordination related to the I-16 widening project. Commissioner Helmly seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE A PROPOSAL WITH ACCUSOURCEHR FOR COMPREHENSIVE PRE-EMPLOYMENT BACKGROUND CHECKS AND TO IMPLEMENT ITS REMOVE, PROCTORED 10-PANEL ORAL-FLUID DRUG TESTING FOR PRE-EMPLOYMENT, POST-INCIDENT AND RANDOM DRUG SCREENING (*postponed, 01/06/2026*) (1):

HR and Risk Management Director Mausolf explained at the last meeting, follow-up questions were addressed with help from the vendor and IT department. A kiosk area in HR was set up to proctor oral exams and handle post-accident testing onsite. The vendor, with 25 years of experience, reported a false positive rate of less than 1%, and each test kit includes two tests for accuracy.

Commissioner Helmly made a motion to approve the proposed contract with AccuSourceHR for both background checks and the remote 10-panel oral-fluid testing program. This would provide a unified, proctored. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 30, ARTICLE X - TREE PROTECTION & PRESERVATION OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*Postponed, 01/20/2026*) (2):

County Manager Callanan explained that the proposed ordinance changes aim to make the regulations both operable and enforceable by reinstituting a steering committee, reviewing surrounding tree ordinances for best practices, and simplifying the overall language. The proposal introduces a tiered tree species protection system, where tier one trees receive the strictest safeguards, and increases the replacement requirements for specimen and landmark trees by 50%. The updated ordinance provides specific exemptions for clear-cutting under approved forest management plans and limits application to major subdivisions, explicitly excluding minor properties, businesses, and industrial uses. Refinement of these policies will be guided by feedback from a public steering committee.

Commissioner Floyd made a motion to approve the First Reading to amend Part II, Chapter 30, Article X - Tree Protection & Preservation of the Effingham County Code of Ordinances. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 36, ARTICLE IV - OPEN BURNING OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*Postponed, 01/20/2026*) (3):

Planner I Rose explained the proposed amendment to the open burn ordinance modifies the hours of operation and introduces charging restrictions. Limited smoldering may be permitted after sunset only if it does not present a safety hazard. The second revision pertains to the standards for development activity and land clearing burning. The existing clause was retained, with the addition that burning associated with development activity must also adhere to authorization and conditions set by the Georgia Forestry Commission and the Georgia Environmental Protection Division.

Commissioner Burdette made a motion to approve the First Reading to amend Part II, Chapter 36, Article IV - Open Burning of the Effingham County Code of Ordinances. Commissioner Deloach seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

PRESENTATION OF THE FISCAL YEAR 2025 AUDITED FINANCIAL REPORT BY LANIER, DEAL & DEAL (1):

Finance Director Barnes provided a detailed overview of the audit, covering revenue and expenditure highlights, personnel updates, fund balances, capital projects, audit findings, and compliance. Auditor Richard Deal was present to address the county's overall financial health.

CONSIDERATION TO APPROVE TO TRANSMIT THE FISCAL YEAR 2025 AUDITED ANNUAL FINANCIAL REPORT TO THE STATE OF GEORGIA (2):

Commissioner Deloach made a motion to approve the audited annual financial report and approve the audit and submission to the State of Georgia. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-005 IN SUPPORT OF THE TREES ACT (HOUSE BILL 223) TO PROVIDE TAX RELIEF TO TIMBER PROPERTIES AFFECTED BY HURRICANE HELENE (3):

Finance Director Barnes explained the state of Georgia enacted the TREES Act, which provides property tax relief for timber properties affected by wind damage. Counties must adopt the attached resolution for the act to take effect, with grant funding available to offset county costs. Through this grant, counties are not burdened with covering property tax reductions. If a property owner has $2,000 in forgiven property taxes, they may apply for a corresponding grant from the state.

Commissioner Helmly made a motion to approve the Resolution to opt-in to timber tax relief under HB 223 (TREES Act). Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY NEXTOWER DEVELOPMENT GROUP II, LLC AS AGENT FOR RAYONIER FOREST RESOURCES LP FOR A SITE PLAN FOR "NXGA-226 CLYO CELL TOWER" LOCATED ON CLYO-KILDARE ROAD MAP # 358 PARCEL # 1CEL IN THE THIRD DISTRICT (4):

Director of Development Services Melser explained on December 2, 2025, the Board of Commissioners granted conditional use approval for the installation of a telecommunications lattice tower on the subject property. The proposed development features a 255-foot self-supporting structure which, including a 10-foot appurtenance, reaches a total vertical height of 265 feet. Situated within Flood Zone X, the facility maintains significant separation from property boundaries to ensure safety and regulatory compliance. The established setbacks for the structure are 950 feet from the northern boundary, 993 feet from the east, 320 feet from the south, and 974 feet from the west. This placement ensures the facility remains well-integrated into the AR1-zoned landscape while adhering to all telecommunications distancing requirements.

County Engineer Hulme explained the site plan approval currently represents the best estimate of the tower's proposed location. Further design work will be necessary during the LDA and development plan review to determine the viability of this location.

Resident Larry Parr mentioned unresolved issues from his last visit and claimed the cell tower could devalue nearby properties by up to 20%. He suggested that the tower's placement requires further study before approving the location.

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

CONSIDERATION TO APPROVE AN APPLICATION BY 3 BYRDS DEVELOPMENT, LLC FOR A PRELIMINARY PLAT FOR "BULLS RUN" LOCATED ON NOEL C CONAWAY ROAD MAP# 352 PARCEL# 18 IN THE FIRST DISTRICT (5):

This item was postponed to 03/03/2026 at agenda approval at the applicant’s request.

CONSIDERATION TO APPROVE AN APPLICATION BY JASON SEAMAN AS AGENT FOR SFG CH MASTER DEVCO LLC FOR A SITE PLAN FOR "EXLEY TRACT COMMERCIAL DEVELOPMENT LOCATED BETWEEN GA HWY 21 AND COMMERCE AVE MAP# 466D PARCEL# 21 IN THE SECOND DISTRICT (6):

Director of Development Services Melser explained on March 19, 2024, the Board of Commissioners approved the rezoning for the Planned Development-Mixed Use (PD-MU) project, which includes a 7-Eleven fuel station and retail convenience store. The Coastal Regional Commission (CRC) has verified that the proposed facility aligns with the comprehensive local plan and is situated within an area designated for growth under the Coastal Regional Plan.

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

1. Site development must comply with the standards of Appendix F- Corridor Overlay District.
2. The applicant shall ensure that funding for the traffic signal construction remains readily available for a period of five (5) years following issuance of the final

certificate of occupancy for the gas station and the two proposed commercial businesses.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND - PART II, APPENDIX C, ARTICLE III, SECTION 3.6 - FAMILY CEMETERIES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (7):

Planner I Rose explained the amendments aim to regulate family cemeteries on conforming AR-1 agricultural residential parcels, ensuring proper location, adequate buffering, and permanent documentation. The amendments establish enforceable standards to maintain consistency and compatibility with surrounding residential and agricultural uses, necessitating the approval of a conditional use permit for all such developments.

Commissioner Burdette made a motion to approve First Reading to amend - PART II, APPENDIX C, ARTICLE III, SECTION 3.6 - Family Cemeteries of the Effingham County Code of Ordinances. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM TRUECOMP FOR SALARY BENCHMARKING THROUGH CARASOFT UNDER OMNIA CONTRACT R240303 FOR A THREE-YEAR TERM (8):

HR and Risk Manager Director Mausolf presented a formal proposal to the Board to acquire a modern, continuously updated salary benchmarking platform through TruComp. The platform will address three primary recurring problems: reliance on obsolete data for pay decisions, significant delays in recruitment and retention efforts, and the difficulty of maintaining market competitiveness.

TruComp representative Garrett Kaplan provided a deeper analysis of the platform's return on investment.

Commissioner Deloach made a motion to approve the purchase of TrueComp salary benchmarking software through Carasoft under OMNIA Contract R240303, in the total amount of $67,500 for a three-year term. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR TOWNES OF WINDFIELD LOCATED ON CONAWAY ROAD, CONSISTING OF 34 TOWNHOME LOTS, MAP# 352F PARCEL# 1H & 1J IN THE FIRST DISTRICT (9):

Commissioner Helmly recused herself from this item.

Development Services Director Melser explained this subdivision is located on Conaway Road near the intersection of Highway 30 and is served by Effingham County water, sewer, and reuse utilities. Legal access and infrastructure are established through internal roadways dedicated to the County via the warranty deed in the packet. Additionally, all subdivision monuments have been inspected and meet the required standards for final approval.

Commissioner Floyd made a motion to approve the Final Plat and Warranty Deed for Townes of Windfield. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE AND SALE CONTRACT BETWEEN EFFINGHAM COUNTY AND JEROME S. KONTER, ET AL., FOR THE ACQUISITION OF PROPERTY LOCATED ON HODGEVILLE ROAD (10):

Commissioner Helmly returned.

County Manager Callanan explained this property is a combination of purchase and donation, strategically located near Effingham Parkway and Hodgeville, close to Gateway Parkway. It is an asset to expand services to the southern area of the county.

Commissioner Burdette made a motion to approve the Purchase and Sale Contract for the Konter property on Hodgeville. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER TO THE ARCHITECTURAL AND ENGINEERING SERVICES CONTRACT WITH DPR ARCHITECTS FOR ADDITIONAL DESIGN AND ENGINEERING SERVICES ASSOCIATED WITH THE SOUTH EFFINGHAM FIRE STATION #8 PROJECT (11):

Project Manager Wilkins explained the proposal to amend the contract with DPR Architects for the South Effingham Fire Station #8 project prompted a detailed discussion centered on efficiency, historical performance, and the fiscal implications of contract management.

Commissioner Burdette made a motion to approve Change Order #7 to the architectural and engineering services contract with DPR Architects. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #5 FOR GENERATOR REVISIONS ASSOCIATED WITH THE CENTRAL HIGH SCHOOL RENOVATION PROJECT WITH PAUL S. AKINS COMPANY, INC. (12):

Project Manager Wilkins reported that the design team enhanced the site's backup power infrastructure by installing a 175-kW generator. This upgrade provides a cleaner and more reliable energy supply for critical systems, aligning with strategic objectives for disaster relief and operational continuity.

Commissioner Helmly made a motion to approve Change Order #5 for generator revisions. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AWARD OF CONTRACT TO MCWRIGHT LLC FOR THE EFFINGHAM COUNTY ANIMAL SHELTER RENOVATION CONSTRUCTION PROJECT UNDER ITB NO. 25-ITB-110 (13):

Capital Projects and Procurement Carver explained the proposal for a new Public Works building incorporates a multi-phase construction plan to ensure operational continuity. This plan includes the addition of kennels to house dogs and the temporary relocation of administrative offices to the new nearby Public Works building. The expansion will feature significant site improvements to create a more customer-friendly environment, enhance citizen traffic, and expedite the adoption process.

Vice Chair Kieffer made a motion to approve the award of contract to McWright LLC. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PRE-CONSTRUCTION SERVICES PORTION OF THE CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR PHASE II EFFINGHAM REGIONAL WATER SUPPLY FACILITIES TO REEVES YOUNG, LLC. (14):

This item was postponed to 03/03/2026 at agenda approval.

CONSIDERATION TO APPROVE AN ARCHITECTURAL AND ENGINEERING SERVICES AGREEMENT WITH GOODWYN MILLS CAWOOD, LLC FOR THE EFFINGHAM COUNTY HEALTH DEPARTMENT BUILDING (15):

Capital Projects and Procurement Carver explained GMC will design a new two-story building for the Effingham County Health Department and provide support for permitting and the bid process. The new building is expected to be included on the SPLOST list.

Commissioner Deloach made a motion to approve the architectural and engineering services agreement with Goodwyn Mills Cawood, LLC. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY RELOCATION AGREEMENT WITH GEORGIA POWER FOR THE HODGEVILLE AND GOSHEN ROAD ROUNDABOUT PROJECT (16):

County Engineer Hulme reported that the distribution polls for Georgia Power in the roundabout project will cost $138,862. Construction is expected to begin within six months pending final approval.

Commissioner Burdette made a motion to approve the Agreement with Georgia Power. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY RELOCATION AGREEMENT WITH GEORGIA POWER FOR THE HODGEVILLE AND KOLIC HELMEY ROAD ROUNDABOUT PROJECT (17):

County Engineer Hulme explained the relocation of Georgia Power distribution poles for the southern sector of the project, mirroring the scope of the previously discussed northern relocation. The total projected cost for this phase is $210,484.

While the Kolic-Helmey area offers a larger operational footprint, the increased cost

relative to the northern sector is primarily driven by the higher density of utility poles requiring relocation.

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

CONSIDERATION TO APPROVE A LIGHTING SERVICES AGREEMENT WITH GEORGIA POWER FOR ROADWAY LIGHTING AT THE RAHN STATION / MCCALL ROAD ROUNDABOUT (18):

County Engineer Hulme explained this agreement is consistent with the lighting standards established for other county roundabouts. The financial structure involves a one-time prepayment of $85,000 for the installation of "Magic 8" style fixtures, followed by a recurring monthly service fee.

Commissioner Deloach made a motion to approve the lighting services agreement with Georgia Power. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Reminder – March 19th Unity meeting with three city partners and the Board of Education.

County Clerk Johnson

- ACCG annual conference
- Chairman Rahn and Commissioner Helmly upcoming conference on March 3rd – 5th in Atlanta.
- EOM January monthly report

XIV – EXECUTIVE SESSION

At 8:32pm, Commissioner Deloach made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

At 9:30pm, Commissioner Helmly made a motion to reconvene. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Helmly made a motion to approve the November 18, 2025 executive session minutes. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

RANDY SCOTT COCKRELL – PUBLIC HEARING (01): Consideration to approve an application by Randy Scott Cockrell for a conditional use to allow for a Residential Business in AR-1 located at 209 Pryor Road. Map # 218 Parcel # 8A in the Third

District.

Planner I Rose explained that the applicant is seeking to establish a residential-based land clearing and debris removal business operated from their home. To proceed, the applicant is required to obtain an occupational tax certificate.

Speaking for: Randy Scott Cockrell confirmed that no debris, junk, or appliances collected from offsite locations will be brought back to the current property.

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

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. Visibility of the business from adjacent properties and public right-of-way shall be minimized.

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

RANDY SCOTT COCKRELL – SECOND READING (02): Consideration to approve the Second Reading for an application by Randy Scott Cockrell for a conditional use to allow for a Residential Business in AR-1 located at 209 Pryor Road. Map # 218 Parcel # 8A in the Third District.

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

JOSEPH ZETTLER – PUBLIC HEARING (03): Consideration to approve an application by Joseph Zettler for a Conditional Use to allow for a Rural Business in AR-1 located at 894 Little McCall Road. Map # 345 Parcel # 38 in the Third District.

Planner I Rose explained a request was submitted for a conditional use permit to operate a rural business on her 16.5-acre property located at 894 Little McCall Road. JEMML Farms plans to operate under an agricultural use classification with a clearly defined and limited scope that supports sustainability and rural economic activity. On-site activities will include log drop-off and firewood processing, as well as wood chip redistribution. The property is situated within the agricultural residential area on the future land use map, and the applicant is required to obtain an occupational tax certificate. Operating hours will be Monday through Saturday from 8:00 a.m. to 5:00 p.m., and all activities will comply with state regulations.

Speaking for: Marcy Zettler presented a modified operational plan for their firewood business. The updated strategy shifts away from previous methods to a "log drop and process" model. Under this plan, logs and chips will be delivered to the site for processing into finished firewood.

Commissioner Helmly proposed including a condition to prohibit any business-related burning on the property.

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

1. Any encroachment permit must be reviewed and obtained from Effingham County for access to Little McCall Road.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
3. Hours of operation shall be limited to Monday through Saturday, 8:00 am to 5:00 pm, and no operations on Sundays.
4. Shall not violate Article II- Noise Control Ordinance.
5. Shall comply with Article II- Collection and Disposal.
6. Shall comply with all State regulations from the Environmental Protection Division.
7. No burning related to business and no chipping logs on-site.

Commissioner Floyd seconded the motion. The motion carried unanimously.

JOSEPH ZETTLER – SECOND READING (04): Consideration to approve the Second Reading for an application by Joseph Zettler for a conditional use to allow for a Rural Business in AR-1 located at 894 Little McCall Road. Map # 345 Parcel # 38 in the Third District.

This item was postponed to 03/03/2026 due to added stipulation.

ROBERT ELLIS as agent for **KFJT ENTERPRISES LLC – PUBLIC HEARING (05):** Consideration to approve an application by Robert Ellis as agent for KFJT Enterprises LLC for a conditional use to allow for a surface mine in AR-1. Located on Godley Road. Map # 399 Parcel # 3, 3Q, 3D in the First District.

Planner I Rose explained The applicant is seeking a conditional use approval for a state-sanctioned mining operation in a Light Industrial (I-1) zone, proposing to expand the currently EPD-approved acreage from 53 acres to 98.3 acres.

Speaking for: Kevin Finley explained the state required a compliance letter from the county, which was not part of the original permit application, so the mining operation is seeking a conditional use permit.

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

1. Shall comply with all applicable requirements of the Effingham Code of Ordinance, section 3.17- Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands.

Commissioner Deloach seconded the motion. The motion carried unanimously.

ROBERT ELLIS as agent for **KFJT Enterprises LLC – SECOND READING (06):** Consideration to approve the Second Reading of an application by Robert Ellis as agent for KFJT Enterprises LLC for a conditional use to allow for a surface mine in AR-1. Located on Godley Road. Map # 399 Parcel # 3, 3Q, 3D in the First District.

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

BRANDY GUNTER – PUBLIC HEARING (07): Consideration to approve an application by Brandy Gunter for a variance from Section 6.2.3, to allow for an increase in the required fence height in AR-1, located at 520 Old River Road Map # 329 Parcel # 12 in the First District.

Planner I Rose explained a seven-foot wooden fence is proposed for construction in the front yard of a nonconforming property located at 520 Old River Road, with the requirement that it be situated a minimum of 10 feet from the edge of the road.

The applicant's brother-in-law was present to answer questions.

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

1. All front yard fences must be located at a minimum of 10 feet from the edge of the road (measured from the edge of pavement or improved surface).

Commissioner Burdette seconded the motion. The motion carried unanimously.

BRANDY GUNTER – SECOND READING (08): Consideration to approve the Second Reading for an application by Brandy Gunter for a variance from Section 6.2.3, to allow for an increase in the required fence height in AR-1, located at 520 Old River Road Map # 329 Parcel # 12 in the First District**.**

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

EFFINGHAM COUNTY as agent for **ROBERT AND BONNIE MAYS – PUBLIC HEARING (09):** Consideration to approve an application by Effingham County as agent for Robert and Bonnie Mays for a variance from Section 5.1.1, to allow for modification of the building setbacks on non-conforming lots in AR-1, located on Greene Drive (Westwood Heights subdivision) Map # 465H Parcel # 138A in the Second District.

Planner I Rose explained the county has requested a variance for the parcel located on Green Drive in the Westwood Heights subdivision. This variance would align the current building setback requirements with the original setback standards outlined in the subdivision covenants.

County Manager Callanan stated that the remaining vacant lots in Westwood Heights were informed of this option, some showed interest, and the decision to move forward is up to them.

Resident Brenda Gant expressed concern regarding lack of clear information concerning the potential impact on the adjacent residential area.

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

EFFINGHAM COUNTY as agent for ROBERT AND BONNIE MAYS – SECOND READING (10): Consideration to approve the Second Reading for an application by Effingham County as agent for Robert and Bonnie Mays for a variance from Section 5.1.1, to allow for modification of the building setbacks on non-conforming lots in AR-

1, located on Greene Drive (Westwood Heights subdivision) Map # 465H Parcel # 138A in the Second District.

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

ALICE HURST as agent for **SANDRA SKIPPER – PUBLIC HEARING (11):** The Planning Board recommends approving an application by Alice Hurst as agent for Sandra Skipper to rezone +/- 1.18 out of 6.18 acres located at 1572 Low Ground Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 393 Parcel 20 in the Fourth District.

Planner I Rose explained that the applicant seeks to rezone 1.18 acres from AR-1 to AR-2 to facilitate parcel subdivision. The 1.18-acre tract falls below the minimum lot size required under AR-1 zoning.

The Board engaged in discussion regarding how the parcel will be accessed.

County Engineer Jonathan Hulme stated that an easement with a private party is possible, but 100 feet of road frontage is required for the zoning. The property has 435 feet of frontage on Palomino Drive, likely a county road, though further research is necessary to confirm.

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

1. Plat Approval and Recording. The plat must be reviewed and approved by Development Services. Following approval, the plat must be recorded prior to the zoning action taking effect.
2. Any new encroachments onto Low Ground Road must obtain an encroachment permit from Effingham County.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ALICE HURST as agent for **SANDRA SKIPPER – SECOND READING (12):** Consideration to approve the Second Reading of an application by Alice Hurst as agent for Sandra Skipper to rezone +/- 1.18 out of 6.18 acres located at 1572 Low Ground Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 393 Parcel 20 in the Fourth District.

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

ROBERT MCCORKLE as agent for **ESTATE OF IDA HAGIN, CAROLYN LUCAS EXECUTOR – PUBLIC HEARING (13):** The Planning Board recommends approving an application as submitted by Robert McCorkle as agent for Estate of Ida Hagin, Carolyn Lucas Executor requests to rezone +/- 5.63 acres located at 3135 US Highway 80 from AR-1 to B-2 to allow for permitted uses in B-2 Map # 378 Parcel 13 in the First District.

This item was withdrawn at agenda approval.

ROBERT MCCORKLE as agent for **ESTATE OF IDA HAGIN, CAROLYN LUCAS EXECUTOR – SECOND READING (14):** Consideration to approve the Second Reading of an application as submitted by Robert McCorkle as agent for Estate of Ida Hagin, Carolyn Lucas Executor requests to rezone +/- 5.63 acres located at 3135 US Highway 80 from AR-1 to B-2 to allow for permitted uses in B-2 Map # 378 Parcel 13 in the First District.

This item was withdrawn at agenda approval.

EFFINGHAM COUNTY as agent for ROBERT AND BONNIE MAYS – PUBLIC HEARING (15): The Planning Board recommends denying an application as submitted by GW Investments/Gary Wiggin as agent for Joyce R. Johnson to rezone +/- 135 out of 146.06 acres located on McCall Road from AR-1 to R-5 to allow for residential development in R-5 Map # 413 Parcel 8 in the Fourth District.

This item was postponed to 03/03/2026 at agenda approval.

GW INVESTMENTS/GARY WIGGIN as agent for **JOYCE R. JOHNSON – SECOND READING (16):** Consideration to approve the Second Reading of an application as submitted by GW Investments/Gary Wiggin as agent for Joyce R. Johnson to rezone +/- 135 out of 146.06 acres located on McCall Road from AR-1 to R-5 to allow for residential development in R-5 Map # 413 Parcel 8 in the Fourth District.

This item was postponed to 03/03/2026 at agenda approval.

COURTHOUSE GSL – PUBLIC HEARING (17): The Planning Board recommends approving an application as submitted by Courthouse GSL to rezone +/- 15.33 acres located on Courthouse Road from R-6 to R-1 to allow for residential development in R-1 Map # 390 Parcel 1D in the Fourth District.

This item was postponed to 05/19/2026 at agenda approval.

COURTHOUSE GSL – SECOND READING (18): Consideration to approve the Second Reading of an application as submitted by Courthouse GSL to rezone +/- 15.33 acres located on Courthouse Road from R-6 to R-1 to allow for residential development in R-1 Map # 390 Parcel 1D in the Fourth District.

This item was postponed to 05/19/2026 at agenda approval.

CHELSIE FERNALD as agent for **EFFINGHAM COUNTY BOARD OF COMMISSIONERS – PUBLIC HEARING (19):** The Planning Board recommends approving an application as submitted by Chelsie Fernald as agent for Effingham County Board of Commissioners requests to rezone +/- 5.06 acres located on Burke Drive from AR-1 to R-4 to allow for permitted uses in R-4 Map # 366 Parcel 49 in the Third District.

Planner I Rose explained that the applicant seeks to rezone approximately 5.06 acres from AR-1 to R-4 to support a land exchange related to planned traffic improvements on McCall Road and Courthouse Road. Any new encroachment must secure an

encroachment permit from Effingham County and adhere to the access management policy requirements.

Speaking for: Chris Lewis explained that the lot numbers vary widely, which he attributes to retention and related factors, and he anticipates the figure will fall around the mid-30s, depending on what can be accommodated.

Resident Douglas Kirkland requests that the Board consider extending water rights down Wallace Drive. He acknowledges the safety concerns and necessary actions but seeks their consideration for this initiative.

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

1. Any new encroachments onto Wallace Drive or Burke Drive must obtain an encroachment permit from Effingham County and comply with the requirements of the Access Management Policy.
2. Planning Board added a condition that a 30-foot vegetative buffers be provided along Wallace Drive and on both sides of the parcel, exceeding the 15-foot buffer otherwise required for this property.
3. An additional 15-foot buffer on Wallace Drive.

Commissioner Burdette seconded the motion. The motion carried unanimously.

CHELSIE FERNALD as agent for **EFFINGHAM COUNTY BOARD OF COMMISSIONERS – SECOND READING (20):** Consideration to approve the Second Reading an application as submitted by Chelsie Fernald as agent for Effingham County Board of Commissioners requests to rezone +/- 5.06 acres located on Burke Drive from AR-1 to R-4 to allow for permitted uses in R-4 Map # 366 Parcel 49 in the Third District.

This item was postponed to 03/03/2026 due to added stipulation.

STEPHEN LANIER – PUBLIC HEARING (21): The Planning Board recommends approving an application as submitted by Stephen Lanier to rezone +/- 0.209 out of 5.431 acres located at 506 Sisters Ferry Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 386 Parcel 43 in the Third District.

Planner I Rose explained that the applicant is requesting a rezoning of 0.209 acres from AR-1 to AR-2 to expand the available front yard setback area. The planning board has recommended approval of this request, subject to the plot being reviewed and approved by development services. The applicant plans to sell the front lot on Sisters Ferry and extend the front by 0.2 acres to square off the property, after which it will be sold.

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

1. Plat Approval and Recording. The plat must be reviewed and approved by Development Services. Following approval, the plat must be recorded prior to the zoning action taking effect.

Commissioner Burdette seconded the motion. The motion carried unanimously.

STEPHEN LANIER – SECOND READING (22): Consideration to approve the Second Reading of an application as submitted by Stephen Lanier to rezone +/- 0.209 out of 5.431 acres located at 506 Sisters Ferry Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 386 Parcel 43 in the Third District.

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

XVII – ADJOURNMENT

At 9:30pm, there being no further business, Commissioner Helmly made a motion to adjourn the meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
MARCH 03, 2026