Effingham County Georgia
Board of Commissioners

Damon M. Rahn, Chairman at Large
Forrest F. Floyd, District 1
Roger Burdette, District 2
Jamie Deloach, District 3
Elizabeth Helmly, District 4
Phil Kieffer, District 5

REGULAR SESSION MEETING MINUTES
AUGUST 19, 2025

The Board of Commissioners of Effingham County, Georgia, 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, August 19, 2025 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Ms. Maraya Durham – I.T. Support Specialist, Mr. Nel Webb – I.T. Director, Ms. Lauren Shuman – Purchasing Technician, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Chelsie Fernald – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Jennifer Rose – Planner I, Mr. Tre Wilkins – Project Manager, Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Wesley Corbitt, Melvin Couey, Andy Thompson, Nate Ball, Jeremy Shoultz, Billy Smith, Erica Biezenbos, Susie Davis, Becky Long, Judy Painter, Jimmy & Jason Blakey, Alissa Landram, Melissa Nicolaus, Regina Clonz, Josh Yeager, Scott Faulk, Barry Cunningham, Suzette Schmetz, Dana Sapp, Christel Ann Damus, Beverly Boyles, Tammy Wilson, Tyler Crews, Cary Crews, Ashton Acel, Eden Knox, Dave Knox, Melissaa Wittenborn, Bill Langston, Caleb Schultz, Andy Thomas,

I- CALL TO ORDER

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

II- ROLL CALL

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

III – INVOCATION

Commissioner Helmly offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Vice Chairman Deloach.

V – AGENDA APPROVAL

County Clerk Johnson announced that staff have requested postponing Unfinished Business items #1 and #4 to 09/16/2025, and the applicant has requested postponing Planning Board items #5 and #6 to 09/02/2025.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE AUGUST 5, 2025 MEETING MINUTES (1):

Commissioner Helmly requested to add "Highway 30" to her report for Commissioners & Administrative Staff.

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

VII– PUBLIC COMMENTS

Vice Chairman Deloach 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

Vice Chairman Deloach stated documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website.

IX – PRESENTATIONS

1. **5:05 pm** - Alice Franklin – *did not appear*
2. **5:15 pm** - Presentation by Wesley Corbitt & Nate Ball

County Manager Callanan opened the presentation by announcing that the Board has engaged a consultant, Nate Ball, to perform a comprehensive analysis of resident needs, stakeholder priorities, and the current library structure. He also noted that the consultant has collaborated with the former Board Chairman, Wesley Corbitt, a former accountant, to assist with this process.

Mr. Wesley Corbitt analyzed the financial management of the Live Oak Public Library System, particularly its administration of the Effingham County Library. Effingham County contributes $351,000 toward shared administrative costs and $899,000 for program operations, totaling a $16 million budget for the Live Oak system. The system's total program operating cost is $5.02 million, with $1.6 million from state funding, leaving $3.4 million in net administrative expenses to manage three (3) counties. In contrast, the five-county Statesboro Regional Library System operates with a $2.7 million program budget and $104,000 in administrative costs. Live Oak requires $3.4 million beyond state funding to administer its system, with Effingham and Bulloch counties contributing $351,000 and $50,000, respectively. Live Oak's administrative cost per capita is $7.50,

compared to $0.60 in Statesboro, reflecting significant disparities. Effingham's 2026 administrative budget under Live Oak is $442,000, while Bulloch's is $50,000. Administrative costs account for 39% of Live Oak's total budget, leaving only 61% for services and programming. Other systems manage administrative services primarily with state grants, while Live Oak relies heavily on local funding. Since 1922, Live Oak's administrative costs have risen by 60%, with a sharp increase in recent years. The excessive administrative budget for Effingham County highlights inefficiencies compared to other systems.

Nate Ball, the certified Georgia public librarian and certified library media specialist, presented an overview of the Georgia Public Library Service (GPLS) and its role in coordinating public libraries statewide. The presentation included a comparison of services, showing a strong similarity between the Live Oak Public Library (LOPL) and the Savannah Regional Public Library (SRPL).

Wesley Corbitt presented an analysis that showed that joining the Statesboro library system would not result in a loss of material services, and that a fully autonomous system would require increased administrative costs.

Betsy McCuller, Director of Communications and Strategic Partnerships for Live Oak Public Libraries acknowledged that she is an administrative cost and expressed gratitude that the discussion regarding the 80-year partnership is now a public conversation. She concluded by inviting the public and Commissioners to several upcoming library events.

X – CONSENT AGENDA

Commissioner Floyd made a motion approve the following Consent Agenda items: **(2025-397)** Consideration to approve the 2025 ACCG Safety Discount Program Verification Form. **(2025-398)** Consideration to ratify and affirm the renewal of the County's property, liability, and casualty insurance coverage through the ACCG Interlocal Risk Management Agency (IRMA) for the policy period July 1, 2025, through July 1, 2026. **(2025-399)** Consideration to approve GDOT LAP Application to make Effingham County Capital Improvement Project competitive to receive federal funding for future road projects. Commissioner Burdette seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES IN PERMITTED DISTRICTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 08/05/2025*) (1):

This item was postponed to 09/16/2025 by Staff.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE III - GENERAL PROVISIONS, SECTION 3.25 NONCONFORMING LOTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 08/05/2025*) (2):

County Manager Callanan provided a clarification of the regulations for non-conforming lots. He explained that the placement of an accessory structure, such as a shed or a swimming pool, is permitted on these lots, provided the structure fully complies with the setback requirements specified in the current zoning ordinance.

Commissioner Kieffer 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 APPENDIX C - ZONING ORDINANCE, ARTICLE VI- SECTION 6.2 - YARDS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 08/05/2025*) (3)

County Manager Callanan explained the current ordinance mandates a one-foot setback from the property line for fencing. The revised ordinance permits a six-foot fence in the front, provided it is either opaque or see-through and is located at least 10 feet from the edge of the road.

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 APPENDIX C - ZONING ORDINANCE, APPENDIX C-ARTICLE III- 3.47- RESIDENTIAL SUBDIVISION OPEN SPACE AND GREEN SPACE ARTICLE OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 08/05/2025*) (4):

This item was postponed to 09/16/2025 by Staff.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY MARC LIVERMAN FOR A SITE PLAN FOR "ACT SAVANNAH GATEWAY" LOCATED ON TALL TREE ROAD. MAP # 450F PARCEL # 25 & 26 IN THE SECOND DISTRICT (*Postponed, 08/05/2025*) (5):

Senior Planner Barlett explained the site plan received approval during the August 5, 2025, Board of Commissioners meeting. As a condition of approval, the applicant agreed to prohibit access from McCall Road, and this condition was incorporated into the second reading.

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

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY JEFFERSON MARTIN TO REZONE +/- 13.4 ACRES LOCATED AT 1358 SPRINGFIELD EGYPT ROAD FROM AR-1 TO AR-2 TO ALLOW FOR PERMITTED USES IN AR-2 MAP # 341 PARCEL # 16 IN THE THIRD DISTRICT (*Postponed, 08/05/2025*) (6):

Planning Manager Fernald explained that the applicant appeared before the Board on August 5, 2025. At that time, the site plan had been revised from four lots to three. As a result, a new condition was added, limiting the subdivision to a maximum of three lots. The applicant consented to this condition, and the purpose of this second reading

is to confirm that the subdivision adheres to the new three-lot condition. The Board noted that the revised plan was an improvement and had the support of surrounding neighbors at the previous meeting.

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

XII – NEW BUSINESS

CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR EFFINGHAM HEROES, INC. TO HOST AN EVENT HONORING FIRST RESPONDERS OF EFFINGHAM COUNTY TO BE HELD OCTOBER 26, 2025 AT 7:00 PM (1):

Planner I Rose explained that this request is to host an event honoring the first responders of Effingham County, scheduled for Sunday, October 26, 2025.

Commissioner Burdette made a motion to approve an Assemblage Permit for Effingham Heroes, Inc to host the *Back the Badge Rally* at 7:00p.m. on October 26, 2025.

(a) The Applicant requests the use of a stage area and seating to accommodate attendees.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF AGREEMENT BETWEEN EFFINGHAM, CHATHAM, AND JASPER COUNTIES TO SHARE ACCESS ON THE EMERGENCY RADIO NETWORK (2):

Fire and EMA Director Hodges explained the proposed agreement is a Memorandum of Agreement (MOA) and does not require any funding. Its purpose is to facilitate the sharing of a limited number of talk groups for mutual aid incidents.

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

CONSIDERATION TO APPROVE A POWER EASEMENT FOR GA POWER LOCATED AT 310 HONEY RIDGE ROAD MAP # 296 PARCEL # 74 IN THE THIRD DISTRICT (3):

Planning Manager Fernald explained Georgia Power seeks to obtain a power easement on Honey Ridge Road for a property owned by the Effingham County Board of Commissioners. The easement is required for a guy wire supporting a power pole.

Commissioner Burdette made a motion to approve the easement plat. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-028 TO AMEND THE 2026 FISCAL YEAR BUDGET (4):

County Manager Callanan provided an overview of two administrative items. The first item involves a generator for the EMS station. The second is the addition of a new security deputy position for the administration complex, to be located at the Tax Commissioner's entrance.

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

CONSIDERATION TO APPROVE THE FIRST 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 (5):

Planner I Rose explained the proposed amendments to Section 3.15, Home Occupation, have been refined to improve clarity, consistency, and enforceability. Key changes include a size limitation of 500 square feet or 25% of the heated floor area, whichever is less, along with new controls on noise, odor, waste, and visibility. Based on Board recommendations, specific amendments were made to include a hazardous material definition, require full EPD compliance for waste disposal, and make business vehicle standards more specific. Violations may now result in a warning, fines up to $1,000 per day, stop-work orders, legal proceedings, and a prohibition on reapplying for up to 24 months.

The proposal for Section 3.15a permits residential businesses with a conditional use permit in AR-1, AR-2, and R-1 zoning districts. An annual permit renewal is now tied to the occupational tax certificate. The amendments also expanded the non-resident employee definition to include subcontractors, added a hazardous material definition to the residential business proposal, and exempted licensed childcare and daycare from the group activity definition. Regarding signage, amendments to the county sign ordinance were discussed. The ordinance was amended to allow one non-illuminated sign on a property unless a special condition prohibits it. It was noted that off-site signage remains prohibited.

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

CONSIDERATION TO APPROVE THE UTILITY RELOCATION AGREEMENT BETWEEN EFFINGHAM COUNTY AND GEORGIA POWER COMPANY FOR RELOCATION OF ELECTRICAL FACILITIES IN CONFLICT WITH THE EFFINGHAM PARKWAY AND GOSHEN ROAD ROUNDABOUT CONSTRUCTION (6):

Procurement and Contracts Manager Carver explained the agreement pertains to the relocation of electrical facilities that conflict with the construction of the new Parkway and Goshen Road roundabout. This relocation is critical to ensure the project remains on schedule. Georgia Power requires a signed agreement prior to commencing work, which must begin within six (6) months of the agreement's execution.

Commissioner Burdette made a motion to approve the Utility Relocation Agreement with Georgia Power Company in the amount of $112,274.00 for relocation of electrical facilities. Commissioner Kieffer seconded the motion. The motion carried

unanimously.

CONSIDERATION TO APPROVE THE SOLE SOURCE PURCHASE OF KARL STORZ C-MAC® VIDEO LARYNGOSCOPE SYSTEMS AND RELATED ACCESSORIES FOR EFFINGHAM COUNTY EMS (7):

Procurement and Contracts Manager Carver explained EMS medics utilize video-assisted devices to enhance visualization of the airway during intubation. These devices improve first-attempt success rates and reduce the risk of complications.

Commissioner Burdette made a motion to approve the sole source purchase from Karl Storz Endoscopy-America, Inc. for $140,124.84. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A SERVICE AGREEMENT WITH MOTOROLA SOLUTIONS INC. RELATED TO PUBLIC SAFETY COMMUNICATIONS (8):

I.T. Director Webb explained this agreement is crucial for the ongoing maintenance, upgrades, and cybersecurity protection of the county's public safety radio system.

Commissioner Kieffer made a motion to approve the Motorola Solutions Service Agreement as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-029 TO EXTEND THE MORATORIUM ON REZONINGS UNTIL NOVEMBER 18, 2025 (9):

County Manager Callanan explained Thursday's work session was highly productive, and the steering committee meeting the following day formalized much of the feedback received. Drafts will be shared with all attendees at the next meeting, at which point the classification items will be ready for voting. The recommendation is to extend the moratorium on zonings R-1 through R-6 and PD, excluding rezonings for R-6, as these are not accepted. PD amendments will still be allowed, but no new PDs will be permitted. Amendments to existing PDs are not subject to the moratorium, whereas new PDs fall under its scope.

Commissioner Helmly made a motion to approve the Resolution. Commissioner Burdette seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Board retreat will follow the Chambers Strategic Planning retreat
- Potential topics should be email to Mr. Callanan or executive assistant Marie Todd

Commissioner Burdette

- Update for 103 Magnolia Drive – Code Enforcement issued a warning
- Retreat Topics – Burn ordinance, buffers & penalties

Commissioner Helmly

- Staffordshire Flooding Update – Anticipates obtaining the necessary easement access for the drainage project within the next two weeks.

Commissioner Kieffer

- Abercorn Landing Update – Staff is in ongoing negotiations with the property owner to reach a mutually agreeable resolution.

Commissioner Deloach

- Workshop to include Steering Committee
- Director of Development Services position

XIV – EXECUTIVE SESSION

There was no discussion of personnel, property, and pending litigation.

XV – EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve August 5, 2025 executive session minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

PETER RAMSEY – PUBLIC HEARING (01): Consideration to approve an application by Peter Ramsey for a variance from Section 3.3.1, to allow for a decrease in accessory structure setbacks in AR-1, located on Daytona Drive Map # 376A Parcel # 163 in the First District.

Senior Planner Barlett explained that the applicant seeks a variance to reduce the required setbacks for an accessory structure in the AR-1 zoning district, citing the irregular shape of the parcel. The proposed garage will be constructed on a concrete slab located three feet from the residence.

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

PETER RAMSEY – SECOND READING (02): Consideration to approve the Second Reading of an application by Peter Ramsey for a variance from Section 3.3.1, to allow for a decrease in accessory structure setbacks in AR-1, located on Daytona Drive Map # 376A Parcel # 163 in the First District

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

TYLER CREWS – PUBLIC HEARING (03): Consideration to approve 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.

Senior Planner Barlett explained the applicant seeks approval to operate a car detailing service from their residential driveway. The operation will not involve walking traffic, exterior signage, outdoor storage, or customer parking on the street.

Speaking for: Tyler Crews, Melissa Wittenborn, and Bill Langston jointly expressed that they have not been disturbed by the business' operations during the entire time it has been active. They further noted that the equipment used is standard, non-commercial grade and produces no more noise than a typical residential lawnmower.

Speaking in objection: Caleb Schultz, Eric Miller, Barry Cunningham, and Andy Thomas provided photos and video proof of the actions and expressed concerns with noise, excessive traffic, lights, extensive business hours, environmental health and commercial activity in residential areas.

The Board engaged in a discussion regarding additional stipulations.

Commissioner Floyd made a motion to approve the application with the added condition of prohibiting yard signage. The motion failed due to a lack of a second.

Following this, Commissioner Helmly made a motion to deny. This motion also failed due to lack of a second.

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

1. The applicant shall obtain and keep in good standing an Effingham County Business License.
2. The Residential business must adhere to Section 3.29- Offensive color, designs, smoke, noise, etc., of the Effingham County Ordinance.
3. The Residential business must adhere to Article II- Noise Control of the Effingham County Ordinance.
4. The Hours of operation will be Friday and Saturday, 9 a.m.-4 pm.
5. Parking is limited to one customer vehicle at a time per day.
6. Periodic Compliance Reviews.
7. No signage in the yard.

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

TYLER CREWS – SECOND READING (04): 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.

This item was postponed to 09/02/2025 due to added stipulations.

DEBBIE HAUPT as agent for **PEARL INTERMODAL/ MANNING GRAHAM – PUBLIC HEARING (05):** 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.

This item was postponed to 09/02/2025 by the applicant at agenda approval.

DEBBIE HAUPT as agent for **PEARL INTERMODAL/ MANNING GRAHAM – SECOND READING (06):** 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.

This item was postponed to 09/02/2025 by the applicant at agenda approval.

SUZETTE SCHMETZ – PUBLIC HEARING (07): Consideration to approve an application by Suzette Schmetz for a conditional use located on Hwy 17 S to allow for veterinary services in AR-1 Map # 296 Parcel # 46C01 in the Third District.

Commissioner Floyd recused himself from this item.

Senior Planner Barlett explained that the applicant seeks approval to relocate an existing business, Guyton Animal Hospital, to the proposed site. The property, located in the AR-1 zoning district, consists of a five-acre parcel. The applicant intends to commence construction and operations within six to nine months.

Speaking for: Suzette Schmitz, Dina Sapp, Crystal Ann Damus, and Beverly Boyles expressed that the small rural medical practice located downtown Guyton requires a larger building and increased parking capacity.

The Board engaged in a discussion regarding zoning and uses.

Vice Chair Deloach made a motion postpone to 10/21/2025. Commissioner Helmly seconded the motion. The motion carried unanimously.

SUZETTE SCHMETZ – SECOND READING (08): Consideration to approve the Second Reading of an application by Suzette Schmetz for a conditional use located on Hwy 17 S to allow for veterinary services in AR-1 Map # 296 Parcel # 46C01 in the Third District.

This item was postponed to 10/21/2025 due to previous action.

Commissioner Floyd returned.

XVII – ADJOURNMENT

At 8:15pm, there being no further business, Commissioner Helmly made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Jamie Deloach, Vice Chairman

Stephanie Johnson

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
SEPTEMBER 2, 2025