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
JUNE 02, 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, June 2, 2026 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy Clerk Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Mr. Michael King – Assistant County Manager, Ms. Maraya Durham – I.T. Specialist, Ms. Pamela Melser – Director of Development Services, Ms. Jennifer Rose – Planner I, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Mr. Josh Moody – Building Official, Ms. Lauren Shuman – Engineering Project Coordinator, Mr. Tre Wilkins – Capital Project Manager, Mr. Johnathan Hulme – County Engineer, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Allan Galis, Jeff Kilgore, Scott Lewis, Walt Lawson, David Zittrouer, Amy Herbert, Stephanie Cheman, Darlene L. Ainsworth, Seth Zeigler, Teri Lewis, Rebecca Boston, Jimmy Blakey, Rita Elliott, Michael Blemlek, Daniel Elliott, Hubert Jenkins, Marsha & Anthony Adams, Josh Yeager, Keith Hellmann, Don Evans, Justin Floyd, Richard Praylo, Justin Praylo, David Exley, Michael Leddick, Cindy Howze, Deana Capps, Layton Stone, Lindsay Smith, Michael Shiell

I- CALL TO ORDER

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

II- ROLL CALL

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

III – INVOCATION

Commissioner Deloach offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Deloach.

V – AGENDA APPROVAL

County Clerk Johnson announced Unfinished Business Items 1 through 8 were moved to the 6:00 PM Planning Board segment and renumbered as Items 1A through 1H to be heard during the designated Planning Board session.

Vice Chair 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 MAY 19, 2026 WORK SESSION AND REGULAR MEETING MINUTES (1):

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

VII – PUBLIC COMMENTS

Chairman Rahn stated comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

VIII – CORRESPONDENCE

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

IX – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-234)** Consideration to approve the Intergovernmental Agreement for Fiscal Year 2027 between the Georgia Department of Corrections and Effingham County for County Capacity services at the Effingham County correctional facility. **(2026-235)** Consideration to approve Amendment No. 1 to the Agreement with Roebling Raceway for Effingham County EMS to continue providing emergency medical services at the racetrack. **(2026-236)** Consideration to approve reappointing Shaundese Duncan and David Atkins to the Coastal Workforce Development Board. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

STANLEY MARTIN HOMES - ANTHONY ROCCO as agent for **BRETT HUGHES – PUBLIC HEARING (1):** Planning Board recommends denying an application submitted by Stanley Martin Homes - Anthony Rocco as agent for Brett Hughes to

rezone +/- 452.55 acres located on Zittrouer Road from AR-1 to R-5 to allow for residential development in R-5. Map # 374 Parcel # 18, 42, & 42A in the First District (Postponed, 04/06/2026)

Planner 1 Rose explained a request has been submitted to rezone 452.55 acres from Agricultural Residential (AR-1) to Residential (R-5) to develop a master-planned residential community within the agricultural residential character area. The applicant's revised master plan proposes a mix of approximately 750 traditional single-family lots and 250 cottage-style lots, complemented by recreational amenities, walking trails, stormwater facilities, and a 15.8-acre dedication for a future county park. To accommodate the projected growth, a traffic impact study has identified necessary intersection upgrades, including the construction of a roundabout at Midland Road and Zittrouer Road. Following an administrative review,

Staff determined that the updated development layout aligns with the comprehensive plan's framework and successfully addresses several prior technical concerns, despite the Planning Board previously voting 3 to 2 to recommend denial of the request. Under the proposed stipulations, the property must be developed in strict accordance with the revised master plan, which mandates a 100-foot buffer adjacent to existing residential properties. Effingham County and the Georgia Department of Transportation will jointly coordinate all regional road improvements and right-of-way tree removal activities to support the infrastructure.

Speaking for: Alan Gallas, Brett Hughes, Anthony Rocco, and CJ Chance presented a proposal to rezone approximately 450 acres to R-5 for a long-term single-family residential development that complies with zoning requirements and aligns with the county's comprehensive plan. Other topics discussed were property liabilities and drainage and flood management.

Speaking in objection: April Relf, Michael Leddick, Deana Capps, Michael Woods, and Carla Jenkins expressed concerns with flooding drainage, traffic safety and public infrastructure, property values, and crime and safety.

The Board engaged in a discussion regarding wastewater, traffic studies, housing specifications, and county growth.

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

1. Development of the property shall be generally consistent with the revised master plan submitted with the rezoning application dated May 22, 2026.
2. Residential units shall not exceed approximately 1,000 dwelling units unless otherwise approved by the Board of Commissioners.
3. A minimum 100-foot buffer shall be maintained adjacent to existing residential properties where indicated on the revised master plan.
4. Roadway improvements identified in the Traffic Impact Study shall be coordinated with Effingham County and the Georgia Department of Transportation (GDOT), where applicable.
5. A Land Disturbance Activity (LDA) permit and Tree Removal Permit shall be required prior to land clearing activities.

6. Approximately 15.8 acres identified for park dedication shall be coordinated with Effingham County regarding final location and acceptance.
7. All subdivision plats and development plans shall comply with Effingham County subdivision and development regulations.
8. Final engineering plans, infrastructure improvements, and utility extensions shall be subject to review and approval by Effingham County Engineering and Public Utilities.

Vice Chair Kieffer seconded the motion. Commissioners Floyd, Deloach and Kieffer approved the motion. Commissioner Burdette and Commissioner Helmly opposed. The motion carried 3 to 2.

STANLEY MARTIN HOMES - ANTHONY ROCCO as agent for **BRETT HUGHES – SECOND READING (2):** Consideration to approve the Second Reading of an application submitted by Stanley Martin Homes - Anthony Rocco as agent for Brett Hughes to rezone +/- 452.55 acres located on Zittrouer Road from AR-1 to R-5 to allow for residential development in R-5. Map # 374 Parcel # 18, 42, & 42A in the First District (*Postponed, 04/06/2026*)

This item was postponed to 06/16/2026, due to the lack of a unanimous vote.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – PUBLIC HEARING (3):** Planning Board recommends denying an application submitted by Dietmar Lutte as agent for Rippolinger LLC to rezone +/- 4.84 acres located at 323 Commerce Drive from B-3 to HI to allow for permitted uses in HI. Map # 466C Parcel # 6 in the Fifth District (Postponed, 05/05/2026, 05/19/2026)

Commissioner Burdette recused himself from this item.

Planner I Rose explained the applicant seeks to rezone 4.84 acres from B-3 (Major Commercial) to HI (Heavy Industrial), along with a conditional use permit for the import and export of wrecked vehicles. Staff notes that the Board of Commissioners previously approved Atlantic Cargo Logistics' conditional use for a warehouse involving the import and export of exotic vehicles, subject to compliance with applicable buffers, off-street parking, and loading requirements. In March 2026, Code Enforcement conducted a site visit in response to a complaint about business operations obstructing roadways and the public right of way. The property owner acknowledged the issue and indicated that corrective measures would be implemented. If the Board approves the request, staff recommends the following conditions: all loading, unloading, and operational activities must occur on-site, and all outdoor storage areas must be fully enclosed with security fencing.

To resolve the confusion, the Board look at the original October 2016 agenda packet, which explicitly notes that the reason for the request was the "construction of a warehouse" and specifies that the business operations were intended to be conducted within a home or a separate building.

Speaking for: Dietmar Lutte states that roadside offloading is strictly prohibited and blames occasional violations on non-compliant drivers. The dealership utilizes an equipped facility to manage its 15% to 20% share of neighborhood traffic, quickly

repositioning clustered vehicles and redirecting trucks to protect local property values and maintain DOT compliance.

Speaking in objection: Deana Moore expressed concerns with local traffic safety and operational disruptions.

The Board concerns focus on zoning non-compliance and the inappropriate escalation of land use.

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

Commissioner Burdette returned.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – SECOND READING (4):** Consideration to approve the Second Reading of an application submitted by Dietmar Lutte as agent for Rippolinger LLC to rezone +/- 4.84 acres located at 323 Commerce Drive from B-3 to HI to allow for permitted uses in HI. Map # 466C Parcel # 6 in the Fifth District (Postponed- 05/05/2026, 05/19/2026)

This item was denied due to previous action.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – PUBLIC HEARING (5):** Consideration to approve an application by Dietmar Lutte for a conditional use to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive Map # 466C Parcel # 6 in the Fifth District (Postponed, 05/19/2026)

This item was denied due to previous action.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – SECOND READING (6):** Consideration to approve the Second Reading for an application by Dietmar Lutte for a conditional use to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive Map # 466C Parcel # 6 in the Fifth District (Postponed, 05/19/2026)

This item was denied due to previous action.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – PUBLIC HEARING (7):** Consideration to approve an application by Dietmar Lutte for a variance from Section 3.4, located at 323 Commerce Drive, to allow for the modification of buffers in HI. Map # 466C Parcel # 6 in the Fifth District (Postponed, 05/19/2026)

This item was denied due to previous action.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – SECOND READING (8):** Consideration to approve the Second Reading for an application by Dietmar Lutte for a variance from Section 3.4, located at 323 Commerce Drive to allow for the modification of buffer requirements in HI. Map # 466C Parcel # 6 in the Fifth District (Postponed 05/19/2026)

This item was denied due to previous action.

CONSIDERATION TO ACKNOWLEDGE AN ANNEXATION PETITION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY OWNED BY BRUCE AND CINDY RAHN CONSISTING OF APPROXIMATELY 114.13 ACRES LOCATED OFF OF LEXINGTON AVE EXT MAP# 447 PARCEL# 13B IN THE FIFTH DISTRICT (*Postponed, 05/19/2026*) (9):

Dylan Wingate and Teri Lewis explained they met with the applicants yesterday afternoon and are addressing concerns raised during the planning and zoning board meeting as well as the Commissioners meeting. The traffic study will be completed prior to the first reading scheduled for July 13th.

The Board engaged in a discussion regarding financial responsibility for infrastructure, the geographical scope of the required road improvements, and clarifying their legal role in the process.

Vice Chair Kieffer made a motion to approve Acknowledge the Petition Requesting Annexation as presented by the City of Rincon. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES OWNED BY JUDY ROBINSON REISER AND ETAL CONSISTING OF APPROXIMATELY 116.87 ACRES LOCATED OFF OF HIGHWAY 119 SOUTH MAP# 344 PARCEL# 2,3,3A,3B01, 3B03, 3B04, AND 4 IN THE THIRD DISTRICT (*Postponed, 05/19/2026*) (10):

Representatives Bryan Leiggin and John Giordano explained State Route 119 falls under the jurisdiction of the Georgia Department of Transportation (GDOT). His team will conduct a formal traffic study and a traffic and engineering analysis in coordination with GDOT to secure the required highway permits. The water and sewer services for the development will be supplied by the City of Springfield. Regarding Wilder Road, he confirmed it will be upgraded and paved to serve as the main entrance to the development, with stub-outs and extensions in place to support future connectivity if surrounding areas are redeveloped.

Commissioner Deloach made a motion to approve Acknowledge the Petition Requesting Annexation as presented by the City of Springfield. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES OWNED BY DOUGLAS EDWARDS CONSISTING OF APPROXIMATELY 9.44 TOTAL ACRES LOCATED OFF OF EBENEZER ROAD MAP# 446 PARCEL# 41 & 47 IN THE FIFTH DISTRICT (*Postponed, 05/19/2026*) (11):

The Board addressed business continuity and annexation realignment, assessed the potential neighborhood impact of the proposed expansion, expressed disappointment at the applicant's absence, and determined that future engineering designs must be coordinated with city staff.

Vice Chair Kieffer made a motion to approve Acknowledge the Petition Requesting Annexation as presented by the City of Springfield. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH STATESBORO REGIONAL LIBRARY SERVICES (*Postponed - 05/05/2026, 05-16/2026*) (12):

Assistant County Manager King explained the partnership agreement for Statesboro Regional Library to the Effingham County Board of Trustees for approval. As the current contract with public libraries nears its end, Statesboro Regional will assume operations effective July 1. While this agreement is similar to the one previously held with Live Oak, it grants greater autonomy to local counties.

Commissioner Burdette made a motion to approve the Intergovernmental Agreement with Statesboro Regional Library Services. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING OF THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2026-2027 BUDGET (1):

Finance Director Barnes presented a PowerPoint overview of the first reading of the fiscal year 2027 draft budget, covering topics including the Budget Approval Process and Timeline, Budget Accessibility, General Fund Operating Overview, Employee Compensation Adjustments, Capital Project Fund Transfers, General Fund Personnel Expansion, Special Funds and Debt Restructuring, SPLOST and TSPLOST Capital Projects, and Special Funds Personnel and New Positions.

Commissioner Burdette made a motion to approve First Reading of the Budget Ordinance for the Fiscal Year 2026-2027 Budget. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SUBMISSION OF THE FY26 LOCAL ROAD ASSISTANCE (LRA) APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) (2):

County Engineer Hulme endorsed the local roads assistance application for submission to the Georgia Department of Transportation (GDOT). During the review process, Engineer Hulme identified that a gate has been installed on Sheryl Drive (incorrectly listed as Shirley Drive in the project documentation). With this section closed, the project scope has been adjusted, and the funding and mileage originally designated for repaving it will now be reallocated to support additional roads within the county.

Commissioner Helmly made a motion to approve the submission of the FY26 Local Road Assistance (LRA) application to the Georgia Department of Transportation. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUIT CLAIM DEED BETWEEN THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA AND THE EFFINGHAM COUNTY BOARD OF EDUCATION RELATED TO THE TRANSFER OF APPROXIMATELY 16.51 ACRES LOCATED ON NOEL C. CONAWAY ROAD (3):

County Engineer Hulme explained that the Board reviewed a proposed quitclaim deed for a 16.51-acre land donation to the Board of Education. This additional acreage is intended to accommodate the construction of new tennis courts at the rear of the property.

Vice Chair Kieffer made a motion to approve the Quit Claim Deed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-014 AUTHORIZING THE ATTORNEY TO INSTITUTE NECESSARY LEGAL ACTION THROUGH CONDEMNATION RELATED TO A PROPERTY LOCATED ON BLUE JAY ROAD TO IMPROVE THE COUNTY UTILITY AND ROAD SYSTEM (4):

Capital Projects Manager Wilkins explained that despite exhausting all standard negotiation efforts, the county was unable to reach an amicable right-of-way easement agreement with the property owner.

Commissioner Floyd made a motion to approve the Resolution Authorizing Condemnation Proceedings. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO CANCEL THE JULY 7, 2026 BOARD OF COMMISSIONERS MEETING (5):

County Clerk Johnson explained this is a typical practice during this time of year, following the completion of the year's major budget item. If necessary, an emergency meeting can be called.

Commissioner Burdette made a motion to approve to cancel the July 7, 2026 Board of Commissioners meeting. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Capital projects update
- Rincon EMS Station update
- Marlow fire station staffing
- Water and wastewater infrastructure expansion projects

Commissioner Helmly

- Expressed gratitude for the scheduled road repaving projects and noted appreciation for the ongoing library initiatives.

Commissioner Burdette

- New flashing speed limit sign in front of The Learning Treehouse to mitigate vehicle accidents in the area
- Thanked staff for deploying a water truck to Paddleford to suppress dust issues.
- Paving Schedule Inquiry

XIII – EXECUTIVE SESSION

At 10:51pm, 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 11:46 pm, Commissioner Deloach made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve May 19, 2026 executive session minutes. Commissioner Deloach seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

WHITNEY PIPPIN – PUBLIC HEARING (01): Consideration to approve an application submitted by Whitney Pippin to rezone +/- 5.48 acres located on Mt. Hope Road from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 291 Parcel # 25 in the Third District

Planner I Rose explained that the applicant seeks to rezone 5.48 acres from AR-1 to AR-3 to create a minor subdivision of two residential lots. The vacant property includes wooded and cleared land. Staff determines the revised two-lot plan aligns with the comprehensive plan and does not introduce new land uses. The revised proposal reduces development intensity by lowering the number of lots from four to two.

Commissioner Deloach made a motion to approve the application. Commissioner Helmly seconded the motion. The motion carried unanimously.

WHITNEY PIPPIN – SECOND READING (02): Consideration to approve the Second Reading of an application submitted by Whitney Pippin to rezone +/- 5.48 acres from AR-1 to AR-3 to allow for permitted uses in AR-3, located on Mt Hope Road Map # 291 Parcel # 25 in the Third District

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

LAYTON STONE – PUBLIC HEARING (03): Consideration to approve an application submitted by Layton Stone to rezone +/- 2.06 acres located on Mt Hope Road from AR-1 to AR-2 to allow for permitted uses in AR 2 Map # 262 Parcel # 21A & 31 in the Third District

Planner I Rose explained that the applicant seeks to rezone 2.06 acres from AR-1 to AR-2, subdivide and convey 1.06 acres to expand an existing residential home site. The property, zoned AR-1 along Nixon Chapel Road, would address a non-conforming lot while aligning with rural development and the agricultural land use designation.

Speaking for: Layton Stone stated that he is giving this land parcel to his neighbor to ensure adequate spatial clearance for an accessory structure.

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

1. The rezoned acreage shall be combined into a single parcel (262-31) and shall not be established as separate buildable lot.

Commissioner Helmly seconded the motion. The motion carried unanimously.

LAYTON STONE – SECOND READING (04): Consideration to approve the Second Reading of an application submitted by Layton Stone to rezone +/- 2.06 acres located on Mt Hope Road from AR-1 to AR-2 to allow for permitted uses in AR-2, Map # 262 Parcel # 21A & 31 in the Third District

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

DELEN CADICHON – PUBLIC HEARING (05): Consideration to approve an application submitted by Delen Cadichon to rezone +/- 0.64 acres located at 2698 GA Hwy 119 South from AR-1 to B-1 to allow for permitted uses in B-1 Map # 294 Parcel # 40 in the Third District

Planner I Rose explained the applicant seeks to rezone approximately 0.64 acres from AR-1 to B-1 neighborhood commercial for future commercial development. The vacant property, located in a suburban development node served by public water and sewer through Guyton, has access directly from Georgia Highway 119. The site is partially cleared and suitable for development, subject to compliance with applicable standards. Georgia Highway 119 accommodates commercial traffic, making the rezoning request a logical extension of existing land use.

Speaking for: Delen Cadichon stated the request is being made because a commercial tire shop currently under construction on two sides of the property is expected to cause significant noise, making the land no longer suitable for a residential home.

Commissioner Deloach made a motion to approve the application. Commissioner Burdette seconded the motion. The motion carried unanimously.

DELEN CADICHON – SECOND READING (06): Consideration to approve the Second Reading of an application submitted by Delen Cadichon to rezone +/- 0.64 acres located at 2698 GA Hwy 119 South from AR-1 to B 1 to allow for permitted uses in B-1 Map # 294 Parcel # 40 in the Third District.

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

MARSHA ADAMS – PUBLIC HEARING (07): Consideration to approve an application submitted by Marsha Adams to rezone +/- 4.64 acres located at 2698 GA Hwy 119 South from AR-1 to B-2 to allow for permitted uses in B-2 and +/- 1.00 acres from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 294 Parcel # 40 in the Third District

Planner I Rose explained that the applicant seeks a split rezoning of 5.64 acres from AR-1 to B-2 for a commercial storage facility with outdoor boat and RV storage, including gravel surfacing, security fencing, keypad access, and preemptive pre-emitter systems. The property, located at Highway 119 North and Tuckasee King Road, features a single-family residence and partially cleared, wooded land in a predominantly rural area. While the facility generates less traffic than typical commercial developments, it introduces commercial activity into an agricultural and residential setting.

Speaking for: Marsh Adams is requesting AR-2 zoning to subdivide her property, keeping an existing home on a one-acre lot while preserving 1.9 acres of wetlands. She seeks approval to develop the remaining dry land into a secured boat storage facility featuring an eight-foot fence with barbed wire behind a vegetative buffer.

Speaking in objection: Seth Zeigler expressed concerns with drainage issues, commercial encroachment into a residential area and traffic safety.

The Board engaged in discussion regarding traffic, access and location, and drainage.

Commissioner Deloach made a motion to deny the application. Commissioner Helmly seconded the motion. Commissioner Floyd opposed. Commissioners Burdette, Deloach, Helmly and Kieffer voted to deny. The motion carried 4 to 1.

MARSHA ADAMS – SECOND READING (08): Consideration to approve the Second Reading of an application submitted by Marsha Adams to rezone +/- 4.64 acres located at 2698 GA Hwy 119 South from AR-1 to B-2 to allow for permitted uses in B-2 and +/- 1.00 acres from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 294 Parcel # 40 in the Third District

This item was denied due to the previous action.

MARSHA ADAMS – PUBLIC HEARING (09): Consideration to approve an application by Marsha Adams for a conditional use to allow for outdoor screened storage in B-2, located at 7229 GA Hwy 119 North Map # 401 Parcel # 39 in the Third District**.**

This item was denied due to the previous action.

MARSHA ADAMS – SECOND READING (10): Consideration to approve the Second Reading for an application by Marsha Adams for a conditional use to allow for outdoor screened storage in B-2, located at 7229 GA Hwy 119 North Map # 401 Parcel # 39 in the Third District

This item was denied due to the previous action.

DOUG MORGAN as agent for **CHILDREN'S LEZ/LBZ LLC – PUBLIC HEARING (11):** Consideration to approve an application submitted by Doug Morgan as agent for Children's LEZ/LBZ LLC to rezone +/- 34.85 acres located on Blue Jay Road from AR-1 to B-2 to allow for permitted uses in B-2 Map # 415 Parcel # 34 & 15 in the Second District

Commissioner Helmly recused herself due to family relations.

Planner I Rose explained the applicant seeks to rezone 34.85 acres from AR-1 (Agricultural Residential) to B-2 (General Commercial), without a specific development proposal. The property is undeveloped and wooded but situated at a major intersection suited for non-residential development. The surrounding area shows transitional growth, and the requested zoning exceeds the base future land use designation. The board should consider its location in a suburban development node, compatibility with nearby residential areas, transportation and infrastructure needs, and environmental constraints. The Planning Board recommended approval, noting traffic concerns, wetlands, floodplain areas, and residential compatibility.

Speaking for: Doug Morgan, EMC Engineering explained a concept plan assessed developable land, but no site plan was submitted due to the landowners' uncertainty about development or sale. A wetland biologist identified approximately 14.2 acres of upland within 34-35 acres. The remaining frontage between wetlands and Blue Jay Road is confirmed as developable under B-2 zoning requirements for square footage, buffers, and parking, though no specific use is determined. County staff recommended left turn pockets and deceleration lanes to manage traffic near the roundabout, though this is not a zoning issue. Wetlands are outside Effingham County's jurisdiction and do not pose a concern, as sufficient land is available for development. A traffic study will address future use, but the current request is for B-2 zoning, chosen as a middle option between B-1 and B-3, appropriate for 14 acres.

Speaking in objection: Devin Zipperer, Alan Zipperer, PJ Shandoff, Ernest Zipperer, and Stacey Collins expressed concerns with Median issue, property access, historic landowners, potential conflict of interest on the planning board, traffic, drainage.

The Board engaged in a discussion regarding premature timing of the request, the risks of broad zoning, traffic, and specific engineering concerns.

Commissioner Burdette made a motion to deny. Commissioner Deloach seconded the motion. The motion carried unanimously.

DOUG MORGAN as agent for **CHILDREN'S LEZ/LBZ LLC – SECOND READING (12):** Consideration to approve the Second Reading of an application submitted by Doug Morgan as agent for Children's LEZ/LBZ LLC to rezone +/- 34.85 acres located on Blue Jay Road from AR-1 to B-2 to allow for permitted uses in B-2 Map # 415 Parcel # 34 & 15 in the Second District

This item was denied due to previous action.

Commissioner Helmly returned.

CYNTHIA HOWZE as agent for **MARY IGOU – PUBLIC HEARING (13):** Consideration to approve an application submitted by Cynthia Howze as agent for Mary Igou to rezone +/- 21.16 acres located on Abercorn Road from AR-1 to HI to allow for permitted uses in HI Map # 477 Parcel # 5 in the Fifth District.

Planner I Rose explained the applicant seeks to rezone approximately 21.16 acres from AR-1 to HI for warehousing and industrial operations in an area transitioning to industrial and logistics development with accessible roadway infrastructure. Key considerations include the industrial future land use designation, surrounding industrial zoning, public utility availability, and potential traffic impacts. The Planning Board recommended approval with the condition that the property owner is responsible for roadway improvements along Abercorn Road to meet industrial standards.

Speaking for: Cindy Howze, Matt Kikondol, and Connie Ryder explained the subject property is part of a larger assemblage located behind four parcels along Old Augusta Road, which the board rezoned several years ago. A request was also made that the rezoning of her property (to commercial or heavy industrial) only take effect at the point of sale.

Speaking in objection: Rita Elliott**,** Isaiah Scott and Dan Elliott expressed concerns with environmental destruction, flooding, drinking water contamination, the negative impacts of expanding industrial areas, and loss of rare biodiversity.

The Board discussed road standards, traffic access points, lack of development concept plan, and water buffers

Vice Chair Kieffer made a motion to postpone the item to the 06/16/2026 commission meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

CYNTHIA HOWZE as agent for **MARY IGOU – SECOND READING (14):** Consideration to approve the Second Reading of an application submitted by Cynthia Howze as agent for Mary Igou to rezone +/- 21.16 acres located on Abercorn Road from AR-1 to HI to allow for permitted uses in HI Map # 477 Parcel # 5 in the Fifth District

This item was postponed to the 06/16/2026 meeting due to previous action.

MATTHEW KUYKENDALL as agent for **CONNIE RINER – PUBLIC HEARING (15):** Consideration to approve an application submitted by Matthew Kuykendall as agent for Connie Riner to rezone +/- 4.763 acres located on Old Augusta Road South from AR-1 to HI to allow for permitted uses in HI Map # 477 Parcel # 1 in the Fifth District

There was no discussion on this item.

Vice Chair Kieffer made a motion to postpone this item to the 06/16/2026 commission meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

MATTHEW KUYKENDALL as agent for **CONNIE RINER – SECOND READING (16):** Consideration to approve the Second Reading of an application submitted by Matthew

Kuykendall as agent for Connie Riner to rezone +/- 4.763 acres located off of Old Augusta Road South from AR-1 to HI to allow for permitted uses in HI, located on Old Augusta Road South. Map # 477 Parcel # 1 in the Fifth District

This item was postponed to the 06/16/2026 meeting due to previous action.

ROBBIE BRANNEN – PUBLIC HEARING (17): Consideration to approve an application by Robbie Brannen for a variance from Section 3.15A(e) located at 203 Eagle Court to allow for a nonconforming AR-2 lot to have a residential business Map # 369A Parcel # 46 in the Fourth District

Senior Planner Barlett explained the variance is required as recent revisions to the AR-2 ordinance mandate that nonconforming lots be brought into compliance before conditional use approval. The applicant seeks approval to operate a florist business from the residence with conditions limiting client visits to two per day by appointment only.

Speaking for: Robbie Brannen is requesting to use a portion of his home to conduct scheduled, in-person client consultations for his business.

Speaking in objection: Joe Norman expressed concerns regarding traffic, noise, and preserving residential integrity.

The Board discussed past operations and home occupation versus residential zoning conflict.

Commissioner Helmly made a motion to deny. Commissioner Deloach seconded the motion. Commissioner Floyd opposed. Commissioners Burdette, Deloach, Helmly and Kieffer voted to deny. The motion carried 4 to 1.

ROBBIE BRANNEN – SECOND READING (18): Consideration to approve the Second Reading for an application by Robbie Brannen for a variance from Section 3.15A(e) located at 203 Eagle Court to allow for a nonconforming AR-2 lot to have a residential business Map # 369A Parcel # 46 in the Fourth District

This item was denied due to previous action.

ROBBIE BRANNEN – PUBLIC HEARING (19): Consideration to approve an application by Robbie Brannen for a conditional use to allow for a Residential Business in AR-2 located at 203 Eagle Court Map # 369A Parcel # 46 in the Fourth District

This item was denied due to previous action.

ROBBIE BRANNEN – SECOND READING (20): Consideration to approve the Second Reading for an application by Robbie Brannen for a conditional use to allow for a Residential Business in AR-2 located at 203 Eagle Court Map # 369A Parcel # 46 in the Fourth District

This item was denied due to previous action.

MICHAEL BLEMLEK – PUBLIC HEARING (21): Consideration to approve an application by Michael Blemlek for a variance from Section 3.21.1, located at 259 Zettler Loop, to allow for an RV/Camper to be occupied during the construction of a home in AR-1 Map # 417B Parcel # 16 in the Second District.

Senior Planner Barlett explained that a variance request was submitted to allow an applicant to temporarily live in an on-site camper during the construction of their new primary dwelling. The applicant has already started the building permit process, and staff notes that staying on site provides a reasonable temporary housing solution.

Speaking for: Michael Blum stated he has already completely demolished the previous home and will be building a brand-new residence from the ground up.

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

1. The RV/camper may be occupied for up to ten (10) months during the home construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.
2. Upon completion of the construction, the camper shall be vacated and disconnected from the well and septic.

Commissioner Deloach seconded the motion. The motion carried unanimously.

MICHAEL BLEMLEK – SECOND READING (22): Consideration to approve the Second Reading for an application by Michael Blemlek for a variance from Section 3.21.1 located at 259 Zettler Loop to allow for a RV/Camper to be occupied during the construction of a home in AR-1 Map # 417B Parcel # 16 in the Second District

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

LYNN JEFFERS JR. – PUBLIC HEARING (23): Planning Board recommends approving an application submitted by Lynn Jeffers Jr. to rezone +/-5.04 acres located at 489 Noel C Conaway Road from AR-1 to AR-2 to allow for permitted uses in AR-2, & +/-1.00 acre from AR-1 to B-2 to allow for permitted uses in B-2. Map # 352 Parcel # 73 & 74 in the First District

Planner I Rose explained that the applicant seeks a two-part rezoning to bring Parcel 352-74 into compliance after subdivision and to rezone one acre from AR2 to B2 general commercial. The property is in a rural and residential area, and the proposed B2 zoning would introduce an isolated commercial district inconsistent with the future land use framework. The existing structure requires upgrades for commercial occupancy, including ADA accessibility, code compliance, and fire safety. Site improvements for parking, circulation, landscaping, and ADA-compliant parking are also needed. The board should consider alignment with the agricultural residential future land use before approval. The Planning Board recommended approval at the May 12, 2026 public hearing.

Speaking for: Lindsay Smith speaking on behalf of the owner explained the applicant is requesting a B-3 rezoning for part of his property to run a daytime, owner-operated automotive shop in an existing structure. He originally rezoned it residential for a loan

and now wants to restore limited commercial use, requesting a waiver from sidewalk requirements to match neighboring businesses.

The Board discussed the sidewalk fund, Highway 30 traffic and access.

Commissioner Floyd made a motion to postpone the item to 06/16/2026 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

LYNN JEFFERS JR. – SECOND READING (24): Consideration to approve the Second Reading of an application submitted by Lynn Jeffers Jr. to rezone +/-5.04 acres located at 489 Noel C Conaway Road from AR-1 to AR-2 to allow for permitted uses in AR-2, & +/-1.00 acre from AR-1 to B-2 to allow for permitted uses in B-2 Map # 352 Parcel # 73 & 74 in the First District

This item was postponed to the 06/16/2026 meeting due to previous action.

LYNN JEFFERS JR. – PUBLIC HEARING (25): Consideration to approve an application by Lynn Jeffers Jr. for a variance from Section 3.4, located at 489 Noel C Conaway Road, to allow for the modification of required buffer requirements in B-2 Map # 352 Parcel # 73 in the First District

There was no discussion on this item.

Commissioner Floyd made a motion to postpone the item to the 06/16/2026 commission meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

LYNN JEFFERS JR. – SECOND READING (26): Consideration to approve the Second Reading for an application by Lynn Jeffers Jr. for a variance from Section 3.4, located at 489 Noel C Conaway Road to allow for the modification of buffer requirements in B-2 Map # 352 Parcel # 73 in the First District

This item was postponed to the 06/16/2026 meeting due to previous action.

XVI – ADJOURNMENT

At 11:46 pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
JUNE 16, 2026