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
APRIL 01, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Ms. Beth Helmly and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, April 1, 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 Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Steve Candler – Development Services Director, Mr. Xerxes Sabb – I.T. Support Specialist, Mr. Noel Webb – Director of I.T., Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Chelsie Fernald – Planning Manager, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Mark Lastinger – Public Information Coordinator, Ms. Jennifer Rose – GIS Technician, Ms. Elizabeth Sapp – Land Use Planning Analyst, Mr. Jonathan Hulme – County Engineer, Mr. Jake Zeigler – Communications Manager, Mr. Mark Barns – Finanance Director and Mr. Seth Zeigler – Director of Parks & Landscape.

CITIZEN PARTICIPATION

Ted Goudeau, Brian Pepe, Josh Yeager, Willie Wright, Jeremiah Still, Franklin Goldwire, Alec Metzger, Penny West, Grant Elliott, Michelle Johns, Noah Frimat, Sagar Patel, Denise Page, Murray Marshall, Joe Marshall, Sharee McKenzie, JoAnn & Dale Duff, Larry Billeiter, Gary Moore, Pam Moore, Justin C. Hanks, LuAnn Gotch, Acaeia Cooper, Ryan Cooper, Keith Lancaster, John Tucker, and Laura Smith

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:02pm

II- ROLL CALL

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

III – INVOCATION

Reverend Delmons White of Union Springs Methodist Church Inc. in Springfield offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL

County Clerk Johnson announced the removal of consent agenda item #1 at the applicant's request. Additionally, new business #3 is removed, and new business #18 is postponed to April 15, 2025. Planning Board items #3 and #4 are also postponed to May 6, 2025, at the applicant's request.

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

VI – MINUTES

Vice Chair Deloach made a motion to approve the March 18,2025 work session and regular meeting minutes. 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 in 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 Kieffer made a motion to approve the following Consent Agenda items: ~~**(2025-156)** Consideration to approve an Assemblage Permit for the Effingham County Chamber of Commerce for the "New Ebenezer Family & Retreat Center" located at 2887 Ebenezer Road Map# 471 Parcel# 3 in the Fourth District.~~ **(2025-157)** Consideration to authorize utilizing the grant-writing services of Cyclone Port to identify and apply for private corporation grants. **(2025-158)** Consideration to approve a three-year Agreement with Georgia Mass Appraisal Solutions and Services (GMASS, Inc.) for the continued maintenance of Rural Land Schedules and Methodology in Effingham County for the 2026, 2027, and 2028 digest years. **(2025-159)** Consideration to approve the renewal of a Memorandum of Understanding with the Board of Education for Ambulance Services. **(2025-160)** Consideration to approve to ratify and affirm a Proposal for Progress Reports #3 and #4 with Trammco Environmental Solutions, LLC for the former Atlas Sand Facility Project. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II, CHAPTER 74 - SECTION 74-8 - DESIGNATED TRUCK ROUTES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED,

03/18/2025) (01):

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

CONSIDERATION TO APPROVE THE BID AWARD AND CONTRACT WITH PAUL S. AKINS COMPANY, INC. FOR THE CENTRAL HIGH SCHOOL RENOVATION PROJECT UNDER BID #25-ITB-072 (POSTPONED, 04/01/2025) (2):

Project Manager Wilkins explained the recommendation of the renovation contract for Central High School to the second bidder, who identified cost-saving opportunities. The new elections office will be located on the campus, along with an early voting center, equipment storage and maintenance facilities, a records retention and storage department, an event venue, and a community room.

Commissioner Burdette made a motion to approve the contract with Paul S. Akins Company, Inc., allowing staff to finalize scope adjustments. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND SECTION 4.1A - TABLE OF PERMITTED USES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES TO ALLOW FOR MOBILE HOME PARTS AS A PERMITTED USE IN THE B-3 ZONING DISTRICT (APPLICATION SUBMITTED BY DALE AND JOANN DUFF) (1):

Development Services Director Candler explained Mr. and Mrs. Duff have requested an amendment to the table of permitted uses. If a use is not currently listed in the table, they may submit a request for its inclusion. The proposed amendment, designated as Amendment III, seeks to permit the retail sale of mobile home parts within a B-3 business district. The Board will continue to refine this document, with opportunities for public input and recommendations for future amendments.

Speaking for: Joann Duff and Dale Duff explained we determined that our business aligns more effectively with heavy consumer goods, sales, or service sectors, particularly within the hardware category, as we primarily focus on selling hardware for mobile homes.

Vice Chair Deloach made a motion to approve an amendment to the Code of Ordinances Part II Article V Table of Permitted Uses. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-013 TO AMEND THE FISCAL YEAR 2025 BUDGET (2):

Finance Director Barnes explained this amendment includes minor adjustments, such as allocating grant and donation funds, updating the FEMA debris removal budget, and adjusting the Ebenezer Fire Station renovation contract.

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

~~**CONSIDERATION TO APPROVE A SITE PLAN AS SUBMITTED BY THE EFFINGHAM COUNTY SCHOOL BOARD FOR "EFFINGHAM COUNTY BOE MAINTENANCE FACILITY" LOCATED AT 593 HODGEVILLE ROAD MAP# 416 PARCEL# 22 IN THE SECOND DISTRICT**~~ **(3):**

This item was removed at agenda approval.

CONSIDERATION TO APPROVE TO AMEND SECTION 2.15 - TRAVEL, EMPLOYMENT, AND BOARD OF COMMISSIONERS EXPENSES OF THE HUMAN RESOURCES STANDARDS OF PRACTICE TO ENSURE CLARITY AND CONSISTENCY IN REIMBURSEMENT AND APPROVAL PROCESSES (4):

HR and Risk Management Director Mausolf explained staff have diligently worked to enhance clarity in processes. Challenges with travel coordination were identified, and some departments experienced confusion regarding procedures. Efforts focused on establishing consistency, resolving ambiguities, and closing any gaps in the system.

Commissioner Kieffer made a motion to approve the updated SOP 2.1 Travel, Employment, and Board of Commissioners Expenses policy. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE ADMINISTRATIVE SERVICES AGREEMENT WITH MERITAIN HEALTH (5):

HR and Risk Management Director Mausolf explained the county attorney has already approved the matter, which primarily involves routine administrative tasks. While the effective date is January 1, their legal team required additional time for review, followed by the county attorney's review.

Commissioner Helmly made a motion to approve of Amendment to Administrative Services Agreement. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE YMCA OF COASTAL GEORGIA, INC. RELATED TO MEMBERSHIP ENROLLMENTS (6):

HR and Risk Management Director Mausolf explained collaboration with the YMCA over several years has resulted in a new branch in Guyton, providing employees with valuable childcare options and access to holiday camps.

Vice Chair Deloach made a motion to approve the MOU between the YMCA and Effingham County Board of Commissioner. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PUBLICATION OF TWO JOB DESCRIPTIONS (ASSISTANT CORRECTIONS COUNSELOR, CORRECTIONS OFFICER-CORPORAL) FOR THE EFFINGHAM COUNTY PRISON (7):

HR and Risk Management Director Mausolf explained the prison has introduced two (2) new positions: the Assistant Corrections Counselor and the Corporal. The Assistant Counselor will focus on supporting inmates in obtaining their GEDs, completing coursework, and earning credits to enhance their qualifications.

Commissioner Floyd made a motion to approve the job descriptions and authorize

publication and distribution. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE IMPLEMENTATION OF THE EFFINGHAM COUNTY COMMUNICATIONS PLAN AS PROPOSED BY THE COMMUNICATIONS DEPARTMENT (8):

County Manager Callanan explained the Board has established a new department, which will be named the Public Engagement Services Department. Communications Manager Jake Zeigler and County Manager Callanan have collaborated on a strategic plan to advance communications, including the inclusion of design standards as an appendix.

Communications Manager Zeigler explained that he is excited about this opportunity and believes communication is vital to our county.

Commissioner Floyd made a motion to approve the Communications Plan Implementation. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER 4 FOR THE EBENEZER FIRE STATION WITH MCWRIGHT, LLC (9):

Project Manager Wilkins explained during the design phase, efforts were made to locate existing manholes; however, these efforts were unsuccessful. Consequently, a grinder pump station was installed at the new fire station.

Vice Chair Deloach made a motion to approve Change Order 4 for the Ebenezer Fire Station Construction with McWright, LLC for $28,000. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GOODWYN MILLS CAWOOD, LLC (GMC) FOR MASTER PLANNING, DESIGN, AND CONSTRUCTION DOCUMENTATION SERVICES FOR THE EFFINGHAM COUNTY RECREATION COMPLEX FOR PHASES I AND II (10):

Project Manager Wilkins explained this master plan encompasses the entire complex, including the recreation complex and the former health department building.

Vice Chair Deloach made a motion to approve the proposal and authorize staff to execute a contract with GMC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GOODWYN MILLS CAWOOD, LLC (GMC) TO PERFORM PRE-DESIGN SERVICES FOR THE PROPOSED RENOVATION OF THE COUNTY OFFICE BUILDING LOCATED OFF HWY 119 (11):

Procurement and Contracts Manager Carver explained the annex building will undergo renovation to become a social services campus. DFACS will relocate from its current facility near the courthouse, and some existing tenants will temporarily move to the soon-to-be-former recreation building during the renovation.

Vice Chair Deloach made a motion to approve the professional services agreement with Goodwyn Mills Cawood, LLC. Commissioner Kieffer seconded the motion. The

motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM NEXTGEN SECURITY FOR THE INSTALLATION OF A NEW CAMERA SERVER AS PHASE 1 OF A THREE-PHASE SECURITY SYSTEM UPGRADE AT THE JUDICIAL COMPLEX (12):

County Manager Callanan explained the access control and security system being implemented in this building will serve as the foundation for future projects, consolidating all operations under a single server and service.

Commissioner Burdette made a motion to approve the purchase and installation of the new Camera Server to initiate Phase 1. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE FINAL DESIGN OF ROADWAY AND INTERSECTION IMPROVEMENTS ALONG THE OLD AUGUSTA ROAD CORRIDOR (13):

Procurement and Contracts Manager Carver explained Effingham County is advancing to the final design phase of the Old Augusta Road Corridor Improvement Project, which encompasses the construction of new roundabouts, road widening, and two-lane enhancements.

Commissioner Kieffer made a motion to approve the design services agreement with Kimley-Horn as proposed. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE QUOTE# 52645976 FROM OPENGOV FOR RENEWAL OF THE PERMITTING & LICENSING SYSTEM (14):

Procurement and Contracts Manager Carver explained the Development Services Department is requesting approval for a three-year renewal of the permitting and licensing system provided by OpenGov. This system integrates tools such as ArcGIS, Flag, and Bluebeam.

Commissioner Kieffer made a motion to approve of Quote 52645976 from OpenGov for a Permitting & Licensing System for the Development Services Department. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL WITH EMC ENGINEERING FOR THE US-80 SEWER MASTER PLAN (15):

Commissioner Helmly recused herself from voting on this item due to family relations.

Procurement and Contracts Manager Carver explained the sewer master plan for the US 80 service area will provide comprehensive recommendations, including system expansion strategies, detailed cost estimates, and system layout maps.

Commissioner Floyd made a motion to approve the proposal from EMC Engineering Services in the amount of $140,000. Commissioner Burdette seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

CONSIDERATION TO APPROVE CHANGE ORDER #1 FROM J.A. LONG, INC. FOR UTILITY RELOCATIONS FOR THE ROUNDABOUT AT BLUE JAY ROAD AND

HODGEVILLE ROAD ROUNDABOUT PROJECT (16):
County Engineer Hulme explained this recommendation aims to ensure the project's success by incorporating the fire hydrant and two (2) manholes, as well as adjusting the grate and size to align with the new pavement specifications.

Commissioner Burdette made a motion to approve Change Order #1 in the amount of $17,640.00 to J.A. Long, Inc. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE BID AWARD AND CONTRACT WITH MCLENDON ENTERPRISES, INC. FOR THE MCCALL ROAD MAINTENANCE RESURFACING 2025 PROJECT UNDER BID #25-ITB-083 (17):
Procurement and Contracts Manager Carver explained the County received bids for resurfacing and shoulder improvements covering 5.81 miles of McCall Road. McClendon Enterprises Inc. was selected as the lowest responsive and responsible bidder.

Commissioner Burdette made a motion to approve the contract with McLendon Enterprises Inc. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AMEND THE PURCHASING POLICY AND STANDARDS DOCUMENT (18):
This item was postponed to 04/15/2025 at agenda approval.

CONSIDERATION TO APPROVE THE PROCUREMENT OF OFFICE FURNITURE AND WORKSTATION SYSTEMS FOR THE EFFINGHAM COUNTY IT (19):
Procurement and Contracts Manager Carver explained the IT department seeks approval to acquire new office furniture that aligns with current space and workflow requirements. The proposed design accommodates four (4) offices and multiple workstations, emphasizing functionality and operational efficiency.

Commissioner Helmly made a motion to approve the procurement of office furniture for the IT Department as proposed. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO TRANSMIT APPLICATIONS FOR THREE (3) CANDIDATES FOR CONSIDERATION OF APPOINTMENT FOR THE FOURTH DISTRICT SEAT ON THE HOSPITAL AUTHORITY BOARD (20):
County Clerk Johnson explained the hospital board seat representing the fourth district has remained vacant for an extended period. Three (3) candidates have been proposed for consideration: Barbara Strickland, Angela Gnann and Betty Robinson.

Commissioner Helmly made a motion to approve the transmission of the three (3) candidates offered by Commissioner Helmly to the Hospital Board. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE RECREATION BOARD REPRESENTING THE 1ST, 3RD AND 4TH DISTRICTS (21):
County Clerk Johnson explained Commissioner Floyd has approved the

reappointment of Mr. Russell Sessions. Commissioner Deloach has requested the appointment of Mr. Dustin Ford, to replace Mr. Mike Wilson who resigned from the third district seat. Mr. Craig Johnson previously served in the fourth district. Commissioner Helmly would like to appoint Ms. Christi Wood.

Vice Chair Deloach made a motion to approve the reappointment of Russell Sessions (District 1) representative and the appointment of Dustin Ford (District 3) and Christi Wood (District 4). Commissioner Burdette seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

- Infrastructure update – Blue Jay, Old River Road
- Mobile app is scheduled for launch within the next two weeks
- DRT Update reported by Chief Hodges

Commissioner Burdette

- Westwood Update – contractor reviewing drainage improvements

Commissioner Deloach

- Need for speed bumps in certain subdivisions

Commissioner Kieffer

- DRT updates

XIV – EXECUTIVE SESSION

At 7:04 pm, Commissioner Kieffer made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Burdette seconded the motion. The motion carried unanimously.

At 7:38 pm, Vice Chair Deloach made a motion to reconvene. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

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

XVI – PLANNING BOARD – 6:00 pm

KEITH LANCASTER – PUBLIC HEARING (01): The Planning Board recommends approving an application by Keith Lancaster to rezone +/- 1.8 out of 17.53 acres located at 368 Boaen Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 318 Parcel# 7B in the Third District.

Planning Manager Fernald explained the applicant seeks to subdivide 1.8 acres from a 17.53-acre parcel into a smaller lot, requiring a zoning change to AR-2. The future land use map designates this parcel as agricultural, and the application is complete.

Speaking for: Keith Lancaster explained this parcel is being subdivided for a family member.

Vice Chair Deloach made a motion to approve, and the rezoning will meet the criteria

of the current ordinance with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

KEITH LANCASTER – SECOND READING (02): Consideration to approve the Second Reading of an application by Keith Lancaster to rezone +/- 1.8 out of 17.53 acres located at 368 Boaen Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 318 Parcel# 7B in the Third District.

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

JUSTIN WEBB – PUBLIC HEARING (03): The Planning Board recommends denial of an application by Justin Webb to rezone +/- 5 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 313 Parcel# 3 in the Third District.

This item was postponed to 05/06/2025 at agenda approval at the applicant's request.

JUSTIN WEBB – SECOND READING (04): Consideration to approve the Second Reading of an application by Justin Webb to rezone +/- 5 acres located at 200 Clyo Shawnee Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 313 Parcel# 3 in the Third District.

This item was postponed to 05/06/2025 at agenda approval at the applicant's request.

JOHN E. TUCKER as agent for **LAVERNE MOORE – PUBLIC HEARING (05):** The Planning Board recommends approval of an application by John E. Tucker as agent for Laverne Moore to rezone +/- 10 acres located at 174 Holly Drive from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 302 Parcel# 53 in the First District.

Planning Manager Fernald explained that the applicant is requesting to rezone 10 acres to AR-2 zoning and subdivide the parcel into smaller lots. This process will require approval from the GIS department to assign new addresses for the subdivided lots.

Speaking for: John Tucker explained the four (4) lots are being subdivided for each child.

The Board engaged in discussions on further subdivisions, resulting in the addition of a stipulation.

Commissioner Floyd made a motion to approve, and the rezoning will meet the criteria of the current ordinance with the following conditions:

1. Development Services shall approve and sign the plat. The plat shall then be recorded for the zoning to take effect.
2. The GIS department shall approve new addresses for the subdivided lots.
3. The parcel cannot be divided any further.

Commissioner Burdette seconded the motion. The motion carried unanimously.

JOHN E. TUCKER as agent for **LAVERNE MOORE – SECOND READING (06):**

Consideration to approve the Second Reading of an application by John E. Tucker as agent for Laverne Moore to rezone +/- 10 acres located at 174 Holly Drive from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 302 Parcel# 53 in the First District.

This item was postponed to 04/15/2025 due to added stipulations.

AARON JARMAN as agent for **SAGAR PATEL – PUBLIC HEARING (07):** The Planning Board recommends approval of an application by Aaron Jarman as agent for Sagar Patel to rezone +/- 2 out of 56.73 acres located at 1206 White Branch Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 393 Parcel# 7 in the Fourth District.

Speaking for: Sagar Patel explained he is subdividing two acres of his 56-acre property to transfer ownership to his best friend and their family, with plans to construct a permanent residence.

Planning Manager Fernald explained at the Planning Board meeting, Mr. Neal Kessler stipulated that the subdivided lot must remain a minimum of two acres, ensuring it cannot be further subdivided.

Commissioner Helmly made a motion to approve, and the rezoning will meet the criteria of the current ordinance with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. The GIS department shall approve new addresses for the subdivided lots

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

AARON JARMAN as agent for **SAGAR PATEL – SECOND READING (08):** Consideration to approve the Second Reading of an application by Aaron Jarman as agent for Sagar Patel to rezone +/- 2 out of 56.73 acres located at 1206 White Branch Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 393 Parcel# 7 in the Fourth District.

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

KEVIN FORBES as agent for **KIMBERLY** and **REBECCA RAHN – PUBLIC HEARING (09):** The Planning Board recommends denial of an application by Kevin Forbes as agent for Kimberly and Rebecca Rahn to rezone +/- 425 acres located on Rahn Station Road from AR-1 to L-I to allow for a light industrial development Map# 412 Parcel# 3 & 3A in the Fourth District.

This item was moved to the top of the list.

Murray Marshall requested a 90-day extension on behalf of the Rahn family for this petition, citing potential changes in the wetland conditions and road classification of the property.

The Board proposed an alternative meeting date to better accommodate constituents.

Commissioner Helmly made a motion to postpone to 08/05/2025 with the understanding that there will be no more delays. Vice Chair Deloach seconded the

motion. The motion carried unanimously.

KEVIN FORBES as agent for **KIMBERLY** and **REBECCA RAHN – SECOND READING (10):** Consideration to approve the Second Reading of an application by Kevin Forbes as agent for Kimberly and Rebecca Rahn to rezone +/- 425 acres located on Rahn Station Road from AR-1 to L-I to allow for a light industrial development Map# 412 Parcel# 3 & 3A in the Fourth District.

This item was postponed to 08/05/2025 due to previous action.

LAURA SMITH – PUBLIC HEARING (11): Consideration to approve an application by Laura Smith for a conditional use located at 910 Kolic Helmly Road to allow for a Rural Business for horse riding lessons Map# 417C Parcel# 6A in the Second District.

Land Use Planning Analyst Sapp explained that the applicant has submitted a request for a conditional use permit to operate a rural business offering horse riding lessons on a 17.05-acre property located within the Randall Estate Phase 2 subdivision. The application has been completed and is ready for review.

Director of Development Services Candler stated that the ordinance explicitly mandates that parking must be provided on-site, with the commissioners retaining the authority to regulate hours of operation, visitor capacity, and other pertinent conditions.

Speaking for: Laura Smith explained the property is currently configured with pastures, six stables, and a small arena. It is not intended for after-hours operation, except possibly during winter months

Commissioner Burdette made a motion to approve, and the conditional use will meet the criteria of the current ordinance. Commissioner Kieffer seconded the motion. The motion carried unanimously.

LAURA SMITH – SECOND READING (12): Consideration to approve the Second Reading of an application by Laura Smith for a conditional use located at 910 Kolic Helmly Road to allow for a Rural Business for horse riding lessons Map# 417C Parcel# 6A in the Second District.

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

DALE AND JOANN DUFF – PUBLIC HEARING (13): Consideration to approve an application by Dale and JoAnn Duff for a variance from ordinance Section 3.4 located at 2254 GA Highway 21 North to allow for the reduction in required buffers Map# 342 Parcel# 27 in the Third District.

Land Use Planning Analyst Sapp explained that the applicant has submitted a request for a variance from Ordinance Section 3.4 to permit the establishment of a mobile home supply business on a parcel of land zoned B-3, which currently has a conditional use designation for a junkyard.

Speaking for: Dale and Joann Duff explained the project involves leasing half of the building, utilizing a 2,000-square-foot space for this purpose. The property includes a chain-link fence, and three-step stairs are planned for exterior access.

Commissioner Burdette made a motion to approve, and the variance will meet the criteria of the current ordinance. Commissioner Kieffer seconded the motion. The motion carried unanimously.

DALE AND JOANN DUFF LAURA SMITH – SECOND READING (14): Consideration to approve the Second Reading of an application by Dale and JoAnn Duff for a variance from ordinance Section 3.4 located at 2254 GA Highway 21 North to allow for the reduction in required buffers Map# 342 Parcel# 27 in the Third District.

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

XVI – ADJOURNMENT

At 7:38 pm, there being no further business, Vice Chair 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
APRIL 1, 2025