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

WORK SESSION MEETING MINUTES
MARCH 17, 2026

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Jamie Deloach, Ms. Elizabeth Helmly and Mr. Phil Kieffer, met in work session 4:00pm on Tuesday, March 17, 2026 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney, Ms. Tasheena Shiggs – Deputy County Clerk, Ms. Marie Todd – Executive Assistant, Ms. Pamela Melser – Director of Development Services, Ms. Akela Wright – Planning Manager, and Ms. Maraya Durham – I.T. Support Specialist.

CITIZEN PARTICIPATION

Mr. Jim Vaughn, Ms. Kelsey Wilson and others

I - CALL TO ORDER

Chairman Rahn called the session to order at 4:04pm

II- WORK SESSION TOPICS

DISCUSSION OF PROPOSED AMENDMENT TO THE EFFINGHAM COUNTY CODE OF ORDINANCES, PART II, APPENDIX C, ARTICLE III, SECTION 3.24, 3.25, AND 3.26 -NONCONFORMING (1):

This item was postponed until the next work session meeting.

DISCUSSION OF PROPOSED AMENDMENT TO THE EFFINGHAM COUNTY CODE OF ORDINANCES, PART II, APPENDIX C, ARTICLE III, SECTION 3.46 - ACCESSORY DWELLING UNITS (2):

Planning Manager Wright explained the regulatory framework governing Accessory Dwelling Units (ADUs) has undergone a comprehensive rewrite to modernize general provisions and ensure greater legal enforceability. The updated section further tightens physical development standards and incorporates specific public health provisions for properties with septic systems.

County Manager Callanan brought attention to House Bill 1166, which would expand the rights of residential dwelling units of 400 square feet or fewer, potentially limiting the enforcement and zoning powers that local jurisdictions currently hold over such structures.

As the county moves forward with amending its own residential ordinances, the administration plans to review the final text of the bill.

UPDATE ON DESIGN AND PROFESSIONAL SERVICE PROJECTS (presentation by Goodwin, Mills, Cawood, LLC.) (3):

Jim Vaughn and Kelsey Wilson delivered an overview of the ongoing regional water infrastructure initiative, highlighting its strategic development as a multi-phase system aimed at ensuring a resilient water supply for the community while supporting the industrial needs of the Hyundai manufacturing facility. The $319 million Comprehensive project is financed through an equal split of grants and loans. The presentation concluded with an outline of the two-phase delivery timeline, emphasizing the goal of achieving long-term water independence and fostering economic growth.

County Manager Callanan and the Board continued to discuss key strategic updates to the regional water supply and infrastructure framework. A project management office has been established at the former IDA building in Effingham to support these efforts.

The water treatment plant remains under budget and is utilizing advanced filtration technology to mitigate "forever chemicals" (PFAS).

III – ADJOURNMENT

At 4:30 pm, there was no further discussion, the meeting was adjourned.

Stephanie Johnson

Damon M. Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
APRIL 7, 2026