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
DECEMBER 02, 2025

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, December 2, 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, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Sydney Edwards – Purchasing Coordinator, Ms. Lauren Shuman – Project Coordinator, Ms. Kimberly Barlett – Senior Planner, Ms. Chelsie Fernald – Planning Manager, Ms. Jennifer Rose – Planner I, Mr. Tre Wilkins – Project Manager, Mr. Joshua Moody – Building Official, Mr. Mark Lastinger – Public Information Coordinator, Mr. Jake Zeigler – Communications Manager, and Mr. Ted Goudeau – Facilities Maintenance Director.

CITIZEN PARTICIPATION

Holton Brinson, Gene Wilder, Ruthie Polk, Donald Brown, Peter Schoenauer, Carter Justice, Michael Minard, Wallace Howell, Roger Arnold, Alex Long, Jeanette Bartos, Darren Taylor, Richard Dickey, Ashley Rahn, Larry Parr, Chris Kavinsky and Michael Duncan

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

Pastor Devon Jacoby Jones of the Deliverance Church of Christ offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL

County Clerk Johnson announced the withdrawal of unfinished business #1 by staff. Vice Chair Deloach made a motion to approve the noted change. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE THE NOVEMBER 18, 2025 WORK SESSION AND REGULAR SESSION MINUTES (1):

Vice Chair Deloach made a motion to approve as presented. Commissioner Burdette seconded the motion. Commissioner Kieffer abstained. The motion carried.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – PRESENTATION

5:10 pm - Presentation by Charles Bowen

The Belmont Glenn HOA Board of Directors, Chris Kavinsky, convened to address concerns regarding the development of phases four and five in New Haven. He presented a comprehensive case, supported by extensive documentation, emails, and facts, to advocate for their position. Previously, the board met with county representatives to request a path connecting the neighborhood's two sections. Despite initial agreements to provide a right-of-way along Hodgeville Road, no formal connection has been established, and the multi-use path remains excluded from the development plan for phase five. Stormwater remediation has also been a significant issue. Developer Ernest Homes failed to follow CJ Chance's directive to install two drainage sections, resulting in ongoing flooding problems. Additionally, there is concern over the premature conveyance of property to Belmont Glenn without proper conditions being met. The Belmont Glenn HOA board seeks assurances to prevent similar issues in the future and to ensure their involvement in critical decisions.

X – CONSENT AGENDA

Commissioner Helmly made a motion to approve the following Consent Agenda items: **(2025-555)** Consideration to approve and publish the 2026 County Holiday

Calendar. **(2025-556)** Consideration to approve an amendment to the Summary of Material Modification Agreement and Amendment# 9 to the Effingham County Employee Benefit Plan **(2025-557)** Consideration to approve an amendment to the Administrative Services Agreement and Pharmacy Benefit Management Services Schedule with Meritain Health, Inc. **(2025-558)** Consideration to approve Resolution# 025-042 and an Application for the Coastal Incentive Grant (CIG) Cycle 29 to support the Atlas Park Project. **(2025-559)** Consideration to approve an Application for the FY2026 EMS Trauma Related Equipment Grant provided by the Georgia Trauma Commission. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.19 - EBENEZER HISTORIC OVERLAY DISTRICT OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*Postponed, 10/21/2025*) (1):

This item was withdrawn by Staff at agenda approval.

CONSIDERATION TO APPROVE THE SECOND READING OF AN AMENDMENT TO PART II, APPENDIX C - ZONING ORDINANCE, SECTION 3.15 - HOME OCCUPATION OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 11/18/2025*) (2):

Commissioner Floyd made a comment regarding the matter, suggesting that the trailer issue should be mirrored in the residential business category. It was proposed that home occupation be considered a lower-impact use than residential business. To address this, it was recommended that the ordinance be amended to permit a 20-foot trailer.

Commissioner Floyd made a motion to approve the 2nd Reading to amend the ordinance permitting a maximum trailer length of 20 feet. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II, APPENDIX C - ZONING ORDINANCE, SECTION 3.15A - RESIDENTIAL BUSINESSES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 11/18/2025*) (3):

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND PART II, CHAPTER 66 - SOLID WASTE, ARTICLE III - RESIDENTIAL COLLECTION AND DISPOSAL SERVICES, SECTION 66-104 - GENERAL PROVISIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 11/18/2025*) (4):

Vice Chair Deloach made a motion to approve the 2nd Reading. Commissioner Kieffer

seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 025-041 RELATED TO EFFINGHAM COUNTY'S TRANSITION FROM THE LIVE OAK PUBLIC LIBRARIES SYSTEM TO THE STATESBORO REGIONAL PUBLIC LIBRARY SYSTEM (1):

County Manager Callanan addressed the necessity of amending the previously adopted resolution concerning the County's withdrawal from the Live Oak Library System. The Board moved to amend the original resolution to formally align the Board's position with the action taken by the Library Board of Trustees, demonstrating full support for the transition to the Statesboro Regional Library System.

Commissioner Burdette made a motion to approve the resolution as presented, formalizing the County's withdrawal from Live Oak and transition to Statesboro Regional Public Library System. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN AMENDMENT TO PART II, APPENDIX C - ZONING ORDINANCE, ARTICLE IV - ESTABLISHMENT OF DISTRICTS, SECTION 4.1A - PERMITTED USE TABLE OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (2):

Planning Manager Fernald noted the need to correct the table of permitted uses by adding I-1 and home occupation. The home occupation ordinance now permits home occupations in all residential districts. Staff received numerous inquiries regarding the definition of a car brokerage, which functions similarly to an office space for obtaining a car dealership license. Definitions will be updated for clarity, with staff providing revised definitions for review. The ordinance has been updated to include screened and outdoor storage. Natural gas power plants were reclassified, cremation services and cemeteries are now separate categories, and mobile home supply has been proposed for inclusion. Staff suggested aligning I-1 uses with light industrial standards, which would require larger buffers. If smaller buffers are needed, applicants should seek rezoning to light industrial.

Commissioner Floyd made a motion to approve an amendment to the Code of Ordinances Section 4.1A – Permitted Use Table with the noted changes. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, APPENDIX B - SUBDIVISION REGULATIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (3):

Planning Manager Fernald explained the amendments include adding a visual for the street extension parking requirement and updating the ordinance to be concise and consistent with the master transportation plan.

Commissioner Burdette made a motion to approve an amendment to the Code of

Ordinances Part II; Appendix B - Subdivision Regulations. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY PETER SCHOENAUER AS AGENT FOR CARY GRAHAM FOR A SITE PLAN FOR "SPRINGFIELD DOLLAR GENERAL" LOCATED ON OLD TUSCULUM ROAD MAP # 366 PARCEL # 48 IN THE THIRD DISTRICT (4):

Senior Planner Barlett explained that the Board approved the rezoning for a Dollar General store, which will be constructed on 1.97 acres with a septic system and well treatment plant. The site, located in Flood Zone X with no wetlands, will have access from Old Tusculum Road.

Peter Schoenauer with Tidewater Engineering reported that Teramore Development had a relationship with Dollar General Corporate, and that they made every effort to take care of issues with lack of maintenance.

The Board engaged in a discussion regarding a maintenance agreement for the subject property. County Manager Callanan stated that it is the County's responsibility to ensure the existence of an agreement that clearly commits to the upkeep of the property, including necessary provisions for stormwater maintenance.

Vice Chair Deloach made a motion to approve the application, and the application is complete with the following stipulations:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded.
2. An encroachment permit must be reviewed & approved by the County Engineer.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY HOLTON BRINSON AS AGENT FOR A. LEE GRIDER FOR A SITE PLAN FOR "NOEL C CONAWAY DOLLAR GENERAL" LOCATED ON NEASE ROAD MAP # 375E PARCEL # 5 & 6 IN THE SECOND DISTRICT (5):

Senior Planner Barlett explained the building spans 10,640 square feet with a height of 19 feet and includes 40 parking spaces, two of which are designated for handicapped use. The property will feature an on-site septic system and a well treatment plant.

The Board engaged in a discussion regarding concerns with bait and switch, permitted use, traffic and B-1 definition.

County Engineer Jonathan Hulme noted that Dollar General conducts traffic analysis to determine store placement, but the project's traffic impact remains a concern. The site plan was approved with stipulations requiring architectural plans to align with the character of surrounding residential properties.

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

1. Development Services shall review and sign a recombination plat. Then, the plat shall be recorded.

2. An encroachment permit must be reviewed & approved by the County Engineer.
3. There will be an architectural review by the Board and Staff to align with the character of surrounding residential properties.

Vice Chair Deloach seconded the motion. Commissioner Burdette opposed. The motion carried 4 to 1.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT WITH THE OFFICE OF THE SHERIFF AND BOARD OF EDUCATION FOR SCHOOL RESOURCE OFFICER SERVICES (6):

Finance Director Barnes explained this renewed IGA continues the long-standing partnership and utilizes the same foundational cost-sharing and reimbursement structure as previous iterations.

Commissioner Kieffer made a motion to approve to execute the IGA for the school resource officers. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER AND QUOTE TO DOBBS EQUIPMENT, LLC FOR A JOHN DEERE 410 P BACKHOE LOADER AND ATTACHMENTS FOR USE BY THE EFFINGHAM COUNTY WASTEWATER TREATMENT PLANT (7):

County Manager Callanan explained that the request for the purchase of a new backhoe loader for the treatment plant is submitted to replace the 2004 Caterpillar 420, which has been replaced with a John Deere 410P.

Vice Chair Deloach made a motion to approve the purchase and contract award to Dobbs Equipment, LLC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 TO THE INDEFINITE DELIVERY CONTRACTS (IDC) WITH SELECTED FIRMS FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES (23-RFQU-061), EXTENDING THE CONTRACT TERM THROUGH JUNE 30, 2026, AND UPDATING RATE SCHEDULES WHERE SUBMITTED (8):

Commissioner Helmly recused herself from this item.

County Engineer Hulme explained that the County is extending the contract term for capital improvement projects through June 30, 2026, and updating the rate schedules. This change will only impact new projects scheduled to begin in January of the following year.

Vice Chair Deloach made a motion to approve Amendment 1 for the renewal of the listed IDC contracts. Commissioner Kieffer seconded the motion. With Commissioner Burdette absent from the vote. The motion carried 3 to 0.

CONSIDERATION TO APPROVE CHANGE ORDER NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH COLEMAN COMPANY, INC. FOR THE MARLOW

WATER AND SEWER PROJECT TO INCLUDE ADDITIONAL DESIGN AND PRECONSTRUCTION SERVICES AS REQUESTED BY THE COUNTY (9):

Commissioner Helmly returned.

Project Manager Wilkins explained the amendment is necessary to add several items to the project scope to increase capacity and reliability. These additions include increased capacity for the well system, additional backup systems for the lift station, and an expansion of the service area for both the well and the lift station. These scope of additions necessitate additional fees to finalize the contract amendment.

Commissioner Floyd made a motion to approve Amendment No. 1 to the Client-Engineer Agreement in the amount of $129,500. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Baker Park Update – potential soft opening before the end of the year with a formal opening approximately the first week of January

Commissioner Burdette

- Waterford Apartment fence update – stop work order issued.

Commissioner Deloach

- Verifying Berryville technicality on contract. Berryville has been added to the contract.

Commissioner Helmly

- Expressed gratitude for the paving of Benjamin-Gnann Road

Commissioner Kieffer

- Prayers for Construction Appeals board member Tommy

Chairman Rahn

- Staff's Christmas luncheon – December 12, 2025

County Clerk Johnson

- Consideration of the cancellation of the February 3rd meeting due to Effingham Day at the Capital.

XIV – EXECUTIVE SESSION

At 8:22pm, Vice Chair Deloach made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Kieffer seconded the motion. The motion carried unanimously.

At 9:15pm, Commissioner Helmly made a motion to reconvene. Commissioner

Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

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

XVI – PLANNING BOARD – 6:00 pm

MINNIE WILDER – PUBLIC HEARING (01): Planning Board recommends approving an application by Minnie Wilder to rezone +/- 2.44 acres located on Cletus Gnann Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map # 444 Parcel # 31 & 31A in the Fourth District.

Commissioner Helmly recused herself due to family relations.

Planning Manager Fernald explained the applicant proposes to rezone the approximate 2.44 acres to AR-2, which is agricultural residential of one acre or more, and place a mobile home on the property of 444-31A without requiring the variance process.

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

MINNIE WILDER – SECOND READING (02): Consideration to approve the Second Reading an application by Minnie Wilder to rezone +/-2.44 acres located on Cletus Gnann Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 444 Parcel # 31 & 31A in the Fourth District

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

CARTER JUSTICE as agent for **JASON REED – PUBLIC HEARING (03):** Planning Board recommends approving an application by Carter Justice as agent for Jason Reed to rezone +/- .90 acres located at 8240 GA Highway 21 North from B-1 to B-3 to allow for permitted uses in B-3 Map # 229 Parcel # 15A in the Third District

Commissioner Helmly returned.

Planning Manager Fernald explained that the applicant is seeking to rezone approximately 0.90 acres to B-3, the major commercial district zoning classification, to facilitate the sale of trucks, trailers, and golf carts. The Planning Board has approved the application for office space and a self-serve ice machine, subject to the condition that the parcel be used exclusively for these purposes. The applicant may choose to proceed with the rezoning to B-3 under these conditions or retain the current B-1 zoning. Staff have reviewed the application and confirmed its completeness, with the following conditions: approval of a site plan by the Effingham County Board of Commissioners and the acquisition of a business license.

Speaking for: Carter Justice is seeking approval to operate an administrative office space, requiring a dealer's license at a property currently zoned B-1.

Vice Chair Deloach made a motion to postpone to 12/16/2025 at applicant's request. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CARTER JUSTICE as agent for **JASON REED – SECOND READING (04):** Consideration to approve the Second Reading of an application by Carter Justice as agent for Jason Reed to rezone +/- .90 acres 8240 GA Highway 21 North from B-1 to B-3 to allow for permitted uses in B-3 Map # 229 Parcel # 15A in the Third District.

This item was postponed to 12/16/2025 due to previous request.

MICHAEL MINARD – PUBLIC HEARING (05): Planning Board recommends approving an application by Michael Minard to rezone +/- 11.43 acres 1899 Louisville Road from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 252 Parcel # 21 in the Third District.

Planning Manager Fernald explained the applicant is proposing to rezone 11.43 acres to AR-3 and subdivide the parcel into three lots. The planning board approved the application, subject to the condition that each lot shall accommodate only one principal dwelling and further stipulated that development services must review and approve the plat.

Speaking for: Michael Minard was present to answer questions.

Speaking in objection: Wallace Howell and Roger Arnold expressed concerns with loss of front yard access and possible fence, notification failure, easement capacity and maintenance.

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

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

Commissioner Kieffer seconded the motion. The motion carried unanimously.

MICHAEL MINARD – SECOND READING (06): Consideration to approve the Second Reading of an application by Michael Minard to rezone +/- 11.43 acres 1899 Old Louisville Road from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 252 Parcel # 21 in the Third District.

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

GA PRECISION BUILDERS – PUBLIC HEARING (07): Consideration to approve an application by GA Precision Builders for a variance from Section 5.4, to allow for the reduction in required setbacks in R-1, located at 122 South Effingham Plantation Drive Map # 375F Parcel # 48 in the Second District.

Senior Planner Barlett explained that the applicant requested a variance to reduce the side setbacks of the parcel due to the lot's irregular shape, which made it impossible to meet the standard setback requirements. The proposed house will have a heated square footage of 2,355, with the requested variance amounting to 8 feet.

Speaking for: Alex Long is requesting a variance for the side setbacks of a specific lot in South Effingham Plantation because the lot's irregular shape makes it impossible to construct a home that both meets the existing setback requirements and maintains the aesthetic quality and value expected within the neighborhood.

Megan Steckler, HOA Vice President, sought input from the neighbors regarding the proposed change. The neighbors expressed their support for the change, and the HOA emphasized its commitment to ensuring their comfort and addressing any concerns.

Speaking in objection: Margaret Milner expressed concerns with the side setback variance, and notification failure.

Commissioner Burdette made a motion to approve the application. Commissioner Floyd seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

GA PRECISION BUILDERS – SECOND READING (08): Consideration to approve the second reading of an application by GA Precision Builders for a variance from Section 5.4, to allow for the reduction in required setbacks in R-1, located at 122 South Effingham Plantation Drive Map # 375F Parcel # 48 in the Second District.

This item was postponed to 12/16/2025 due to lack of unanimous vote.

RHONDA BARTLEY – PUBLIC HEARING (09): Consideration to approve an application by Rhonda Bartley for a Conditional use located at 485 Standard Lane to allow for a Rooming and Boarding in AR-1. Map # 366B Parcel # 29 in the Third District.

Senior Planner Barlett explained that the applicant has requested a conditional use permit to operate a rooming and boarding facility, a housing arrangement where individuals pay to reside in a private home or designated facility.

Speaking for: Rhonda Bartley explained she will house homeless male veterans, aged 60 and older, in a manufactured home on a 0.2-acre lot.

Building official Moody stated that the International Property Maintenance Code specifies a requirement of 50 square feet per person per bedroom. A household of six individuals would necessitate rooms with a minimum size of 100 square feet each.

Vice Chair Deloach made a motion to approve the application, with Staff verifying the space and allowing Development Services to dictate the maximum allowable occupancy of the dwelling. Commissioner Burdette seconded the motion. The motion carried unanimously.

RHONDA BARTLEY – SECOND READING (10): Consideration to approve the Second Reading of an application by Rhonda Bartley for a Conditional use located at 485 Standard Lane to allow for a Rooming and Boarding in AR-1. Map # 366B Parcel # 29 in the Third District.

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

JEANETTE BARTOS – PUBLIC HEARING (11): Consideration to approve an application by Jeanette Bartos for a Conditional use located at 1360 Ebenezer Road to allow for a Residential Business in R-1 Map # 460 Parcel # 50 in the Fifth District.

Senior Planner Barlett explained that the applicant is seeking conditional use approval to operate a farm stand bakery from their residence. The proposed operation will function as a drive-up, self-pay, and self-serve facility. The applicant is required to maintain a valid Effingham County business license and will operate four days per week, from 7a.m. to 4p.m., while ensuring compliance with all relevant state regulations set forth by the Department of Agriculture.

Speaking for: Jeanette Bartos explained she is proposing to open a small, self-service farm stand/bakery out of an 8x10 shed on her property.

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

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. Upon approval by the Board of Commissioners, the business may operate seven days a week from 7:00 a.m. to 4:00 p.m. for the first 30 days. After the initial 30-day period, hours of operation shall be limited to four days per week from 7:00 a.m. to 4:00 p.m.
3. Shall comply with 3.15A- Residential Business.
4. Shall comply with all applicable State regulations from the Department of Agriculture.
5. One non-illuminated sign up to one square foot may be permitted – flush-mounted on the primary structure.

Commissioner Burdette seconded the motion. The motion carried unanimously.

JEANETTE BARTOS – SECOND READING (12): Consideration to approve a Second Reading of an application by Jeanette Bartos for a Conditional use located at 1360 Ebenezer Road to allow for a Residential Business in R-1. Map # 460 Parcel # 50 in the Fifth District.

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

NEXTOWER DEVELOPMENT GROUP II, LLC as agent for **RAYONIER FOREST RESOURCES LP – PUBLIC HEARING (13):** Consideration to approve an application by NexTower Development Group II, LLC as agent for Rayonier Forest Resources LP for a Conditional use located on Clyo-Kildare Road to allow for a lattice tower and communications facility in AR-1. Map # 358 Parcel # 1 in the Third District.

Senior Planner Barlett explained that the applicant has submitted a proposal for a 265-foot lattice tower and communication facility to improve wireless network coverage in Effingham County. The proposed tower lease premises will encompass an area of 80 by 80 feet, or approximately 0.146 acres, with a 30-foot-wide access easement leading to the tower site from Clyo-Kildare Road.

Speaking for: NexTower representative Darren Taylor and resident Richard Dickey

stated that the construction of the new self-supporting cell tower meets all current Article 5 setback and separation requirements, citing a significant need for improved cellular service in the area, specifically naming Verizon as an initial carrier with capacity for four carriers' total.

Speaking in objection: Ashley Rahn, Larry Parr, and Michael Duncan expressed concerns regarding health and safety risks associated with radio frequency and road infrastructure.

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

1. Shall comply with Article V- Telecommunications regulations.
2. A Site Plan must be approved by the Board of Commissioners.

Commissioner Floyd seconded the motion. The motion carried unanimously.

NEXTOWER DEVELOPMENT GROUP II, LLC as agent for **RAYONIER FOREST RESOURCES LP – SECOND READING (14):** Consideration to approve the Second Reading of an application by NexTower Development Group II, LLC as agent for Rayonier Forest Resources LP for a Conditional use located on Clyo- Kildare Road to allow for a lattice tower and communications facility in AR-1 Map # 358 Parcel # 1 in the Third District.

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

XVII – ADJOURNMENT

At 9:15pm, there being no further business, Commissioner Helmly made a motion to adjourn the meeting. Vice Chair Deloach seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
DECEMBER 16, 2025