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
OCTOBER 07, 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, October 07, 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. Michael King – Assistant County Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Ms. Maraya Durham – I.T. Support Specialist, Mr. Mark Barnes – Finance Director, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Lauren Shuman – Engineer Project Coordinator, Ms. Kimberly Barlett – Senior Planner, Ms. Chelsie Fernald – Planning Manager, Ms. Jennifer Rose – Planner I, Mr. Jonathan Hulme – County Engineer, Mr. Tre Wilkins – Project Manager, Mr. Joshua Moody – Building Official, Mr. Mark Lastinger – Public Information Coordinator, Ted Goudeau – Facilities Maintenance Director, Mr. Griffin Korzeniewski – Customer Service Support, Mr. Seth Zeigler – Director of Parks and Landscape

CITIZEN PARTICIPATION

Rhonda Barlow, Ivy Givens, Ashley Peppers, Veronica Williams, Melissa McDonald, Meredith Clontz, Jasmine Lincoln, Alex Perkins, Stephania Tillman, Carrie Macita, Jamie Bouchard, Regina Clontz, Jeff Larisy, Kathy Driggers, Milton King, Jim & Ceesa Cowar, Constance Bryant, Amber Floyd, Judy Shurling, Jada Gaylord, Alissa Landram, Becky Alford, Janie McCarley, Ryan Thompson, Kim Billings, Brett Sandusky, Jo Gillaspie, Patricia Myrick, Brigid Nesmith, Catherine Keeler, Janna Dyan, Shawn & Heather Arnolo, Alec Metzger, Justin Wilson, Lola DeWitt, Wade Herring, Veronica Williams, Monique Boyd, Gina Bass, Bethany Chernich-Schuldon, Jeremy Tillman, Johnny Gnann, Clifton McCarley, Charles Nettles, Alice Hurst.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:07pm

II- ROLL CALL
Damon Rahn, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chairman
Beth Helmly
Phil Kieffer

III – INVOCATION
Commissioner Helmly offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG
The pledge was led by Commissioner Helmly.

V – AGENDA APPROVAL
County Clerk Johnson announced that New Business Items #10 and #11 were published with identical text descriptions but contained the correct supporting agenda materials. New Business Item #15 was postponed until 10/21/2025 meeting. Unfinished Business Item #5 and New Business Item #2 were to be discussed and acted upon following the 7:00 PM Public Hearing.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE SEPTEMBER 16, 2025 WORK SESSION AND REGULAR MEETING MINUTES AND THE SEPTEMBER 25, 2025 SPECIAL CALLED MEETING MINUTES (1):
Commissioner Kieffer made a motion to approve as presented. Commissioner Helmly seconded the motion. Vice Chair Deloach and Commissioner Burdette abstained. 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 in the Clerk's office and on the Board of Commissioner's website.

IX – CONSENT AGENDA
Vice Chair Deloach made a motion to approve the following Consent Agenda items: **(2025-457)** Consideration to ratify and affirm two (2) FEMA Recipient-Subrecipient Agreements for disaster reimbursement related to Tropical Storm Debby. **(2025-458)** Consideration to approve an Assemblage Permit for Royal Oaks Subdivision to host the annual Trick or Treating Event, October 31, 2025 from 5:30

pm to 8:30 pm **(2025-459)** Consideration to approve the reappointment of Wanda McDuffie as representative for the EMS Region IX Council. (**2025-460)** Consideration to approve and publish two new Job Descriptions for the Emergency Management Agency (EMA). **(2025-461)** Consideration to approve and publish a new Job Titles and Job Descriptions for Customer Support Services. **(2025-462)** Consideration to ratify and affirm a Contract with Whitaker Laboratory, Inc. for professional services related to construction materials testing and special inspections for the Effingham County Central High School Renovations Project. **(2025-463)** Consideration to accept a Grant award from the ACCG-Group Self-Insurance Workers' Compensation Fund Employee Safety Grant. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE 2ND READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*Postponed, 0819/2025 due to amendments*) (1):

Planning Manager Fernald provided an overview of the draft district ordinances and noted that the design standards for duplexes, townhomes, and narrow lot homes were established by the steering committee.

County Manager Callanan recommended a two-week delay to allow for additional time to distribute information and ensure public understanding of the final ordinances.

Commissioner Helmly made a motion to postpone it to 11/21/2025. Commissioner Kieffer seconded the motion. The motion carried unanimously.

HEATHER ARNOLD – PUBLIC HEARING (2): Consideration to approve an application by Heather Arnold for a conditional use located at 416 Exley Loop to allow for an event venue in AR-2. Map # 451C Parcel # 79in the Second District (*Postponed, 09/16/2025 as requested by the commission*).

Senior Planner Barlett explained that the applicant is seeking a conditional use permit to establish an event venue for hosting occasions such as birthday parties, wedding receptions, and baby showers, with a maximum capacity of approximately 75 attendees.

The Board expressed concerns about the proposed scale of the operation, particularly the allowance for seventy-plus parking spaces, suggesting a capacity and operational intensity inconsistent with the surrounding residential character.

Speaking for: Heather Arnold explained that she is requesting to construct a metal building on her property for hosting personal events.

Speaking in objection: Jimmy Blakey submitted a letter to the Board.

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

HEATHER ARNOLD – SECOND READING (03): Consideration to approve the Second

Reading of an application by Heather Arnold for a conditional use located at 416 Exley Loop to allow for an event venue in AR-2. Map # 451C Parcel # 79 in the Second District (*Postponed, 09/16/2025 as requested by the commission*)

This item was denied due to previous action.

ASHLEY DURRENCE – SECOND READING (04): Consideration to approve the Second Reading of an application by Ashley Durrence for a variance from Section 5.3.3, to allow for a reduction in required rear building setbacks in R-1, located at Ramsey Landing Phase 3. Map # 445 Parcel # 28 in the Fifth District (Postponed, 9/16/2025 due to added stipulation)

Senior Planner Barlett explained at the September 16th Board of Commissioners meeting, the variance was approved with an added stipulation that the Madison and Wellington floor plans cannot be constructed on lots that share a rear property line. This stipulation has since been incorporated.

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

CONSIDERATION TO APPROVE TO APPOINT SHERRY DUFF TO THE LIBRARY BOARD AS REPRESENTATIVE FOR THE THIRD DISTRICT (*POSTPONED, 09/25/2025 AT THE REQUEST OF THE COMMISSION*) (5):
There was no discussion on this subject.

Vice Chair Deloach made a motion to approve to appoint Sherry Duff to the Library Board as representative for the Third District. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XI – SPECIAL PUBLIC HEARING - 7:00 pm

PUBLIC HEARING TO DETERMINE THE REMOVAL OF ERICA BIEZENBOS FROM THE LIBRARY BOARD OF TRUSTEES AS REPRESENTATIVE FOR DISTRICT 3 (1):
Legal counsel Wade Herring, representing Live Oak Public Library, requested clarification regarding the County Manager's role in presenting evidence to support the removal. The Chairman maintained that the formal allegations would be read, and their sufficiency would be part of the case. A key procedural issue was raised concerning the legal composition of the Library Board of Trustees, which is specified to include members appointed by the Board of Commissioners or agencies that financially support the library. The eligibility of James Odom was questioned on this basis, although Mr. Herring referenced the County website listing Mr. Odom as an appointee of the City of Guyton.

Testimony was presented by County Attorney Newberry and County Manager Callanan concerning multiple breaches of trustee duty, which include improper meeting conduct, policy failure, finance oversight, and unauthorized regional consultation.

Testimony cited the Ball Study as a reliable source for comparing regional library costs, arguing that the County should have implemented policies to compare its

spending against neighboring regional systems such as Statesboro Regional.

Lola DeWitt, Executive Director of the Live Oak Public Library, was sworn in to provide testimony. Her statements focused on the governance structure, financial transparency, and board composition relevant to the removal hearing.

Ms. Erica Biezenbos, of the Effingham County Library Board of Trustees District 3, was sworn in to address the motion for her for-cause removal. She confirmed her role is a 100% volunteer position, having served on the Board since July 2021. Ms. Biezenbos confirmed the local Board meets four times a year, and finances and budget are discussed and approved at every meeting following a presentation by the Director of Operations. Regarding the budget submission process, Ms. Biezenbos stated her understanding, based on a prior conversation, was that there was no urgent requirement for her to present the budget to the County Manager, as it passes through his office for approval before reaching her desk. When questioned about the appointment of James Odom, Ms. Biezenbos affirmed her understanding from 2021 was that the City of Guyton was a financial partner through the General Fund, qualifying them to appoint a board member to replace a previous appointee. She noted that Mr. Odom's appointment was confirmed by the Mayor of Guyton and was, at one point, publicly listed on the Effingham County website.

The Board proceeded to discuss the testimony and evidence presented regarding the proposed removal of Trustee Erica Biezenbos. The discussion focused on ongoing financial disputes and the legal composition of the Library Board.

Douglas Bailey, Director of Operations for Live Oak Public Library, intervened to correct the record regarding cost estimates presented by the County's consultant. He stated that the consultant's estimate of $530,000 for local wages and benefits was inaccurate; the actual figure, provided to the County in March 2024, is $638,711, representing a difference of over $108,000. The Commissioner requested a written copy of this financial report.

Commissioners raised a critical governance question regarding the January 10, 2024, bylaw amendments, which reduced the number of Library Board members from eight (8) to six (6) and reduced the quorum requirement to three (3). Concerns were expressed about the motivation and effect of this change, specifically questioning why representation from the cities of Guyton and Springfield was eliminated. It was suggested that this change may have rendered Mr. Odom's position ineligible under the new bylaws.

Vice Chair Deloach made a motion to approve the removal of Erica Biezenbos from the Library Board of Trustees as representative for District 3. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE A PROCLAMATION HONORING OCTOBER 2025 AS DOMESTIC VIOLENCE AWARENESS MONTH (1):

County Clerk Johnson explained that a Safe Haven representative contacted the county regarding October being Domestic Violence Awareness Month. The proclamation was read aloud.

Representative of Safe Haven Kimberly Billings explained that Safe Haven is a domestic violence organization that provides invaluable support to victims and their families.

Vice Chair Deloach made a motion to approve a Proclamation honoring October 2025 as Domestic Violence Awareness Month. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-033 REQUESTING THE WITHDRAWAL FROM LIVE OAK LIBRARIES REGIONAL SYSTEM (2):

County Manager Callanan presented the resolution, as drafted, formally states that the Effingham County Board of Commissioners requests and recommends the Trustees of the Effingham County Library Board to call for a vote to officially withdraw from the Live Oak Public Library Regional System.

Speaking in objection: Rhonda Barlow, Ivy Givens, Ashley Peppers, Veronica Williams, Melissa McDonald, Meredith Clontz, Jasmine Lincoln, Alex Perkins, Stephania Tillman, Carrie Macita, Jamie Bouchard, Regina Clontz, Jeff Larisy, and Kathy Driggers expressed concerns with political motivation and censorship, procedural transparency, taxpayer accountability, low-income and educational access, resource loss, and lack of a viable independent plan.

The Board proceeded to discuss the reasons for supporting the resolution, which was clarified as a necessary expression of the Board of Commissioners' intent, rather than the final step in the withdrawal process.

Commissioner Kieffer made a motion to approve Resolution# 025-033 requesting the withdrawal from Live Oak Libraries Regional System. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY MATTHEW RENAULT FOR THE "EFFINGHAM COUNTY BOE MAINTENANCE FACILITY" SITE PLAN LOCATED AT 593 HODGEVILLE ROAD, MAP # 416 PARCEL # 22 IN THE SECOND DISTRICT (3):

Planning Manager Fernald explained that the rezoning of this parcel from industrial to AR-1 has been approved. The proposed site plan includes a building of approximately 44,445 square feet, with parking facilities comprising 17 total spaces, including two ADA-compliant spaces.

Vice Chair Deloach made a motion to approve the Site Plan for "Effingham County BOE Maintenance Facility". Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CORE MPO SAVANNAH CALL FOR PROJECT 2025 SUPPORT LETTERS TO RECEIVE FEDERAL FUNDING FOR FUTURE ROAD AND MULTI-USE TRAIL PROJECTS (4):

County Engineer Hulme explained that a comprehensive application package was submitted to seek Federal funding for the high volume of projects detailed in the County's approved Bike-Pedestrian Plan and Transportation Master Plan. This effort targets numerous key multi-use trail segments, including Blue Jay Road, Courthouse

Road, Effingham Parkway, the Georgia High-Lo Trail, Gateway Parkway Multi-Use Trail, Goshen Road, Hodgeville Road, Kolic-Hemley Road, Longbridge Road, Low Ground Road, McCall Road, and Old Augusta Road. While the outcome of the funding awards is currently pending, the successful submission of the formal application secures the County's eligibility and inclusion on the priority list for these critical infrastructure investments.

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

CONSIDERATION TO APPROVE AN AGREEMENT FOR GOSHEN CHURCH TRACT DEVELOPMENT FOR WATER AND SANITARY SEWER INFRASTRUCTURE (5):

County Engineer Hulme explained this is a standard water and sewer agreement between a developer and the county for residential development. It outlines the terms under which the developer agrees to fund the necessary infrastructure.

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

CONSIDERATION TO APPROVE A PURCHASE AGREEMENT FOR ACQUISITION OF APPROXIMATELY 99.26 ACRES OF LAND, IDENTIFIED AS TRACT #3 (MAP#432 PARCEL# 34) (6):

Project Manager Wilkins explained the county has identified a potential site for a new water treatment facility and a major public works facility. This site offers $8 million cost savings by utilizing the power line easement for the water transmission line.

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

CONSIDERATION TO APPROVE A PURCHASE AGREEMENT FOR ACQUISITION OF APPROXIMATELY 297.6 ACRES OF LAND, LOCATED AT 2714 SAND HILL ROAD (MAP# 301 PARCEL# 4D, 4E, 4TPO, AND 5) (7):

Project Manager Wilkins explained the county has been exploring alternative routes for its effluent line and has determined that utilizing this property would significantly reduce the required pipe length, eliminating several thousand feet enroute to the Ogeechee River.

Commissioner Floyd made a motion to approve the purchase of the Nease tracts. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER 1 FOR BAKER LAKE PARK IMPROVEMENTS WITH C. MERRILL CONSTRUCTION (8):

Project Manager Wilkins explained the Change Order incorporates costs related to several factors: early County-recommended additions, specific scope items omitted from the initial design documents, and contractor rework necessitated by significant drainage deficiencies. These deficiencies arose after the project engineer required a redesign of the road profile after work commencement.

The Board raised concern over the inclusion of a $50,000 charge attributed to a lack

of necessary geotechnical analysis in the original scope. Furthermore, the Change Order justifies costs associated with a three-week delay period incurred while the revised design was finalized.

Vice Chair Deloach made a motion to approve Change Order 1 to maintain the project's construction schedule but will have a serious discussion with Pond regarding compensation. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT WITH C. MERRILL CONSTRUCTION, LLC FOR THE CONSTRUCTION AND RENOVATION OF CLYO COMMUNITY CENTER & PARK, MELDRIM PARK, AND PINEORA PARK (BID 25-ITB-094) (9):

Project Manager Wilkins recommended awarding the contract to C. Merrill for the proposed work improvements at Meldrim, Clyo, which include the amenity, community building, and Pineora. The core feature of the CMAR (Construction Manager at Risk) method is the establishment of a Guaranteed Maximum Price (GMP), which shifts the financial risk for project completion from the County to the contractor.

Commissioner Floyd made a motion to approve the revised contract amount with C. Merrill Construction, LLC. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE UPDATED 2025 MEMORANDUM OF UNDERSTANDING BETWEEN EFFINGHAM COUNTY AND THE UNIVERSITY OF GEORGIA COOPERATIVE EXTENSION FOR THE PROVISION OF EDUCATIONAL AND OUTREACH SERVICES (10):

Procurement and Contracts Manager Carver explained the updated Memorandum of Understanding (MOU) for 2025 ensures the continuation of vital educational and outreach services across Agriculture, Family and Consumer Sciences, and 4-H Youth Development within the County.

Vice Chair Deloach made a motion to approve the 2025 Memorandum of Understanding with UGA Cooperative Extension. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH WITHERS RAVENEL FOR CONDUCTING A PAVEMENT CONDITION SURVEY AND LIFECYCLE MODELING FOR APPROXIMATELY 664 CENTERLINE MILES OF COUNTY-MAINTAINED ROADS (11):

Procurement and Contracts Manager Carver provided an updated proposal featuring a lower price and a refined scope of work. The corrected proposal totals $135,296, which represents a reduction from the initial amount of $174,800. The updated scope includes a survey of approximately 560 centerline miles, along with lifecycle modeling and first-year managed services.

Commissioner Kieffer made a motion to approve the agreement with Withers Ravenel for $135,296.00. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER FOR THE PURCHASE OF PLAYGROUND EQUIPMENT, SAFETY SURFACING, AND INSTALLATION SERVICES FOR BAKER LAKE PARK FROM PLAYSOUTH PLAYGROUND CREATORS (12):
Procurement and Contracts Manager Carver explained the request is to purchase and install new playground equipment at Baker Lake Park through PlaySouth Playground Creators. The project scope includes the installation of multiple age-appropriate play structures, poured-in-place rubber safety surfacing, and the addition of necessary shading elements and benches.

Vice Chair Deloach made a motion to approve the procurement from PlaySouth under Sourcewell cooperative contract. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER FOR THE PURCHASE OF SEVEN (7) NEW DISPATCH CONSOLES FOR THE E-911 COMMUNICATIONS CENTER FROM XYBIX SYSTEMS, INC. (13):
Procurement and Contracts Manager Carver explained E-911 requested approval for the purchase and installation of new Xybix dispatch consoles to replace the aging workstations within the communication center. The primary objectives of this acquisition are to improve operator efficiency and enhance ergonomics for the 911 dispatch personnel.

Commissioner Floyd made a motion to approve the purchase from Xybix Systems, Inc. under HGAC Contract EC07-23. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LIGHTING AGREEMENT WITH GDOT FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ROUNDABOUT LIGHTING AT THE INTERSECTION OF SR 30 AND MIDLAND ROAD (14):
Procurement and Contracts Manager Carver explained the objective of this lighting installation is to significantly enhance safety and visibility at the intersection. Under the terms of the agreement, GDOT will install the lighting as part of the overall road construction. The County will be responsible for funding the materials and installation costs, as well as assuming all liability for power consumption and long-term maintenance of the lighting infrastructure.

Commissioner Kieffer made a motion to approve the Lighting Agreement with GDOT and authorize execution. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MOU WITH BRENNAN CAPITAL INVESTMENTS FOR THE ACQUISITION OF EASEMENT AND PROPERTY TO CONSTRUCT DRAINAGE IMPROVEMENTS. (15):
This item was postponed to 10/21/2025 at agenda approval.

CONSIDERATION TO APPROVE CHANGE ORDER #2 WITH J.A. LONG, INC. FOR THE INSTALLATION OF A 36-INCH WATER MAIN EXTENSION RELATED TO THE I-07B ROUNDABOUT AT BLUE JAY ROAD AND HODGEVILLE ROAD PROJECT (16):

County Engineer Hulme explained that the change order involves extending the 36-inch water main at Hodgeville and Blue Jay. Approval is recommended to avoid increased costs exceeding $496,514 and to minimize disruption to traffic on the newly constructed roundabout.

The Board engaged in a discussion regarding the cost breakdown for the proposed 36-inch water main extension Change Order, focusing specifically on the line item for fittings.

Commissioner Burdette made a motion to approve Change Order #2 in the amount of $496,514.00 to J.A. Long, Inc. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF
There were no reports from Commissioners or Administrative Staff.

XIV – EXECUTIVE SESSION
There was no discussion of personnel, property, or pending litigation.

XV – EXECUTIVE SESSION MINUTES
Commissioner Burdette made a motion to approve the September 25, 2025 executive session minutes. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

CLIFTON MCCARLEY – PUBLIC HEARING (01): Consideration to approve an application by Clifton McCarley for a variance from Section 3.21.1, to allow for an extension to occupy an RV/Camper in AR-2, located at 402 Rose Bud Place. Map # 347C Parcel # 92 in the Fourth District.

Senior Planner Barlett explained the applicant is seeking an extension to his previously approved variance to allow for a camper for 12 months during the remodeling of the home.

Speaking for: Clifton McCarley stated that he is renovating the existing double-wide mobile home to make it livable for his son to occupy. The extension is needed due to his declining health.

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

1. The RV/camper may be occupied for up to twelve (12) months during the home remodeling. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

CLIFTON MCCARLEY – SECOND READING (02): Consideration to approve the Second Reading of an application by Clifton McCarley for a variance from Section 3.21.1, to allow for an extension to occupy an RV/Camper in AR-2, located at 402 Rose Bud Place Map # 347C Parcel # 92 in the Fourth District.

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

CHARLES NETTLES – PUBLIC HEARING (03): Planning Board recommends approving an application by Charles Nettles to rezone +/- 4.772 out of 9.8 acres located at 1246 McCall Road from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 390 Parcel # 15 in the Fourth District.

Planning Manager Fernald explained that the applicant is seeking to rezone 4.772 acres to AR-3 with the intent of transferring the parcels to their children. These parcels are located within the agricultural residential area as designated on the future land use map. Staff have reviewed the application and confirmed its completeness, subject to the following conditions below.

Speaking for: Charles Nettles is requesting to transfer ownership of the parcels to his two sons.

Commissioner Helmly made a motion to approve the application, and the application is complete 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. An encroachment permit shall be reviewed and obtained from Effingham County for access to McCall Road.

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

CHARLES NETTLES – SECOND READING (04): Consideration to approve the Second Reading of an application by Charles Nettles to rezone +/- 4.772 out of 9.8 acres located at 1246 McCall Road from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 390 Parcel # 15 in the Fourth District.

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

ALICE HURST – PUBLIC HEARING (05): Planning Board recommends approving an application by Alice Hurst to rezone +/- 10.44 out of 25.77 acres located at 1369 Ebenezer Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 460 Parcel # 48 in the Fifth District.

Planning Manager Fernald explained the applicant seeks to subdivide 10.44 acres from a 25.77-acre parcel and requests rezoning the land to AR-2. The proposal includes the creation of eight one-acre parcels, each with private wells and septic systems. The property is located within an agricultural residential area on the future land use map. The applicant has expressed willingness to comply with the historic overlay district provisions. The application is complete, subject to the conditions outlined below.

Speaking for: Alice Hurst stated her intent to sell the subdivided lots to custom home builders. She addressed concerns from the Planning Board regarding tree preservation, noting that the parcels would be sold with a required 50-foot building setback/buffer from the property line, which she anticipates will encourage builders

to retain existing trees.

Commissioner Kieffer made a motion to approve the application, and the application is complete 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. An encroachment permit shall be reviewed and obtained from Effingham County for access to Long Bridge Road and shall comply with the Access Management Policy.

Commissioner Burdette seconded the motion. The motion carried unanimously.

ALICE HURST – SECOND READING (06): Consideration to approve the Second Reading of an application by Alice Hurst to rezone +/- 10.44 out of 25.77 acres located at 1369 Ebenezer Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 460 Parcel # 48 in the Fifth District.

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

XVII – ADJOURNMENT

At 9:20pm, 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
OCTOBER 21, 2025