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
MAY 6, 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, May 6, 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, Ms. Maraya Durham – I.T. Support Specialist, Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Kimberly Barlett – Planner I, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Mark Lastinger – Public Information Coordinator, Ms. Pamela Melser – GIS Manager, Mr. Jonathan Hulme – County Engineer, Mr. Mark Barns – Finance Director and Mr. Seth Zeigler – Director of Parks & Landscape, and Mr. Ted Goudeau – Maintenance Director.

CITIZEN PARTICIPATION

Joe Exley III, Willie Wright, Cynthia Arnsdorff, Malorie Boyd, Jon Smith, Ray Webb, Edward Jovan, Molly Jovan, Jimmy Manning, Ricky Truluck, Warren Kennedy, and Jerry Philips.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:05pm

II- ROLL CALL

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

III – INVOCATION

Pastor Jon Smith of Compassion Church offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Kieffer.

V – AGENDA APPROVAL

County Clerk Johnson announced the postponement of Consent Agenda item #4 to 05/20/2025. Postponement of Unfinished Business items #1 and #2 to 07/17/2025. Postponement of New Business #4 to 06/03/2025 at applicant's request. Removal of duplicate item New Business #7. Postponement of Planning Board items #1 and #2 to 06/03/2025 at applicant's request. Planning Board items #17 and #18 were withdrawn by Staff.

County Manager Callanan noted that the staff report on the Greenland Development rezoning lacked clarity; however, the zoning was already in place, and the sketch plan received approval in May 2022. The developer has sought further clarification regarding the access road and will present the matter again on May 20th.

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

Commissioner Helmly made a motion to approve the April 15, 2025 work session and regular meeting minutes with the noted changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

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

VIII – CORRESPONDENCE

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

IX – CONSENT AGENDA

Commissioner Helmly made a motion approve the following Consent Agenda items: **(2025-226)** Consideration to approve to renew the Small Government Enterprise Agreement with ESRI, Inc. **(2025-227)** Consideration to approve a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. (JAG) for the Superior Court of Effingham County **(2025-228)** Consideration to approve the continuation of the Memorandum of Understanding (MOU) with the Effingham County Board of Education for the use of schools as disaster shelters ~~**(2025-229)** Consideration to approve to amend and publish Section 2.02 - Equal Opportunity and Inclusion of the Human Resources Standards of Practice.~~ **(2025-230)** Consideration to approve to ratify and affirm a revised Quote from Paycor. **(2025-231)** Consideration to approve the continuation of the Memorandum of Understanding (MOU) with the Effingham County Board of Education for the use of seven (7) school buses for evacuation purposes. Commissioner Burdette seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

JUSTIN WEBB – PUBLIC HEARING (01): Planning Board recommends denying an application by Justin Webb to rezone +/- 5.00 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 (postponed at the request of the applicant, 04/01/2025).

This item was postponed to 07/17/2025 at agenda approval.

JUSTIN WEBB – SECOND READING (02): Consideration to approve the Second Reading of an application by Justin Webb to rezone +/- 5.00 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 (postponed at the request of the applicant, 04/15/2025).

This item was postponed to 07/17/2025 at agenda approval.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND SECTION 3.3 - ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 04/15/2025*) (3):

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

JAMES WILLIAM EXLEY – SECOND READING (4): Consideration to approve the Second Reading of an application by James William Exley for a variance from Section 6.2 to reduce the required width of an access easement located on Highway 119 Map # 402 Parcel # 1 in the Third District (*Postponed, 04/15/2025*)

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE TO ACCEPT A GRANT AWARD FROM THE GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY (GEMA) FOR PURCHASE OF GENERATORS (1):

Fire Chief and EMA Director Hodges explained the grant was intended for the purchase of emergency generators. Approval is now requested to officially accept the grant funds and apply them for the procurement of eight (8) generator units. The Board also advised that the water provider had previously indicated plans for generator installation at community wells, a project that has not yet materialized.

Commissioner Burdette made a motion to approve to accept Grant Funding for Generators. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR LAUREL GROVE SUBDIVISION, PHASE 2 LOCATED ON HWY 30, CONSISTING OF 49 LOTS (2):

Commissioner Helmly recused herself.

Planning Manager Fernald explained EMC is seeking approval for the final plat of Laurel Grove Phase 2, situated on Highway 30, with utility services provided by Effingham County water and sewer.

Commissioner Floyd made a motion to approve the final subdivision plat for Laurel Grove Phase 2. Commissioner Burdette seconded the motion. The motion carried

unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AS PRESENTED BY COLEMAN COMPANY FOR RAMSEY LANDING, PHASE 3A LOCATED OFF OF EBENEZER ROAD, CONSISTING OF 52 LOTS (3):

Commissioner Helmly returned.

Planning Manager Fernald explained the subdivision for Ramsey Landing Phase 3A, consisting of 52 lots, is located off Ebenezer Road and is serviced by the City of Springfield for water and sewer. A correction is required on the plat, as Note 5 incorrectly states that utilities are provided by Effingham County. This error must be resolved before the plat can be recorded. Additionally, the subdivision roads are not dedicated to the county.

Coleman Company representative Mallory Boyd explained that Lots 43 and 48 on the initial plat did not meet the 12,000 square foot minimum requirement for an R-1 subdivision. However, it was clarified that these discrepancies were rectified by the Coleman Company in the updated plat prior to final printing and owner signatures obtained by the County.

County Engineer Hulme stated that he had previously provided comments regarding road frontage requirements, which the Board confirmed had been addressed by the applicant.

A request was made for the plat to be provided to staff to facilitate final verification and allow for subsequent progression of the matter. The plat was shown on the screen, and the lots meet the 12,000 square foot minimum, the notes have been corrected, and the corner markers have also been placed.

Commissioner Kieffer made a motion to approve the final subdivision plat for Ramsey Landing Phase 3A. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN GREENLAND DEVELOPERS AND THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR A PROJECT KNOWN AS GOSHEN ROAD APARTMENTS (4):

This item was postponed to 06/03/2025 at agenda approval at the applicant's request.

CONSIDERATION TO APPROVE AN APPLICATION BY GREG COLEMAN FOR A SITE PLAN FOR THE "BUTLER BELFORT WAREHOUSE" LOCATED AT 2063 OLD AUGUSTA ROAD SOUTH, ZONED I-1 MAP# 477 PARCEL# 3 & 4 IN THE FIFTH DISTRICT (5):

Land Use Planning Analyst Sapp explained the proposed warehouse is a 251,000-square-foot facility situated on 19.46 acres, intended for industrial use. The applicant is required to comply with all county and building design standards, FEMA regulations, and ADA requirements. Additionally, the completed site must be flood-proof. The applicant must also meet all access and emergency response operation standards for emergency responders and submit detailed lighting and landscaping plans.

Greg Coleman explained the two (2) properties were originally part of the Effingham

Business Center sketch plan and rezoning process. At that time, the Butler-Belfort family chose not to sell. However, the properties are now under contract, necessitating a revision of the plan to include separate access.

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

CONSIDERATION TO APPROVE A PROPOSAL FROM JMT FOR ON-CALL RIGHT-OF-WAY PROFESSIONAL SERVICES (6):

County Engineer Hulme explained this contract designates JMT as an on-call right-of-way specialist to expedite the acquisition of rights-of-way for capital improvement projects.

Commissioner Burdette made a motion to approve the contract with JMT. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM TERRACON FOR MASTER SERVICES AGREEMENT FOR GEOTECHNICAL SERVICES (7):

This item was removed at agenda approval – duplicate item.

CONSIDERATION TO APPROVE A QUOTE FROM REYNOLDS-WARREN EQUIPMENT COMPANY FOR THE PURCHASE OF CRACK SEAL EQUIPMENT (Crafco SS-125DC) (8):

County Engineer Hulme explained Staff recommends approving the purchase of crack seal equipment for $136,394.63. This equipment is intended for sealing pavement cracks, particularly on Full-Depth Reclamation (FDR) roads that experience faster deterioration compared to standard road sections.

Commissioner Burdette made a motion to approve the purchase of Crafco SS-125DC. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH NEW JOB DESCRIPTIONS FOR EMA DEPUTY DIRECTOR AND EMA SPECIALIST (9):

HR and Risk Management Director Mausolf explained a request for approval of two (2) new job descriptions: Deputy Director and EMA Specialist. This request is a direct result of observations made during the recent storm season, which highlighted the necessity of establishing these roles. Both the undersigned and Chief Hodges, the Emergency Management Agency (EMA) Director, were present to address any inquiries. It was noted that the job postings for these positions have been disseminated through the County website, Paycor, Indeed, and various other recruitment platforms.

Commissioner Helmly made a motion to approve the job titles and job descriptions, authorize publication and distribution. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LIGHTING SERVICES AGREEMENT WITH GEORGIA POWER COMPANY FOR THE INSTALLATION AND MAINTENANCE OF LED LIGHTING AT BAKER PARK IN SPRINGFIELD, GEORGIA (10):

Procurement and Contracts Manager Carver explained the Board considered a proposal for the enhancement of security lighting in the parking lot at Baker Park. The initiative involves a partnership with Georgia Power for the installation of new Light Emitting Diode (LED) lighting fixtures. The project scope includes the implementation of both pole-mounted and roadway lighting to improve visibility, enhance safety, and increase overall accessibility for park patrons.

A discussion ensued regarding the decision to collaborate with Georgia Power. The Board inquired about the feasibility and cost-effectiveness of an independent County-led lighting installation. The advantages of partnering with Georgia Power include a single, upfront prepayment of $196,070, which encompasses all construction and installation expenses. Additionally, Georgia Power will assume responsibility for all subsequent maintenance of the lighting infrastructure.

Vice Chair Deloach made a motion to approve the Lighting Services Agreement with Georgia Power Company for Baker Park. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM MOFFATT & NICHOL AND ISSUE A NOTICE TO PROCEED UNDER IDC CONTRACT #23-RFQU-061 (11):

Procurement and Contracts Manager Carver explained Effingham County selected Moffatt Nichol based on their compelling proposal but noted that surveyor costs were significantly higher in other proposals. The contract does not include liquidated damages, but the schedule is a focal point.

County Engineer Hulme explained the county road project was not subject to the full requirements of the GDOT process, and surveyor pricing from other firms was significantly higher. The county requested to evaluate firms based on their schedules and pricing.

Commissioner Kieffer made a motion to approve the proposal and authorize the issuance of the NTP to Moffatt & Nichol. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ON-CALL MASTER SERVICES AGREEMENT (MSA) WITH TERRACON CONSULTANTS, INC. FOR GEOTECHNICAL ENGINEERING SERVICES (12):

Procurement and Contracts Manager Carver explained the county has negotiated a master service agreement with Terracon Consultants incorporated to streamline the geotechnical engineering process.

Commissioner Burdette made a motion to approve the On-Call MSA with Terracon to streamline geotechnical services. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AWARDING THE CONSTRUCTION CONTRACT FOR THE MCCALL ROAD NORTH RECLAMATION PROJECT TO PLATINUM PAVING AND CONCRETE, LLC. (13):

Commissioner Deloach recused himself due to a banking relationship.

Procurement and Contracts Manager Carver explained Effingham County received four (4) bids for the McCall Road North Reclamation project, with Platinum Paving and Concrete LLC identified as the lowest responsive and responsible bidder. The project is expected to be completed within 90 days of the notice to proceed.

County Engineer Hulme explained the contract includes a two-week shutdown of a portion of McCall Road, from Ralph Rahn to just shy of the Springfield city limits, scheduled to occur during the Summer of 2025.

Commissioner Kieffer made a motion to approve awarding the construction contract to Platinum Paving and Concrete, LLC for $1,464,386.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES CONTRACT WITH POND & COMPANY FOR MELDRIM COMMUNITY PARK, CLYO COMMUNITY CENTER, PINEORA PARK, AND ELECTRICAL IMPROVEMENTS AT THE EFFINGHAM COUNTY RECREATION COMPLEX (14):

Commissioner Deloach returned.

Procurement and Contracts Manager Carver explained the county is enhancing local parks and recreation spaces by engaging Pond and Company to finalize construction documents, provide bidding assistance, and offer limited construction support for improvements at Meldrim Park, Clyo Community Center, and Pineora Park.

Commissioner Floyd made a motion to approve the contract with Pond & Company as presented for $171,540.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AWARD OF CONTRACT (ITB NO. 25-ITB-088) TO MCLENDON ENTERPRISES, INC. FOR THE TSPLOST MAINTENANCE RESURFACING 2025 - D3, D4, & D5 PROJECT (15):

Procurement and Contracts Manager Carver explained the Board reviewed bids for resurfacing 18.6 miles of roadway across Districts 3, 4, and 5. Five (5) bids were submitted, with McClendon Enterprises, Incorporated identified as the lowest responsive and responsible bidder. The project, including patching, leveling, and resurfacing to GDOT standards, has a 270-day completion timeframe.

Commissioner Deloach made a motion to approve the Award the contract to McLendon Enterprises, Inc. in the amount of $4,626,840.46. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT TO ECS SOUTHEAST, LLC FOR CONSTRUCTION MATERIALS TESTING AND SPECIAL INSPECTION SERVICES FOR THE 2.0 MGD EFFINGHAM COUNTY WASTEWATER TREATMENT PLANT EXPANSION (16):

Procurement and Contracts Manager Carver explained Effingham County issued a request for proposals for construction materials testing and special inspection services, ultimately awarding the contract to ECS Southeast LLC due to their proven expertise and operational efficiency.

Commissioner Floyd made a motion to approve award to ECS Southeast, LLC for the base amount of $288,410.00 and optional SWPPP services for $24,220.00. Vice Chair Delach seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

- District 4 town hall at Ebenezer Middle School on Monday at 6:30pm
- Ribbon cutting for Sandhill new playground on Tuesday at 4pm

Commissioner Floyd

- Positive calls regarding paving

Commissioner Burdette

- Rezoning of properties for certain uses

Commissioner Helmly

- Townhall meeting May 12th at Ebenezer Middle School at 6:30pm

Commissioner Kieffer

- Hickory Knob Project status update

XIII – EXECUTIVE SESSION

At 6:54pm, 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 8:11 pm, Commissioner Helmly made a motion to reconvene. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Vice Chair Deloach made a motion to approve the April 15, 2025 executive session minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

MANNING GRAHAM – PUBLIC HEARING (01): Planning Board recommends approving an application by Manning Graham to rezone +/- 33.5 acres located on Old Augusta Road from AR-1 to I-1 to allow for industrial uses Map# 476 Parcel# 4E in the Fifth District.

This item was postponed to 06/03/2025 at the applicant's request at agenda approval.

MANNING GRAHAM – SECOND READING (02): Consideration to approve the Second Reading of an application by Manning Graham to rezone +/- 33.5 acres located on Old Augusta Road from AR-1 to I-1 to allow for industrial uses Map# 476 Parcel# 4E in the Fifth District.

This item was postponed to 06/03/2025 at the applicant's request at agenda approval.

SUSAN NICOLE RAHN – PUBLIC HEARING (03): Planning Board recommends approving an application by Susan Nicole Rahn to rezone +/- 6.13 acres located at

240 Bethany Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 442 Parcel# 15 in the Fourth District.

Vice Chair Deloach recused himself.

Planning Manager Fernald explained the applicant is seeking to rezone approximately 6.13 acres to AR-2 to facilitate subdivision into smaller lots and transfer 2.17 acres to their daughter. The Future Land Use Map designates the parcel as Agricultural Residential.

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.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

SUSAN NICOLE RAHN – SECOND READING (04): Consideration to approve the Second Reading of an application by Susan Nicole Rahn to rezone +/- 6.13 acres located at 240 Bethany Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 442 Parcel# 15 in the Fourth District.

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

JULIE JACKSON – PUBLIC HEARING (05): Planning Board recommends approving an application by Julie Jackson to rezone +/- 5.38 out of 41.11 acres located at 1350 Silver Hill Church Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 338 Parcel# 13 in the Third District.

Vice Chair Deloach returned.

Planning Manager Fernald explained the applicant is requesting to rezone 5.38 acres to an AR-2 zoning classification and subdivide the property into three (3) lots. The zoning change is necessary to align with the Future Land Use Map, which designates this parcel as agricultural.

Vice Chair Deloach 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.

Commissioner Burdette seconded the motion. The motion carried unanimously.

JULIE JACKSON – SECOND READING (06): Consideration to approve the Second reading of an application by Julie Jackson to rezone +/- 5.38 out of 41.11 acres located at 1350 Silver Hill Church Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 338 Parcel# 13 in the Third District.

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

EDWARD JOVAN – PUBLIC HEARING (07): Planning Board recommends approving an application by Edward Jovan to rezone +/- 2.50 acres located at 247 Pine Street

from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 302 Parcel# 47 in the First District.

Planning Manager Fernald explained the applicant is seeking to rezone 2.50 acres to AR-2 to facilitate land subdivision, aligning with the future land use map, which designates this property as agricultural residential.

Speaking for: Edward Jovan explained the purpose of the rezoning, mentioning that he plans to build a new home on the property.

Commissioner Floyd 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.

Commissioner Burdette seconded the motion. The motion carried unanimously.

EDWARD JOVAN – SECOND READING (08): Consideration to approve the Second Reading of an application by Edward Jovan to rezone +/- 2.50 acres located at 247 Pine Street from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 302 Parcel# 47 in the First District.

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

DWAYNE RAGAN – PUBLIC HEARING (09): Planning Board recommends approving an application by Dwayne Ragan to rezone +/- 1.468 acres located at 4363 Clyo Kildare Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 309 Parcel# 6 in the Third District.

Planning Manager Fernald explained the applicant is requesting to rezone 1.468 acres to AR-2 and incorporate an additional 0.0467 acres into the existing 1.001-acre parcel. This recombination is necessary to align the property with the conforming standards of adjacent AR-2-zoned parcels.

Vice Chair Deloach 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.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

DWAYNE RAGAN – SECOND READING (10): Consideration to approve the Second Reading of an application by Dwayne Ragan to rezone +/- 1.468 acres located at 4363 Clyo Kildare Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 309 Parcel# 6 in the Third District.

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

WARREN KENNEDY – PUBLIC HEARING (11): Planning Board recommends approving an application by Warren Kennedy to rezone +/- 3.66 acres located on Elm Street from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 302 Parcel# 136 in

the First District.

Planning Manager Fernald explained the applicant is seeking to rezone 3.66 acres to AR-2 to facilitate land subdivision and ensure zoning compliance. The future land use map designates this parcel as agricultural residential.

Commissioner Floyd 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.

Commissioner Burdette seconded the motion. The motion carried unanimously.

WARREN KENNEDY – SECOND READING (12): Consideration to approve the Second Reading of an application by Warren Kennedy to rezone +/- 3.66 acres located on Elm Street from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 302 Parcel# 136 in the First District.

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

RAY WEBB – PUBLIC HEARING (13): Consideration to approve an application by Ray Webb for a conditional use for a rural business in AR-1 located at 1410 Little McCall Road Map# 346 Parcel# 15 in the Third District.

Land Use and Planning Analysts Sapp explained the applicant requested conditional use approval to establish a company equipment yard at 1410 Little McCall Road, partially within a wetland area. The application is complete and compliant with procedural requirements. Staff recommended a formal wetland delineation by a qualified specialist and confirmed the proposed use is permissible with a 50-foot buffer from wetlands and consideration of adjacent properties.

Speaking for: Ray Webb explained tractors, trucks, trailers, skid steer, and hydro seaters will be present.

Vice Chair Deloach made a motion to approve Staff have reviewed the application, and the application is complete. Commissioner Kieffer seconded the motion. The motion carried unanimously.

RAY WEBB – SECOND READING (14): Consideration to approve the Second Reading of an application by Ray Webb for a conditional use for a rural business in AR-1 located at 1410 Little McCall Road Map# 346 Parcel# 15 in the Third District.

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

RICHARD TRULUCK – PUBLIC HEARING (15): Consideration to approve an application by Richard Truluck for a variance from Section 3.3.1 to increase an accessory structure building height in the Planned Development District located at 190 Palmetto Drive Map# 465B Parcel# 80 in the Fifth District.

Land Use and Planning Analysts Sapp explained the applicant's property, situated within the Silverwood subdivision, seeks a variance to permit an accessory structure

approximately 30 feet above the finished grade. The Homeowners Association (HOA) has reviewed and approved the plans. The proposed height is well-suited to the neighborhood, demonstrating that a 30-foot structure can integrate seamlessly without appearing out of place.

Speaking for: Richard Truluck.

Commissioner Kieffer made a motion to approve Staff has reviewed the application, and it is complete. Commissioner Burdette seconded the motion. The motion carried unanimously.

RICHARD TRULUCK – SECOND READING (16): Consideration to approve the Second Reading of an application by Richard Truluck for a variance from Section 3.3.1 to increase an accessory structure building height in the Planned Development District located at 190 Palmetto Drive Map# 465B Parcel# 80 in the Fifth District.

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

JIMMY MORRIS – PUBLIC HEARING (17): Consideration to approve an application by Jimmy Morris for a variance from Section 3.25.3 to allow for an accessory structure on a non-conforming lot located at 1073 US Highway 80 Map# 302 Parcel# 85 in the First District.

This item was removed at Staff's request at agenda approval.

JIMMY MORRIS – SECOND READING (18): Consideration to approve the Second Reading of an application by Jimmy Morris for a variance from Section 3.25.3 to allow for an accessory structure on a non-conforming lot located at 1073 US Highway 80 Map# 302 Parcel# 85 in the First District.

This item was removed at Staff's request at agenda approval.

WES BANCROFT as agent for **KIM BARNES – SITE PLAN (19):** Consideration to approve an application for a Site Plan for Wes Bancroft as agent for Kim Barnes for "The Towers, LLC" located at 450 CEL Old Augusta Road South, zoned AR-1. Map# 462 Parcel# 75 in the Fifth District.

Land Use and Planning Analysts Sapp explained a nine-acre lot zoned AR-1 received conditional use approval for the placement of a telecommunication tower. The proposed monopole tower is 195 feet tall, with an additional four-foot lightning rod at the top. The county received a fall zone letter from a design professional indicating an approximate fall radius of 49 feet. Per the county ordinance, communication tower setbacks must be located 1.2 times the total height of the tower, including the highest antenna, from any existing structure or property line. The applicant's site plan complies with these requirements.

Commissioner Kieffer made a motion to approve the site plan as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

XVI – ADJOURNMENT

At 8:11pm, there being no further business, Commissioner Helmly made a motion to adjourn the meeting. Commissioner Deloach seconded the motion. The motion carried

unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
MAY 20, 2025