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
March 4, 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, March 4, 2025 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Steve Candler – Development Services Director, Ms. Marie Todd – Executive Assistant Ms. Maraya Durham – I.T. Support Specialist, Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Danielle Carver – Procurement and Contracts Manager, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Mark Lastinger – Public Information Coordinator, Mr. Ronald Smith – Director of Recreation, Mr. Daniel Rodewolt – Tax Commissioner, and Mr. Seth Zeigler – Director of Park & Landscape.

CITIZEN PARTICIPATION

Yancy Ford, Allen Taylor, Ben Johnson, Jimmy Blakey, Peterson DuPervil, Jami DuPervil, Marquita Steele, Carol Brown, Porter Morgan, Charlita Ablakwa, Elizabeth Brandon, Eva Curry, Sandra Dodd, Linsey Dodd, Avant Dabtis, Ava Dabtis, Jill Anderson, Mary Banks, Jill Banks, Michael Jarrell, Maxine Wendelken and Paul V. Wendelken.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:03pm

II- ROLL CALL

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

III – INVOCATION

Reverend Lon Harden of Macedonia Baptist Church offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG
The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL
County Clerk Johnson announced the postponement of Planning Board items #1 and #2 to March 18, 2025, and the removal of Planning Board items #3 and #4.

Commissioner Burdette 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 February 18, 2025 work session and regular meeting minutes. 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 – PRESENTATION – 5:15 pm
By Dr. Yancy Ford, School Superintendent
School Superintendent Dr. Yancy Ford delivered a PowerPoint presentation covering various topics, including the reasons why families move to Effingham County, population growth projections by the Coastal Regional Commission, the increase in Effingham's population from 2010 to 2030, enrollment trends, five-year enrollment trends district-wide, current district-wide enrollment, class sizes, growth planning, and school safety.

X – CONSENT AGENDA
Vice Chair Deloach made a motion to move Consent Agenda item **(2025-091)** Consideration to approve to allow the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals to continue, to new business 1B. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE – SECOND READING (01):** Consideration to approve the Second Reading of an application by Blue Fern Management/Scott Rosenstock as agent for Charles Ale to rezone +/- 100.34 acres from AR-1 to R-5 to allow for a residential development. Located on Blue Jay Road Map# 351 Parcel# 3 in the First District (*postponed, 10/15/2024, 01/21/2025, 02/18/2025*)

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

4 to 1.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 025-007 AUTHORIZING THE ATTORNEY REPRESENTING THE COUNTY TO INSTITUTE NECESSARY LEGAL ACTION THROUGH CONDEMNATION FOR PROPERTY LOCATED ALONG HODGEVILLE AND GOSHEN ROADS (1):

County Engineer Hulme explained Parcel 3, as identified in Exhibit A, is recommended for condemnation of the 0.005 acres along with the associated temporary easements required for the construction of the roundabout at the intersection of Kolic-Helmly and Hodgeville.

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

CONSIDERATION TO APPROVE TO ALLOW THE MUTUAL AID AGREEMENT WITH THE AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS TO CONTINUE (1B):

Procurement and Contracts Manager Carver explained this is to clarify that the agreements are in effect from April 4, 2022 to April 4, 2027, with automatic five-year renewals.

Commissioner Kieffer made a motion to approve to allow the Mutual Aid Agreement with the American Society for the Prevention of Cruelty to Animals to continue, effective from April 4, 2022, to April 4, 2027. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ENDORSE A LETTER TO THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION (GSWCC) TO PREPARE A MEMORANDUM OF AGREEMENT ALLOWING EFFINGHAM COUNTY TO REVIEW AND APPROVE PLANS FOR LAND DISTURBING ACTIVITY PERMITS (2):

County Engineer Hulme explained Effingham County is considering reviewing erosion control plans internally rather than outsourcing them to the Georgia Soil and Water Conservation Commission (GSWCC) in Athens. This change aims to expedite the permitting process and better serve the community.

Commissioner Floyd made a motion to approve to endorse a Letter to the Georgia Soil and Water Conservation Commission (GSWCC) to prepare a Memorandum of Agreement allowing Effingham County to review and approve plans for land disturbing activity permits. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR THE EFFINGHAM SHRINE CLUB FOR THE 2ND ANNUAL HAM JAM CONCERT LOCATED AT 1258 CORINTH CHURCH ROAD MAP# 311 PARCEL# 10 IN THE THIRD DISTRICT (3):

Planning Manager Fernald explained the Effingham County Shrine Club plans to host its second annual Ham Jam concert on April 26, 2025. A meeting was held with the applicant on February 4th to discuss safety regulations, parking, food and beverages, and anticipated attendance. Staff recommends approval with the condition that all

parking shall be contained on 1258 Corinth Church Road property as exhibited on the site plan.

Glenn Edwards, Vice President of Effingham County Shrine Club explained all parking will be in the field, with two (2) deputies on site providing security. There will be two (2) food trucks and a barbecue trailer, and Cole Goodwin and Josh Sanders will be performing.

Commissioner Kieffer made a motion to approve the request for an Assemblage Permit for Effingham Shrine Club to hold the Second Annual HAM JAM concert with the following conditions:

1. All parking shall be contained to the 1258 Corinth Church Road property, as exhibited on the submitted site plan.

Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A REVISED POLICY FOR SECTION 5.01 - HOLIDAYS AND EXCUSED ABSENCES, SECTION E - PREMIUM HOLIDAY PAY FOR ESSENTIAL PERSONNEL FOR THE HUMAN RESOURCES STANDARD OF PRACTICE (4):

HR and Risk Management Director Mausolf explained the top five (5) holidays were identified through discussions with first responders and are straightforward. A non-exempt employee who works 40 hours and has a holiday fall within their regular pay period would be eligible for overtime pay, which would be calculated at double time and a half.

Commissioner Floyd made a motion to approve of Addition to HR SOP 5.01 Holidays and Excused Absences, Section E. Premium Holiday Pay for Essential Personnel. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A POLICY FOR SECTION 6.10 - VEHICLE USE, CARE AND MAINTENANCE TO THE HUMAN RESOURCES STANDARDS OF PRACTICE (5):

HR and Risk Management Director Mausolf explained this is a 6.10 form for individuals not under the jurisdiction of the sheriff and for elected officials who use fleet vehicles.

Commissioner Floyd made a motion to approve is recommended for updating HR SOP 6.10: Vehicle Use, Care, and Maintenance. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH AN AMENDMENT TO SECTION 2.11 - ATTENDANCE OF THE HUMAN RESOURCES STANDARDS OF PRACTICE (6):

HR and Risk Management Director Mausolf explained the change involves modifying a few words to close a loophole for first responders. The request is for 24 hours instead of 8 hours for first responders for notice.

Commissioner Burdette made a motion to approve for adding the following to HR SOP 2.11: Attendance, Section E. Definitions, 3 Scheduled Absence, a. Personal Illness. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH SECTION 4:03 - TUITION

REIMBURSEMENT OF THE HUMAN RESOURCES STANDARDS OF PRACTICE (7):
HR and Risk Management Director Mausolf explained the rationale is clear and straightforward, with a preference for percentage breakdowns.

Commissioner Kieffer made a motion to approve for adding a new HR SOP 4.03: Tuition Reimbursement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A JOB DESCRIPTION FOR FINANCE DIRECTOR AND ACCOUNTING MANAGER (8):
HR and Risk Management Director Mausolf explained the workshop in Atlanta marked the commencement of the finance department's reorganization, positioning the finance director to focus more on budget audits and special projects.

Commissioner Burdette made a motion to approve the job descriptions and authorize publication and distribution. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE SOFTWARE SERVICES AGREEMENT BETWEEN EFFINGHAM COUNTY TAX ASSESSOR'S OFFICE AND TRUEROLL (9):
Procurement and Contracts Manager Carver explained the TrueRoll software has been instrumental in identifying improper homestead exemption claims. The amendment introduces the Vetter service application, which will automate and integrate with the county's CAMA system, online forms, and secure portal for uploading scanned paper applications.

Commissioner Helmly made a motion to approve the amendment to the Software Services Agreement between the Effingham County Tax Assessor's Office and TrueRoll so that setup can begin in May 2025. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FOR THE PROJECT COST FOR RELOCATING A 4-INCH HIGH-PRESSURE (HP) STEEL GAS MAIN WITH CLAXTON GAS AT BLUE JAY RD AND MIDLAND (10):
County Engineer Hulme explained that the Claxton gas line is located within the right-of-way, and there was an agreement to either relocate it or cover the costs. Staff managed to reduce the expenses by $30,000. The Board inquired about the tie-ins, and County Engineer Hulme explained that moving the pipe and associated equipment would take more than a day and is high-risk due to the gas line.

Commissioner Burdette made a motion to approve the proposed cost estimate and proceed with project execution. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM CHANGE ORDER #7 WITH MCWRIGHT, LLC FOR THE ADMIN BUILDING RENOVATION/CONSTRUCTION PROJECT (11):
Project Manager Wilkins explained this change order pertains to a sidewalk and courtyard, as well as HVAC access on the north side of the building. It appears to be an oversight that these elements were not included in the original plan. Most of the cost is due to the decision to mill and overlay the entire parking lot, as the proposed

patching would have resulted in an unsightly appearance. Future projects will include a contingency for small items to minimize the need for approval of minor expenses. The goal is to begin moving into the building on April 1st, with full turnover anticipated on the 14th or 15th.

Commissioner Floyd made a motion to approve the ratification of Change Order #7 for the Administrative Renovation/Construction in the amount of $21,260.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 WITH RAFTELIS FOR THE RATE AND FINANCIAL PLANNING STUDY A WATER TREATMENT PLANT IN EFFINGHAM COUNTY (12):

Project Manager Wilkins explained Raftelis was contracted for a capital cost recovery rate study but shifted to assist with the water project rate study, submitting a change order for $35,000.

Commissioner Burdette made a motion to approve Raftelis's Amendment to include the additional work associated with the rate study for the surface water treatment system. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-008 FOR THE COLLECTION OF TAXES IN AN AMOUNT OF $1.00 OR LESS (13):

Tax Commissioner Rodewolt explained streamlining the collection process involves waiving small fees, such as those of 72 cents, 17 cents, and 93 cents, entirely. This ensures that these fees do not carry over to subsequent periods or appear in any reports.

Commissioner Floyd made a motion to approve Resolution# 025-008 for the collection of taxes in an amount of $1.00 or less. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-009 REGARDING DISBURSEMENT OF COUNTY TAXES AND BI-WEEKLY DISBURSEMENT OF MOTOR VEHICLE TAXES TO THE COUNTY (14):

Tax Commissioner Rodewolt explained that this request aims to establish standards so that everyone knows when to expect their funds, ensuring timely availability.

Commissioner Helmly made a motion to approve Resolution# 025-009 regarding disbursement of county taxes and bi-weekly disbursement of motor vehicle taxes to the county. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-010 AUTHORIZING THE TAX COMMISSIONER TO WAIVE CERTAIN AMOUNTS OF TAXES OWED (15):

Tax Commissioner Rodewolt explained if a check is mailed and is not received in time, the penalty can be waived without requiring a formal review, provided there is no gross neglect. This policy applies exclusively to fees in addition to taxes, not to the taxes themselves.

Commissioner Floyd made a motion to approve Resolution# 025-010 authorizing the Tax Commissioner to waive certain amounts of taxes owed. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-011 ESTABLISHING A DUE DATE FOR PROPERTY DATES (16):

Tax Commissioner Rodewolt emphasized the importance of streamlining the process and implementing a standardized billing and collection system across the county. The goal is to establish this standardization by November 20th, with the system applied annually thereafter. If the date falls on a weekend, delivery will occur on the next business day.

Commissioner Burdette made a motion to approve Resolution# 025-011 establishing a due date for property dates. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE AN ANNEXATION PETITION AS SUBMITTED BY THE CITY OF GUYTON FOR A PROPERTY OWNED BY DELENS CADICHON CONSISTING OF APPROXIMATELY 0.64 ACRES LOCATED AT 2698 HWY 119 SOUTH, GUYTON MAP# 294 PARCEL# 40 (17):

County Clerk Johnson explained the aerials displayed on the screen, indicating that the property is contiguous with other properties within the City of Guyton.

Commissioner Burdette made a motion to acknowledge the Petition Requesting Annexation as presented by the City of Guyton. Commissioner Floyd the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY OWNED BY JACO ACQUISITIONS LLC CONSISTING OF APPROXIMATELY 8.39 TOTAL ACRES LOCATED ON HIGHWAY 21 SOUTH MAP# 465M PARCEL# 1,3 (18):

County Clerk Johnson explained this property is contiguous with the property across from Chimney, separated only by the road, but is considered contiguous due to the annexation of Lewis Drive.

Commissioner Helmly made a motion to approve to Acknowledge the Petition Requesting Annexation as presented by the City of Rincon. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR A PROPERTY OWNED BY RONALD E. RODEFFER AND JUDY REISER CONSISTING OF AN APPROXIMATE TOTAL 32.32 ACRES LOCATED ON HIGHWAY 119 SOUTH, SPRINGFIELD MAP# 344 PARCEL# 3, 3B01 (19):

County Clerk Johnson explained this property is contiguous with other properties located in the City of Springfield.

Commissioner Kieffer made a motion to approve to Acknowledge the Petition Requesting Annexation as presented by the City of Springfield. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR A PROPERTY OWNED BY KILDARE LAND COMPANY, LLC CONSISTING OF APPROXIMATELY 23.64 TOTAL ACRES LOCATED AT MCCALL ROAD AND HWY 21, SPRINGFIELD MAP# 389 PARCEL# 7 (20):

County Clerk Johnson explained this request for annexation is contiguous. Most of the surrounding property is already incorporated within the city.

Commissioner Helmly made a motion to approve to Acknowledge the Petition Requesting Annexation as presented by the City of Springfield. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO REAPPOINT BARRY FLONNORY TO THE HOSPITAL BOARD AS REPRESENTATIVE FOR THE FIFTH DISTRICT (21):

County Clerk Johnson explained Commissioner Kieffer intends to reappoint Mr. Flonnory for a four-year term. If approved, his term will expire in February 2029.

Commissioner Kieffer made a motion to approve the reappointment of Barry Flonnory to the Effingham Hospital Authority as representative for the fifth district. Commissioner Floyd seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

- Baker Park Construction – effective Monday
- Midterm budget approval – includes an additional $1.3 million in LMIG for roads

Commissioner Kieffer

- Positive comments regarding Hickory Knob pavement
- The process for adding a name to the wall at Veteran's Park

Commissioner Helmly

- Dump trucks complaints
- In support of the solar flashing traffic lights

Chairman Rahn

- Safe Street for All grant was denied

XIV – EXECUTIVE SESSION

There was no discussion on Personnel, Property and Pending Litigation.

XV – EXECUTIVE SESSION MINUTES

Commissioner Kieffer made a motion to approve the February 18, 2025 executive session minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

FORREST FLOYD – PUBLIC HEARING (01): Consideration of an application by Forrest Floyd for a variance from Section 3.3.1(a) to allow for a reduction in the required height of an accessory structure in the R-1 zoning district. Located at 110 St. Matthews Road. Map# 375D Parcel# 39 in the First District.

This item was postponed to 03/18/2025 at agenda approval.

FORREST FLOYD – SECOND READING (02): Consideration to approve the Second Reading of an application by Forrest Floyd for a variance from Section 3.3.1(a) located at 110 St. Matthews Road to allow for a reduction in the required height of an accessory structure in the R-1 zoning district Map# 375D Parcel# 39 in the First District.

This item was postponed to 03/18/2025 at agenda approval.

JAY MAUPIN as agent for **OLEG MITNIK – PUBLIC HEARING (03):** Consideration of an application by Jay Maupin as agent for Oleg Mitnik requesting a conditional use located at 115 Parkway Drive for wrecked import/export vehicle storage, zoned I-1. Map# 466C Parcel# 1C in the Fifth District.

This item was removed at agenda approval.

JAY MAUPIN as agent for **OLEG MITNIK – SECOND READING (04):** Consideration to approve the Second Reading of an application by Jay Maupin as agent for Oleg Mitnik requesting a conditional use located at 115 Parkway Drive for wrecked import/export vehicle storage, zoned I-1. Map# 466C Parcel# 1C in the Fifth District.

This item was removed at agenda approval.

CHRISTIN MCNAMARA – PUBLIC HEARING (05): Consideration of an application by Christin McNamara requesting a variance from Section 3.41.3 located at 149 Laurel Lane for a reduction in the minimum required pool setbacks Map# 347C Parcel# 49 in the Second District.

Land Use Planning Analyst Sapp explained Christin McNamara requests a variance from ordinance section 3.41.3 to reduce the required pool setbacks. The applicant seeks to maintain the pool setbacks at six feet instead of the mandated ten feet from the residential dwelling.

Speaking for: Bill McNamara explained the most common pool size is 14 feet. However, fitting it into the variance became increasingly expensive. Therefore, they are requesting a total variance of four feet.

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

CHRISTIN MCNAMARA – SECOND READING (06): Consideration to approve the Second Reading of an application by Christin McNamara requesting a variance from Section 3.41.3 located at 149 Laurel Lane for a reduction in the minimum required pool setbacks Map# 347C Parcel# 49 in the Second District.

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

STEPHEN AMERSON – PUBLIC HEARING (07): Consideration of an application by Stephen Amerson requesting a conditional use for a Rural Business located at 353 Webb Road for custom coating of vehicles, zoned AR-1 Map# 389 Parcel# 20 in the Fourth District.

Planning Manager Fernald explained the applicant is seeking conditional use approval for a rural business specializing in custom vehicle coding. Operations will be limited to one vehicle per day, with work hours restricted to daylight.

Speaking for: Steve Amerson, representing Liquid Liners, is requesting a variance to reduce the required land from three acres to 1.4 acres. This adjustment is necessary to relocate his business to his residence due to the loss of his current location in Rincon.

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

1. The service of vehicles on this parcel shall be limited to a maximum of one (1) vehicle per day.
2. Hours of operation shall be restricted to daylight hours only.
3. Any residue resulting from spraying activities shall be fully contained within the building.

Commissioner Floyd seconded the motion. The motion carried unanimously.

STEPHEN AMERSON – SECOND READING (08): Consideration to approve the Second Reading of an application by Stephen Amerson requesting a conditional use for a Rural Business located at 353 Webb Road for custom coating of vehicles, zoned AR-1 Map# 389 Parcel# 20 in the Fourth District.

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

STEPHEN AMERSON – PUBLIC HEARING (09): Consideration of an application by Stephen Amerson requesting a variance from Section 3.15B located at 353 Webb Road to allow for the reduction in the required minimum of 3 acres for a rural business Map# 389 Parcel# 20 in the Fourth District.

Planning Manager Fernald explained that the applicant is seeking to establish a rural business for coding vehicles and is requesting a variance for a 1.62-acre parcel.

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

STEPHEN AMERSON – SECOND READING (10): Consideration to approve the Second Reading of an application by Stephen Amerson requesting a variance from Section 3.15B located at 353 Webb Road to allow for the reduction in the required minimum of 3 acres for a rural business Map# 389 Parcel# 20 in the Fourth District.

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

CHARLITA ABLAKWA – PUBLIC HEARING (11): The Planning Board recommends approving an application by Charlita Ablakwa to rezone +/- 6.20 acres located at 550 Brogdon Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map# 319 Parcel# 23 in the Third District.

Planning Manager Fernald explained the applicant seeks to rezone the 6.20 acres to AR-2, allowing for the subdivision into smaller lots. The plan includes retaining the current home on a 3.205-acre tract and creating three one-acre tracts along Williams Road.

Speaking for: Charlita Ablakwa explained that the request is to create homes for family members.

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

1. Development Services shall approve and sign the plat. The plat shall then be recorded for the zoning to take effect.
2. Wetlands Specialists shall delineate all wetlands before building permit issuance.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

CHARLITA ABLAKWA – SECOND READING (12): Consideration to approve the Second Reading of an application by Charlita Ablakwa to rezone +/- 6.20 acres located at 550 Brogdon Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map# 319 Parcel# 23 in the Third District.

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

PETERSON DUPERVIL – PUBLIC HEARING (13): The Planning Board recommends approving an application by Peterson Dupervil to rezone +/- 5.00 acres located at 116 Oak Street from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 450D Parcel# 11 in the Second District.

Planning Manager Fernald explained the applicant seeks to rezone five acres to AR-2, allowing for the subdivision of the parcel into three (3) lots. The uses permitted are agricultural residential.

Speaking for: Peterson Dupervil stated that the intention is to construct residential housing.

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

1. Development Services shall review, approve, and sign the subdivision plat. The plat shall then be recorded for the zoning to take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

PETERSON DUPERVIL – SECOND READING (14): Consideration to approve the Second Reading of an application by Peterson Dupervil to rezone +/- 5.00 acres located at 116 Oak Street from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 450D Parcel# 11 in the Second District.

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

NEIL MCKENZIE as agent for **NICK FINLAND – PUBLIC HEARING (15):** The Planning Board recommends approving an application by Neil Mckenzie as agent for Nick Finland to rezone +/- 221.87 acres located on Goshen Road from AR-1 to R-5 to allow

for residential development Map# 451 Parcel# 41 in the Second District.

Planning Manager Fernald explained the application was received on June 19, 2024, prior to the commencement of the moratorium on August 20, 2024. A second emergency access will be required for the proposed development. The Goshen widening project is estimated to be completed in 2028, with the development falling into the second phase of that project. Mr. Jake Patrick motioned for approval with two conditions: a vegetative buffer with a berm along the south property line and a secondary emergency access easement.

Speaking for: Neil Mckenzie expressed that he is petitioning the county to rezone 221 acres from AR-1 to R-5, which allows five (5) units per acre. The additional buffering will help shield the project from neighbors. There is a large natural buffer between the proposed project and the homes along Goshen Road, as well as two (2) railroad lines on the east and west sides of the property. Due to the amount of wetland and open space on the site plan, we can offer approximately 35% of the land as open space. They plan to build a complete amenity package, and stormwater management will be handled with detention ponds on site that discharge to the wetlands. Although there are flood zones on the property, the A zone is contained within the wetland. The project will have one main access point, a narrow piece of property that fronts on Goshen Road, and a controlled access point for emergency access. The project will be served with county water and sewer. If approved, the project would require an additional 12 months to commence, with six (6) months allocated for site preparation and five to six months for the construction of the first homes. The applicant accepts the conditions imposed by the planning board and has offered a buffer with a berm.

Speaking in objection: Jill Banks, Alan Brandon, Jimmy Blakey**,** Eva Curry, Carol Brown**,** Barbara Crowder**,** Chris Barber, and Trevena Barber expressed concerns with drainage, flood zone, wetlands, and traffic.

The Board engaged in a discussion with county engineer Hulme regarding wetlands, drainage, and school capacity

Commissioner Burdette made a motion to deny. Commissioner Helmly seconded the motion. The motion carried unanimously.

NEIL MCKENZIE as agent for **NICK FINLAND – SECOND READING (16):** Consideration to approve the Second Reading of an application by Neil Mckenzie as agent for Nick Finland to rezone +/- 221.87 acres located on Goshen Road from AR-1 to R-5 to allow for residential development Map# 451 Parcel# 41 in the Second District.

This item was denied due to previous action.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND SECTION 4.1A - TABLE OF PERMITTED USES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES TO ALLOW FOR A DAYCARE AS A PERMITTED RIGHT IN R-1, R-2, R-3 AND A CONDITIONAL USE IN R-4 AND R-5; A HAIR SALON AS A PERMITTED USE IN L-I; AND ALLOW RECYCLING OPERATIONS AS A CONDITIONAL USE IN B-3. (17):

Development Services Director Candler explained the clerk recommended incorporating all these amendments into the public hearing, introducing a new process allowing the general public to apply online for a text amendment through the open government platform. There is currently no fee for this process. Approving these amendments to the table of permitted uses means that not only the applicant but also anyone else can use the same criteria in the future. The rationale behind this is to align with public preferences.

The aim is to clarify the process and enforcement within communities. A daycare is not permitted in R-1, R-2, R-3, R-4, and R-5 zones but is allowed as a conditional use in zones B-1, B-2, B-3, AR-1, and AR-2. It is unclear if they undergo inspections. While recognizing the need for childcare and its high cost, the preference is for individuals to seek approval for additional or conditional uses so all relevant facts can be thoroughly reviewed. The applicant proposes a recycling operation as a conditional use in a V-3 zone. The definition of a recycling operation is broad and includes anything designated as recyclable by the board of commissioners.

The Board engaged in a discussion with Michael Jarrell, owner of Savannah Iron and Metal and County Engineer Hulme regarding heavy industrial materials, ordinances and rezoning.

Commissioner Kieffer made a motion to remove from the agenda amendment to the Code of Ordinances Part II Article V Table of Permitted Uses. Commissioner Helmly seconded the motion. The motion carried unanimously.

XVI – ADJOURNMENT

At 8:41 pm, there being no further business, Commissioner Burdette made a motion to adjourn the meeting. Commissioner Helmly seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
MARCH 18, 2025