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 6, 2026

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Roger Burdette, Mr. Jamie Deloach, Ms. Elizabeth Helmly, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, October 6, 2026 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy Clerk Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Mr. Michael King – Assistant County Manager, Ms. Marayah Durham – IT Specialist, Ms. Sarah Mausolf – Director of Human Resources, Ms. Pamela Melser – Director of Development Services, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Lauren Shuman – Engineer Project Coordinator, Ms. Syndney Edwards – Purchasing Coordinator, Mr. Tre Wilkins – Project Manager, Mr. Josh Moody – Building Official, Ms. Brooke Sutherland– Engineering Project Coordinator, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Ada Carter, Ruth Bell, Betty Crosby, Holly Brinson Tatum, William Cox, Anthony Carter, Jason Liguori, and Clifton McCarley.

I- CALL TO ORDER

Vice Chair Kieffer called the meeting to order at 5:02pm

II- ROLL CALL

Damon Rahn, Chairman – *Joined at 5:12pm*
Forrest Floyd – *Absent*
Roger Burdette
Jamie Deloach
Beth Helmly
Phil Kieffer, Vice Chairman

III – INVOCATION

Hadley Baumann, a student at Effingham County Middle School and member of Effingham County 4-H, offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Hadley Baumann.

V – AGENDA APPROVAL

County Clerk Johnson announced that New Business item #10 was postponed to the 10/20/2026 commission meeting at the Board's request. Planning Board items #1 and #2 were postponed to the 11/17/2026 commission meeting, and Planning Board items #7 and #8 were postponed to the 10/20/2026 commission meeting, both at Commissioner Floyd's request.

Commissioner 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 15, 2026 WORK SESSION AND REGULAR BOARD OF COMMISSIONERS MEETING MINUTES (1):

Commissioner Deloach made a motion to approve the meeting minutes as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

VII – PUBLIC COMMENTS

Vice Chair Kieffer 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

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

IX – PRESENTATION

5:10 PM - Honor Award Presentation (to Jonathan Hulme)

County Manager Callanan presented outgoing County Engineer Jonathan Hulme with the Effingham County Challenge Coin for Service in recognition of his two-year tenure. Over his two years with the county, Mr. Hulme directed hundreds of millions of dollars in vital infrastructure developments paving hundreds of miles of roadways and delivering key drainage improvements. He also leaves a lasting legacy after rewriting the county's stormwater manual and instituting a strategic road pavement assessment framework to guide ongoing maintenance.

Mr. Jonathan Hulme offered brief remarks, thanking the Board, county staff, County Manager Callanan, and his family for their support during his tenure.

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-451)** Consideration to approve an Underground Easement with Georgia Power Company for installation and maintenance of electrical distribution facilities on County-owned property along General Way in Rincon **(2026-452)** Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Old Augusta Road Roundabout **(2026-453)** Consideration to approve submission of the TREES Act Grant Application to the Georgia Department of Revenue **(2026-454)** Consideration to approve an Engagement Letter with Nichols, Cauley & Associates LLC for audit services for the fiscal year ended June 30, 2026 **(2026-455)** Consideration to ratify and affirm a Form to appoint Jamie Deloach as voting delegate for the ACCG 2026 Policy Agenda adoption at the Legislative Leadership Conference **(2026-456)** Consideration to approve an Assemblage Permit for an event titled "Royal Oak Plantation Subdivision Halloween Event ", to be held at Royal Oak Subdivision on Saturday, October 31, 2026, application made by with Deanne Gordon. Commissioner Helmly seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY JOSEPH KELTON FOR A CONDITIONAL USE TO ALLOW FOR AUTOMOBILE PAINT & BODY IN AR-1 LOCATED AT 122 THIRD STREET SOUTH MAP # 296A PARCEL # 99 IN THE FIRST DISTRICT (*Postponed, 09/15/2026 due to added stipulation*) (1):

Senior Planner Kimberly Barlett confirmed for the record that the approved stipulation reads: the conditional use approval is limited to the business and operation approved by the Board and shall not automatically transfer to a subsequent operator.

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

XII – NEW BUSINESS

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

County Clerk Johnson presented the annual proclamation declaring October 2026 as Domestic Violence Awareness Month on behalf of the Effingham County Victim Witness Assistance Program and Safe Haven. Both organizations are 501(c)(3) nonprofits providing 24/7 crisis intervention and legal advocacy at no charge.

Holly Brinson Tatum, Executive Director of Effingham County Victim Witness Assistance, addressed the Board to thank commissioners for their continued recognition of the observance.

Commissioner Burdette made a motion to approve the Proclamation as presented. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-032 TO INTRODUCE AND ENACT LOCAL LEGISLATION AUTHORIZING AN INCREASE OF THE SENIOR CITIZEN HOMESTEAD EXEMPTION FROM SCHOOL DISTRICT AD VALOREM TAXES (2):

Tax Commissioner Rodewolt explained Resolution #026-032, proposing an increase in the S-4 senior citizen homestead exemption from school district ad valorem taxes from $20,000 to $100,000. The exemption applies to seniors on fixed incomes earning no more than $10,000 (excluding retirement and Social Security). Commissioner Rodewolt estimated approximately 2,400 parcels currently carry the S-4 exemption, and the increase would fully exempt approximately 76% of those holders. He noted the proposal would require collaboration with the IDA and school board and must be placed on a voter referendum ballot, anticipated for 2027.

Commissioner Burdette made a motion to approve Resolution. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II, CHAPTER 70, ARTICLE I, SECTION 70-5 - FIRE AND RESCUE SERVICES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 09/15/2026*) (3):

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

CONSIDERATION TO APPROVE CHANGE ORDER NO. 6 WITH J.A. LONG, INC. FOR CONSTRUCTION REVISIONS ASSOCIATED WITH THE HODGEVILLE ROAD AT BLUE JAY ROAD ROUNDABOUT PROJECT (4):

Engineering Project Coordinator Shuman explained that Change Order No. 6 with J.A. Long, Inc. for the Hodgeville Road at Blue Jay Road Roundabout project. The change replaces the originally designed curb-and-gutter with concrete cap splitter islands with a 6-inch concrete median, resulting in a credit of $7,175 to the county and reducing the contract total to $3,768,000.

Commissioner Helmly made a motion to approve Change Order No. 6 with J.A. Long, Inc. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A RESOLUTION# 026-033 TRANSMITTING THE FY2026 CAPITAL IMPROVEMENT ELEMENT (CIE) ANNUAL UPDATE TO THE COASTAL REGIONAL COMMISSION (CRC) AND THE DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW (5):

Senior Planner Barlett explained Resolution #026-033 to transmit the FY2026 Capital Improvement Element (CIE) annual update to the Coastal Regional Commission and the Department of Community Affairs for review.

Commissioner Deloach made a motion to approve the resolution transmitting the FY 2026 CIE annual update for review. Vice Chair Kieffer seconded the motion. The

motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING AND REAL PROPERTY EXCHANGE AGREEMENT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND SPRINGFIELD LIVING, LLC FOR THE EXCHANGE OF REAL PROPERTY ASSOCIATED WITH THE EXTENSION AND CONNECTION OF MCCALL ROAD TO COURTHOUSE ROAD (6):

Commissioner Helmly recused herself from voting on this item.

County Manager Callanan explained the Effingham County Board of Commissioners approved a land swap with Springfield Living, LLC to extend McCall Road to Courthouse Road, relocating the intersection south of Highway 21, and incorporating a new roundabout. The net settlement payment is $1,310,351.92.

Commissioner Deloach made a motion to approve the Memorandum of Understanding and Real Property Exchange Agreement with Springfield Living, LLC and authorize the Chairman to execute the Agreement and any necessary documents associated with the property exchange. Commissioner Burdette seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

CONSIDERATION TO APPROVE RESOLUTION# 026-034 TO AMEND THE FISCAL YEAR 2027 BUDGET (7):

Finance Director Barnes explained Resolution #026-034 to amend the FY2027 budget. The amendment addresses a recalculation of workers' compensation costs, allocates a portion of the former library system's fund balance toward carpet and paint improvements at the Rincon and Springfield library branches, and adjusts two interfund transfers between accounting funds.

Commissioner Deloach made a motion to approve the resolution to amend the budget for FY27. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN OCCUPANCY LICENSE AGREEMENT WITH GEORGIA CENTRAL RAILWAY L.P. RELATED TO THE REGIONAL WATER SUPPLY PROJECT (8):

Project Manager Wilkins explained an Occupancy License Agreement with Georgia Central Railway L.P. to allow a water line crossing near Meldrim. The agreement requires a $2,000 per year licensing fee, escalating at a maximum of 3% annually.

Commissioner Deloach made a motion to approve the License Agreement. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DEVELOPMENT AGREEMENT WITH SAV 21, LLC FOR WATER FACILITIES LOCATED AT 195 COMMERCE DRIVE, RINCON (9):

Project Manager Wilkins explained a standard water development agreement with SAV 21, LLC for a project at 195 Commerce Drive in Rincon, consisting of flex space

and a batting facility. The project includes a water line extension that will be dedicated to the county upon completion. Sewer service was not included as the project's single small lift station does not meet the threshold for acceptance into the municipal system.

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

CONSIDERATION TO APPROVE A QUOTE FOR THE PURCHASE OF ONE KUBOTA M6 TRACTOR WITH ROTARY CUTTER FROM SHEA TRACTOR & EQUIPMENT COMPANY FOR THE IN-HOUSE MOWING PROGRAM (10):

This item was postponed to the October 20, 2026 meeting at the Board's request at agenda approval.

CONSIDERATION TO APPROVE THE 9-1-1 SERVICES AND SOFTWARE LICENSE AGREEMENT AND ADDENDUM WITH COMMUNICATIONS VENTURE CORPORATION D/B/A INDIGITAL (11):

Procurement and Contracts Manager Carver explained the 9-1-1 Services and Software License Agreement and Addendum with Communications Venture Corporation d/b/a INDigital to upgrade the county's emergency communications system.

9-1-1 Deputy Director Justin Wilson explained that the upgrade transitions the county from a legacy, copper-based 9-1-1 system originating from the late 1980s to a Next Generation (NG) 9-1-1 system running on fiber optic cable with dual connections and enhanced redundancy.

Vice Chair Kieffer made a motion to approve the 9-1-1 Services and Software License Agreement and Addendum with Communications Venture Corporation d/b/a INDigital. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Clerk Johnson

- Announced the Sports and Recreation Services 2026 GRPA First District Banquet, to be held at Stillwell Pines on October 21, 2026, with a social at 6:00 PM and dinner at 7:00 PM.

County Manager Callanan

- Announced that Kerrie Carroll, a Senior Accountant in the Finance Department with approximately 12 years of county service, has been appointed as the new Fleet Manager.
- Effingham County Fall Fun Fest: Scheduled for Saturday, October 10, 2026, starting at 12:00 PM at Clarence Morgan Park, with indoor contingency plans reserved in the event of inclement weather.
- Clyo Community Park Grand Opening: Ribbon-cutting ceremony for the Clyo Community Park and renovated community center scheduled for Saturday, October 31, 2026, at 10:00 AM.

Commissioner Burdette

- Raised concerns regarding a development on Goshen Road; noted that current county code does not require screening for construction equipment parked along roadways.

Commissioner Deloach

- Expressed appreciation for the visible progress on improvements along Highway 119, cited positive community feedback on Pineora Park and Clyo Park, and thanked citizens for their support of SPLOST, which funded the projects.

Commissioner Helmly

- Requested an update on the Effingham Parkway project.

Commissioner Kieffer

- Expressed appreciation for senior center staff based on resident praise.

Chairman Rahn

- Requested an update on the status of the library fund balance transition from the Live Oak Regional Library System.

XIV – EXECUTIVE SESSION

At 6:38pm, Vice Chair Kieffer made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Burdette seconded the motion. The motion carried unanimously.

At 7:19pm, Commissioner Burdette made a motion to reconvene. Commissioner Helmly seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Helmly made a motion to approve the September 15, 2026 executive session meeting minutes. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

C.W. MATTHEWS CONTRACTING CO. INC. as agent for **RIVER ROAD PARTNERS I, LLC– PUBLIC HEARING (01):** Consideration to approve an application by C.W. Matthews Contracting Co. Inc. as agent for River Road Partners I, LLC for a variance from Section 3.4, located at 1085 Old River Road to allow for a decrease in the required buffers in I-1 Map # 304 Parcel # 15 & 15A in the First District

This item was postponed to the November 17, 2026 meeting, at the Board's request at agenda approval.

C.W. MATTHEWS CONTRACTING CO. INC. as agent for **RIVER ROAD PARTNERS I, LLC – SECOND READING (02):** Consideration to approve the Second Reading for an application by C.W. Matthews Contracting Co., Inc. as agent for River Road Partners I, LLC for a variance from Section 3.4, located at 1085 Old River Road to allow for a

decrease in required buffers in I-1 Map # 304 Parcel # 15 & 15A in the First District.

This item was postponed to the November 17, 2026 meeting, at the Board's request at agenda approval.

TIMOTHY HUTCHINGS – PUBLIC HEARING (03): Planning Board recommends approving an application submitted by Timothy Hutchings to rezone +/- 5.71 acres located at 4028 Blue Jay Road from R-1 to AR-1 to allow for permitted uses in AR-1 Map # 351B Parcel # 10 in the First District.

Senior Planner Barlett explained that the purpose of the request was to align the zoning with the property's existing rural character and allow for expanded agricultural activities, including livestock and the sale of eggs. The parcel is designated agricultural residential on the future land use map. No opposition was presented at either the Planning Board meeting or the public hearing. The Planning Board recommended approval.

Speaking for: Timonthy Hutchings confirmed the request was a down-zone to allow the property to be used for its intended agricultural purpose.

Commissioner Burdette made a motion to approve the application. Commissioner Deloach seconded the motion. The motion carried unanimously.

TIMOTHY HUTCHINGS – SECOND READING (04): Consideration to approve the Second Reading of an application submitted by Timothy Hutchings to rezone +/- 5.71 acres located at 4028 Blue Jay Road from R-1 to AR-1 to allow for permitted uses in AR-1. Map # 351B Parcel # 10 in the First District

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

WILLIAM COX – PUBLIC HEARING (05): Planning Board recommends approving an application submitted by William Cox to rezone +/- 1.00 acres located at 890 Herbert Kessler Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 395 Parcel # 1C in the Second District

Senior Planner Barlett presented the application to allow the parcel to be subdivided and conveyed to a family member for residential use. County GIS data indicated wetlands on a portion of the property.

Speaking for: William Cox stated that since the Planning Board meeting, he had secured a permanent driveway lease agreement with an adjacent landowner, routing the driveway outside of the wetland area and along the property line.

Speaking in objection: Ada Carter raised concerns about potential drainage impacts to her adjacent pond, the suitability of the soil for septic installation, and the proximity of proposed construction to her property line.

The Board focused on ensuring regulatory compliance and protecting neighboring properties from illegal stormwater runoff, while acknowledging the applicant's existing property rights.

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

WILLIAM COX – SECOND READING (06): Consideration to approve the Second Reading of an application submitted by William Cox to rezone +/- 1.00 acres located at 890 Herbert Kessler Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map # 395 Parcel # 1C in the Second District

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

BOLTIN TEETER as agent for **MARK COOPER – PUBLIC HEARING (07):** Planning Board recommends approving an application submitted by Boltin Teeter as agent for Mark Cooper to rezone +/- 99 acres located at 1180 Old River Road from AR 1 to LI to allow for permitted uses in LI Map # 304 Parcel # 10 in the First District

This item was postponed to the October 20, 2026 meeting, at the Board's request.

BOLTIN TEETER as agent for **MARK COOPER – SECOND READING (08):** Consideration to approve the Second Reading of an application submitted by Boltin Teeter as agent for Mark Cooper to rezone +/- 99 acres located at 1180 Old River Road from AR-1 to LI to allow for permitted uses in LI Map # 304 Parcel # 10 in the First District

This item was postponed to the October 20, 2026 meeting, at the Board's request.

JASON LIGUORI – PUBLIC HEARING (09): Consideration to approve an application by Jason Liguori for a variance from Section 3.41.3, located at 153 Laurel Lane, to allow for a decrease in the required minimum setbacks for pools in R-1 Map # 374C Parcel # 51 in the Second District

Planner I Xu explained the application by Jason Liguori for a variance to reduce the required separation between a swimming pool and the principal structure from 10 feet to 5 feet.

Speaking for: Jason Liguori stated that pine trees near the property line restrict available space for pool placement, and that a previously existing above-ground pool has since been removed.

The Board discussed updating the county ordinance to align with industry practices, recognizing that this same issue will likely come up again with other projects.

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

JASON LIGUORI – SECOND READING (10): Consideration to approve the Second Reading for an application by Jason Liguori for a variance from Section 3.41.3, located at 153 Laurel Lane to allow for a decrease in the required setbacks for pools in R-1 Map # 374C Parcel # 51 in the Second District

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

seconded the motion. The motion carried unanimously.

CLIFTON MCCARLEY as agent for **CHRISTOPHER MCCARLEY – PUBLIC HEARING (11):** Consideration to approve an application by Clifton McCarley as agent for Christopher McCarley for a variance from Section 3.21.1, located at 402 Rose Bud Place, to allow for the occupation of a RV/Camper in AR-1 Map # 347C Parcel # 92 in the Fourth District

Planner I Xu explained the application is for a one-year extension of a previously approved variance at 402 Rose Bud Place to continue occupying an RV/camper while the existing residence undergoes remodeling. The extension was necessitated by the applicant's ongoing health issues and the limited pace of renovation being completed by his son outside of regular work hours.

The Board noted the applicant has already received two years under prior variances, and this request would extend to a third year.

Commissioner Helmly made a motion to approve the application. Commissioner Deloach seconded the motion. The motion carried unanimously.

CLIFTON MCCARLEY as agent for **CHRISTOPHER MCCARLEY – SECOND READING (12):** Consideration to approve the Second Reading for an application by Clifton McCarley as agent for Christopher McCarley for a variance from Section 3.21.1, located at 402 Rose Bud Place to allow for the occupation of a RV/Camper in AR-1 Map # 347C Parcel # 92 in the Fourth District

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

BETTY CROSBY – PUBLIC HEARING (13): Consideration to approve an application by Betty Crosby for a variance from Section 5.1, located at 120 Second Street, to allow for a decrease in the required setbacks in AR 1 Map # 296A Parcel # 23 in the First District

Planner I Xu explained that the application by Betty Crosby for a rear setback variance from Section 5.1 at 120 Second Street to reduce the required rear setback from 50 feet to 25 feet to accommodate placement of a 16- by 76-foot mobile home on the site of a previously demolished residence. The parcel is a legal nonconforming lot of record.

Speaking for: Betty Crosby and her renter, Ruth Bell, addressed the Board, explaining that Ms. Bell would occupy the mobile home and serve as a caregiver for Ms. Crosby's two adult sons, one of whom has epilepsy and the other of whom is a high-functioning individual with autism.

Commissioner Deloach made a motion to approve the variance application. Commissioner Burdette seconded the motion. The motion carried unanimously.

BETTY CROSBY – SECOND READING (14): Consideration to approve the Second Reading for an application by Betty Crosby for a variance from Section 5.1, located at 120 Second Street to allow for the decrease in the required setbacks in AR-1 Map #

296A Parcel # 23 in the First District

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

XVI – ADJOURNMENT

At 7:19 pm, there being no further business, Vice Chair Kieffer 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 20, 2026