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
JULY 15, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Jamie Deloach, and Ms. Elizabeth Helmly met in regular session at 5:00 pm on Tuesday, July 15, 2025 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Xerxes Sabb – I.T. Support Specialist, Ms. Chelsie Fernald – Senior Planner, Ms. Kimberly Barlett – Community Planner, Ms. Jennifer Rose – GIS Technician, Mr. Joshua Moody – Chief Building Official, Mr. Mark Lastinger – Public Information Coordinator, and Mr. Mark Barns – Finance Director.

CITIZEN PARTICIPATION

Josh Yeager, Jimmy Blakey, Jessica Hill Rainy, Michael Trepagnier, John Giordano.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:08pm

II- ROLL CALL

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

III – INVOCATION

Vice Chair Deloach offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL

County Clerk Johnson announced that New Business item #3 was withdrawn by the applicant, and an addition was made to the agenda for New Business item #7.

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

VI – MINUTES

Vice Chair Deloach made a motion to approve July 1, 2025 work session and regular meeting minutes. Commissioner Helmly 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 in 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 – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE AN APPLICATION BY SCOTT ROSENSTOCK FOR A PRELIMINARY PLAT FOR ALE TRACT (WILLOW FERN ESTATES) LOCATED ON BLUE JAY ROAD MAP# 351 PARCEL# 3 IN THE FIRST DISTRICT (*POSTPONED, 07/01/2025 AT THE REQUEST OF THE APPLICANT*) (1):

Senior Planner Fernald explained February 18, 2025, the Board approved the rezoning of the parcel from AR-1 to R-5. The proposed development includes 203 detached single-family units. Effingham County will provide water and sewer services for the project. Approval is recommended for the preliminary plat for the Ale Tract, also referred to as Willow Fern Estates, contingent upon resolving conditions related to the decel lane and buffer issues.

Speaking for: John Giordano with Thomas and Hutton reported that deceleration lanes had been incorporated into both entrances and included in the preliminary plat. County staff identified an existing haul road; however, geotechnical engineers did not approve additional buffer areas, despite concerns raised by neighboring property owners. The applicant confirmed that existing roads would be utilized for exploration purposes only, and not during the construction phase.

Commissioner Floyd made a motion to approve the Preliminary Plat for the Ale Tract (Willow Fern Estates). Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C - ZONING ORDINANCE, SECTION 4.1A - PERMITTED USE TABLE OF THE EFFINGHAM COUNTY CODE OF ORDINANCE (*1ST READING APPROVED, 07/01/2025*) (2):

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

X – NEW BUSINESS

CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR THE DEPUTY DUCK DERBY LOCATED AT 1002 NORTH PINE STREET MAP# S100 PARCEL# 10

(1):
Senior Planner Fernald explained the applicant is seeking approval to host a family-friendly fundraising event at the Effingham Living History Museum, scheduled to take place from 10:00 a.m. to 3:00 p.m. in support of the Georgia Sheriff's Youth Homes. No alcohol will be served at the event.

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

CONSIDERATION TO APPROVE AN APPLICATION BY WILL JERNIGAN FOR A SITE PLAN FOR "EFFINGHAM RAHN SOLAR FARM" LOCATED ON LITTLE MCCALL ROAD. MAP # 345 PARCEL # 37 IN THE THIRD DISTRICT (2):
Community Planner Barlett explained that the solar facility consists of 9,125 modules across two portions, covering a total of 63 acres within an 87-acre parcel. It will be developed in two phases and will receive a nationwide permit.

Vice Chair Deloach made a motion to approve the Site Plan for "Effingham Rahn Solar Farm" with the following stipulations:

1. The applicant will adhere to the current Georgia law "The solar farm shall comply with all requirements set forth in O.C.G.A §§ 46-3-67 – 46 -3- 69.1, "Solar Power Facility Agreements".

Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY NEIL MCKENZIE, FOR A PRELIMINARY PLAT LOCATED ON SAND HILL ROAD, FOR "HINLEY TRACT SUBDIVISION" ZONED PD-R MAP# 298 PARCELS# 9 IN THE FIRST DISTRICT (3):
This item was withdrawn by the applicant during agenda approval.

CONSIDERATION TO APPROVE CONTRACT AMENDMENT 2025-08.2 WITH THE COASTAL REGIONAL COMMISSION (CRC) FOR CONGREGATE AND HOME DELIVERED MEALS FOR FISCAL YEAR 2025 (4):
Finance Director Barnes explained The Coastal Regional Commission is reallocating funds among state and federal grants for senior meals.

Commissioner Helmly made a motion to approve the Amended Contract for FY 2025. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE REVISED FISCAL YEAR 2026 UNIVERSITY OF GEORGIA EXTENSION OFFICE PERSONNEL AGREEMENT (5):
Finance Director Barnes explained the county's portion of personnel costs for the UGA Extension Office supports a wide range of educational initiatives, including student outreach, outdoor activities, soil sampling, and seminars on farming and agriculture.

Vice Chair Deloach made a motion to approve the revised FY 2026 UGA Extension Office personnel agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO A PURCHASE AGREEMENT WITH TEN-8 FIRE

AND SAFETY FOR TWO (2) FIRE ENGINES (6):
Fire Chief and EMA Director Hodges explained Effingham Fire operates 17 first-out stations and purchases one to two engines annually to avoid large expenditures at once. Engine lead time is three years, with over 20 years of operational use. Retired units are sold via auction or by a brokering company.

Vice Chair Deloach made a motion to approve a purchase agreement with Ten-8 Fire and Safety for two Fire Engines. Commissioner Floyd seconded the motion. The motion carried unanimously.

****ADDITION TO THE AGENDA****

CONSIDERATION TO APPROVE A WARRANTY DEED FOR ACCEPTANCE OF CERTAIN INFRASTRUCTURE FOR PALM RIDGE, PHASE 1 SUBDIVISION LOCATED OFF ZITTROUER ROAD (7):
Commissioner Helmly recused herself from this item. This item was postponed due to lack of a quorum.

Commissioner Floyd made a motion postpone to 08/05/2025. Vice Chair Deloach seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

XI – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Traffic lights at HWY 21 and McCall with by operation on Thursday, July 17
- Joshua Moody has been promoted to Chief Building Official
- Upcoming ribbon cutting for new facilities such as Emergency Operations Center and Rec Department expansion, Ebenezer Fire Sation and the Tax Commissioner's Office
- Finishing of stripping on Blue Jay Road

Commissioner Deloach

- Requesting a tentative schedule of District 3 roads
- Clarification on McGraley cutting cycle

Commissioner Helmly

- Concerns regarding paving on Courthouse Road

XII – EXECUTIVE SESSION
There was no discussion of Personnel, Property, or Pending Litigation.

XIII – EXECUTIVE SESSION MINUTES
Commissioner Helmly made a motion to postpone to 08/05/2025 due to lack of a quorum. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIV – PLANNING BOARD – 6:00 pm

MICHAEL TREPAGNIER – PUBLIC HEARING (01): Consideration to approve an application by Michael Trepagnier for a variance from Section 3.21.1, to allow for the occupation of a camper/RV during home construction in AR-1, located at 353 Pearl Davis Road Map # 289 Parcel # 10 in the Third District.

Community Planner Barlett explained that the applicant requests permission to reside on-site in their camper while their home construction is completed. The permit allows for up to 12 months of occupancy.

Speaking for: Michael Trepagnier announced that construction commenced yesterday and is scheduled for completion in April 2026.

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

1. The camper may be occupied for up to twelve (12) months during construction.
2. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from well and septic tank.

Commissioner Floyd seconded the motion. The motion carried unanimously.

MICHAEL TREPAGNIER – SECOND READING (02): Consideration to approve the Second Reading of an application by Michael Trepagnier for a variance from Section 3.21.1, to allow for the occupation of a camper/RV during home construction in AR-1, located at 353 Pearl Davis Road Map # 289 Parcel # 10 in the Third District**.**

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

JESSICA HILL RAINEY – PUBLIC HEARING (03): Consideration to approve an application by Jessica Hill Rainey for a conditional use, to allow for a Rural business, located at 2517 Low Ground Road Map # 372A Parcel # 8 in the Fourth District.

Community Planner Barlett explained the applicant seeks a conditional use permit to operate an esthetician business from her home. The business will be situated in a designated room within an existing shop and will operate strictly by appointment.

Speaking for: Jessica Hill Rainey stated that the plan is to provide basic facials, waxing services, and operate within a gated property. Traffic will be minimal, as services will be offered on a one-on-one basis.

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

1. The applicant shall obtain and keep in good standing an Effingham County Business License.

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

JESSICA HILL RAINEY – SECOND READING (04): Consideration to approve the Second Reading of an application by Jessica Hill Rainey for a conditional use, to allow for a Rural business, located at 2517 Low Ground Road Map # 372A Parcel # 8 in the Fourth District.

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

XV – ADJOURNMENT

At 6:07pm, there being no further business, Vice Chair Deloach made a motion to

adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
AUGUST 5, 2025