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 21, 2026

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd Mr. Roger Burdette, Mr. Jamie Deloach, Ms. Elizabeth Helmly, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, July 21, 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, Mr. Jack Burgin Jr. – Sr System Administrator, Ms. Sarah Mausolf, Ms. Pamela Melser – Director of Development Services, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Syndney Edwards – Purchasing Coordinator, Mr. Tre Wilkins – Project Manager, Mr. Josh Moody – Building Official, Mr. Johnathan Hulme – County Engineer, Mr. Neal Groover – Chief Appraiser, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Joel Jurado, Josh Yeager, Scott Lewis, Walt Lawson, Amie Dickerson, Matt Kuykendall, Lorrie Gurganious, Jerry Phillips, Cindy Howze, Scotti Moore.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:01pm

II- ROLL CALL

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

III – INVOCATION

County Clerk Johnson offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by County Clerk Johnson.

V – AGENDA APPROVAL

County Clerk Johnson announced postponement of the Library Board of Trustees presentation to the August 4th meeting; removal of the presentation by Mr. Jacob Carroll to be rescheduled at a later date; removal of the original New Business Item #11 as a duplicate of New Business Item #8; and relocation of Consent Agenda Item #11 to New Business as Item #11.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE JUNE 12, 2026 RETREAT MINUTES AND THE JUNE 16, 2026 REGULAR MEETING MINUTES (1):

Commissioner Deloach made a motion to approve the meeting minutes as presented. Commissioner Floyd 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 - by the Board of Commissioners to the Library Board Trustees~~

Postponed to August 4, 2026 meeting at agenda approval.

X – Appearances

1. ~~**Jacob Carroll - 5:10 pm**~~ – *Removed at agenda approval*
2. **David Rollins - 5:15 pm**

Mr. Rollins addressed the board regarding a proposed Verizon cell tower on his property, which sits 542 feet from an abandoned house, violating the county's 1,000-foot setback ordinance. Although he confirmed the house was vacant and boarded up, Mr. Rollins noted that disconnecting its power is impractical because the lines feed active outbuildings on the property. Pointing to closer existing towers in the area and highlighting local phone service and safety issues, he questioned the strict enforcement of the setback rule and asked for a solution.

XI – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-300)** Consideration to approve an Agreement between the Effingham County Board of Commissioners and Breckenridge Place Homeowners Association for the replacement of a custom traffic signpost. **(2026-301)** Consideration to approve a Lighting Services Agreement with Georgia Power for the Midland and Blue Jay Road Roundabout. **(2026-302)** Consideration to approve a Lighting Services Agreement with Georgia Power for Blue Jay Road and Sand Hill Road Roundabout. **(2026-303)** Consideration to approve Change Order Proposal #13 for Central School - Toilet Accessories and Access Control Revisions. **(2026-304)** Consideration to approve a Lighting Services Agreement with Georgia Power for the Clyo Community Center. **(2026-305)** Consideration to approve an Overhead and Underground Distribution Construction Agreement with Georgia Power for the Central High School Construction Project. **(2026-306)** Consideration to approve an Overhead Distribution Construction Agreement with Georgia Power for a temporary fire station/maintenance building located at 295 Stagecoach Ave in Guyton. **(2026-307)** Consideration to ratify and affirm an Underground Easement with Georgia Power for the Central High School Construction Project located at 434 Wallace Drive. **(2026-308)** Consideration to ratify and affirm Change Order #1 with Ruby Collins Inc. for the Wastewater Treatment Plant Contract. **(2026-309)** Consideration to approve an Underground Construction Agreement with Georgia Power for a temporary fire station/maintenance building located at 295 Stagecoach Ave in Guyton. ~~**(2026-310)** Consideration to approve an Encroachment Agreement with Southern Natural Gas Company, L.L.C. for roadway and utility crossings within existing pipeline easements.~~ **(2026-311)** Consideration to ratify and affirm the FY2027 Contract for Family Connection services for the period of July 1, 2026, through June 30, 2027. **(2026-312)** Consideration to ratify and affirm the emergency purchase of one (1) Type I, 14-foot Ford F-550 ambulance from Custom Truck and Body Works, Inc. to replace a totaled unit. Commissioner Floyd seconded the motion. The motion carried unanimously.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE THE DEDICATION AND WARRANTY DEED FOR THE ROADS, WATER, SEWER, AND DRAINAGE OF NEW HAVEN PHASE 2 TO EFFINGHAM COUNTY LOCATED ON HODGEVILLE ROAD IN THE SECOND DISTRICT (*Postponed- 01/06/2026, Removed - 01/20/2026*) (1):

Director of Development Services Melser explained following legal review by the County Attorney and infrastructure re-inspections by the County Engineer, staff recommends approval of the dedication and warranty deed for New Haven Phase 2. Phase 1 infrastructure was accepted in February 2022, and the Phase 2 plat was approved in 2024; although previously postponed, all required technical and legal reviews are now complete.

Commissioner Burdette made a motion to approve the dedication and warranty deed for New Haven Phase 2. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II,

APPENDIX C - ZONING ORDINANCE, ARTICLE IV - ESTABLISHMENT OF DISTRICTS, SECTION 4.1A - PERMITTED USE TABLE OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (2):

Director of Development Services Melser explained the proposed amendment refines the Table of Permitted Uses within the zoning ordinance. Primarily, it preforms correction between Light Industrial (I-1) and Heavy Industrial (HI) to remove inconsistencies where uses were previously permitted in one district but not the other. Additionally, the amendment updates the cemetery ordinance to restrict cemeteries strictly to AR-1 districts, fixes minor table header errors, and corrects the B-2/B-3 flex space entry to match the existing text of the ordinance.

Commissioner Burdette made a motion to approve the First Reading to amend Part II, Appendix C - Zoning Ordinance, Article IV - Establishment of Districts, Section 4.1A - Permitted Use Table of the Effingham County Code of Ordinances. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY NEAL MCKENZIE AS AGENT FOR MIGUEL BACA FOR A SITE PLAN FOR "BACA READY MIX COMMERCIAL DEVELOPMENT" LOCATED AT 2388 US HWY 80 MAP # 354 PARCEL # 29 & 29A IN THE FIRST DISTRICT (3):

Senior Planner Barlett explained the applicant proposes a phased development featuring four commercial buildings totaling 34,000 sq. ft. of retail and office space, a ready-mix concrete facility, and 133 parking spaces with direct access to Highway 80. The site uses well and septic, includes perimeter buffers, landscape berms, directed lighting, and paved transit areas to minimize neighboring impacts. Wetland delineation and DRI reviews are complete with no objections.

Representing applicant Miguel Baca, Neil McKenzie confirmed full commitment to all previously agreed zoning conditions, specifically emphasizing the inclusion of a 25-foot berm. He then asked the Board to confirm that all development standards have been met.

Commissioner Floyd made a motion to approve the application with the following conditions:

1. A Site Plan must be approved by the Board of Commissioners
2. Development Services must review and sign the plat. Then, the plat must be recorded so the zoning can take effect.
3. The applicant must obtain and keep in good standing an Effingham County Occupational Tax Certificate (Business License).
4. Concrete Plant Batching hours: 5:00 am – 5:00 pm (Monday – Friday); 6:00 am – 12:00 pm (Saturday, as needed). If concrete batching is needed outside of these hours, the neighbors will be notified.
5. Commercial Development to meet Architectural Design Standards presented in Appendix F – Corridor Overlay District, Section XIII.
6. Site Plan will include an internal berm separating the B-3 zoning from the H-I (Heavy Industrial) zoning shall be 20’ in height (minimum) and vegetated in

accordance with Appendix C, Article III, Section 3.4.

7. Plant vibrator will be fitted with noise suppression device, in place and tested prior to plant operations.
8. An approved dust control plan must be in place prior to concrete plant operation. The dust control plan will include an approved dust control system installed at the plant and inspected by EPD prior to plant operations.
    a. https://www.vincehagan.com/concrete-batching-equipment/cement-dust-control-collectors/free standing/
    b. See attached info/spec for the dust collection system
9. The concrete plant traffic areas and travel lanes will be paved.
10. Development entrances will be subject to traffic study and GDOT permitting.

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

CONSIDERATION TO APPROVE AN APPLICATION TO SUBMIT FOR THE GENESEE & WYOMING RAILROAD PROTECTIVE LIABILITY PERMITTING (4):

Project Manager for Capital Projects Wilkins explained this item is a routine encroachment agreement with the Genesee & Wyoming (G&W) Railroad, required as part of the standard permit process for the water project located north of the IDA property off Old River Road. The agreement grants the necessary right-of-way access to proceed with the project.

Commissioner Deloach made a motion to approve the Genesee & Wyoming Railroad Utility Crossing Permit Application. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH NEW JOB TITLES AND JOB DESCRIPTIONS FOR PUBLIC ENGAGEMENT SERVICES AND THE OFFICE OF THE CORONER (5):

HR and Risk Management Director presented requests to approve job descriptions for two positions: formalizing the Deputy Coroner role to bring staff onto county payroll and adding a Digital Communications Specialist to expand the Public Engagement Services team.

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

CONSIDERATION TO APPROVE THE FISCAL YEAR 2026 CRC CONTRACT AMENDMENT 2026-06.2 FOR CONGREGATE AND HOME DELIVERED MEALS (6):

Finance Director Barnes explained this item is a minor amendment to the annual CRC contract, accepting an approximate $10,000 increase in state-provided funding.

Commissioner Deloach made a motion to approve the Amended Contract for FY 2026. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-016 TO AMEND THE FISCAL YEAR 2027 BUDGET (7):

Finance Director Barnes explained this amendment to the new budget adds one part-time position in the Clerk of Court's office and advances security upgrades for county facilities.

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

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN CHATHAM COUNTY AND EFFINGHAM COUNTY FOR THE OLD RIVER ROAD PRELIMINARY ENGINEERING PHASE (8):

County Engineer Hulme explained this is an intergovernmental agreement between Chatham County and Effingham County for the widening of Old River Road from I-16 to Route 204. Chatham County will serve as the project lead and will manage the project.

Commissioner Floyd made a motion to approve the Intergovernmental Agreement. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE GEORGIA POWER UTILITY RELOCATION AGREEMENT FOR LIGHTING IMPROVEMENTS AT BLUE JAY ROAD AND MIDLAND ROAD ROUNDABOUT (9):

County Engineer Hulme explained that staff recommends approval of a standard utility relocation agreement with Georgia Power for distribution pole relocation, at an estimated cost of $125,000. Staff is actively conducting prior rights research, which may reduce the County's cost share if Georgia Power lacks prior easement rights. Safety lighting will be handled under a separate agreement currently under staff review.

Commissioner Helmly made a motion to approve the Utility Relocation Agreement. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A UTILITY RELOCATION AGREEMENT WITH GEORGIA POWER FOR LIGHTING AT THE BLUE JAY AND MIDLAND ROAD ROUNDABOUT (I-2B) (10):

This item was removed from the agenda.

Commissioner Deloach made a motion to remove the Utility Relocation Agreement. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ENCROACHMENT AGREEMENT WITH SOUTHERN NATURAL GAS COMPANY, L.L.C. FOR ROADWAY AND UTILITY CROSSINGS WITHIN EXISTING PIPELINE EASEMENTS (11):

County Engineer Hulme presented a revised agreement with Kinder Morgan, incorporating an updated insurance clause that reduces the required umbrella liability coverage from $5 million to $4 million per occurrence. Kinder Morgan has accepted the revised terms, and the agreement has undergone full review by both the

County Attorney and the County's prior rights representative.

Vice Chair Kieffer made a motion to approve the Agreement with Southern Natural Gas Company, L.L.C. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 2 TO THE INDEFINITE DELIVERY CONTRACTS (IDC) WITH SELECTED FIRMS FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES (23-RFQU-061), EXTENDING THE CONTRACT TERM THROUGH JUNE 30, 2027, AND UPDATING RATE SCHEDULES WHERE SUBMITTED (12):

Commissioner Helmly recused herself from this item.

Procurement and Contracts Manager Carver requested approval of Amendment No. 2 to renew the County's IDC for professional engineering and architectural services.

Commissioner Floyd made a motion to approve Amendment 2 for the renewal of the listed IDC contracts through June 30, 2027. Commissioner Deloach seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

CONSIDERATION TO APPROVE A TRANSPORTATION SERVICES AGREEMENT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND THE COASTAL REGIONAL COMMISSION FOR TRANSPORTATION SERVICES SUPPORTING THE SENIOR CENTER (13):

Procurement and Contracts Manager Carver explained a request for the FY27 Transportation Service Agreement with the Coastal Regional Commission (CRC). This agreement maintains ongoing transportation services for the Effingham County Senior Center.

Commissioner Deloach made a motion to approve the Transportation Services Agreement with the Coastal Regional Commission. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-017 DECLARING CERTAIN COUNTY-OWNED VEHICLES AS SURPLUS PROPERTY AND AUTHORIZING THEIR DISPOSITION (14):

Procurement and Contracts Manager Carver presented a resolution declaring designated county-owned and enterprise vehicles as surplus property and authorizing their disposal in accordance with County policy and Georgia law. Staff clarified a correction to the vehicle inventory list, noting that the first 13 vehicles listed belong to the Sheriff's Office, not E911.

Commissioner Deloach made a motion to approve the Resolution of Surplus and authorize staff to proceed with disposition of the listed vehicles. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF ONE (1) ROSCO MAX 3B DISTRIBUTOR TRUCK FROM REYNOLDS-WARREN EQUIPMENT COMPANY THROUGH THE SOURCEWELL COOPERATIVE PURCHASING CONTRACT NO. 022626-VTL FOR PUBLIC WORKS (15):

Purchasing Coordinator Edwards explained a request to purchase a Roscoe Max 3B distributor truck through Sourcewell Cooperative Purchasing Contract #22626 V TL. This equipment will replace aging machinery used by Public Works for chipseal operations, allowing the County to maintain roadway preservation projects safely and efficiently in-house.

Commissioner Deloach made a motion to approve the purchase of one (1) ROSCO Max 3B Distributor Truck through the Sourcewell Cooperative Purchasing Contract. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF ONE (1) ROSCO CSV VARIABLE WIDTH CHIP SPREADER FROM REYNOLDS-WARREN EQUIPMENT COMPANY THROUGH THE SOURCEWELL COOPERATIVE PURCHASING CONTRACT NO. 022626-VTL FOR PUBLIC WORKS (16):

Purchasing Coordinator Edwards explained that a Roscoe CX CSV variable-width chip spreader will replace agency equipment currently used by Public Works for roadway preservation and chip-seal operations, enhancing efficiency, reliability, and accuracy of county road maintenance.

Commissioner Floyd made a motion to approve the purchase of one (1) ROSCO CSV Variable Width Chip Spreader through the Sourcewell Cooperative Purchasing Contract. Commissioner Helmly seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Update regarding preparations for the upcoming Board retreat scheduled for August 14.

Commissioner Deloach

- Confirmed that a meeting regarding Water and Sewer Authority matters is set for Monday the 27th at lunchtime.

Commissioner Helmly

- DRT Odor Concerns & Facility Compliance

XIV – EXECUTIVE SESSION

At 7:01pm, Commissioner Burdette made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 8:04pm, Commissioner Deloach made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

No executive session was held, no minutes to be approved.

XVI – PLANNING BOARD UNFINISHED BUSINESS – 6:00 pm

CYNTHIA HOWZE as agent for **MARY IGOU – SECOND READING (01):** Consideration to approve the Second Reading of an application submitted by Cynthia Howze as agent for Mary Igou to rezone +/- 21.16 acres located on Abercorn Road from AR-1 to HI to allow for permitted uses in HI Map # 477 Parcel # 5 in the Fifth District (*Postponed, 06/02/2026) (Postponed, to 07/21/2026 due to added stipulation*)

Vice Chair Kieffer made a motion to approve the 2nd Reading. Commissioner Deloach and Commissioner Floyd seconded the motion. Commissioner Helmly and Commissioner Burdette opposed. The motion carried 3 to 2.

MATTHEW KUYKENDALL as agent for **CONNIE RINER – SECOND READING (02):** Consideration to approve the Second Reading of an application submitted by Matthew Kuykendall as agent for Connie Riner to rezone +/- 4.76 acres located at 1827 Old Augusta Road South from AR-1 to HI to allow for permitted uses in HI Map # 477A Parcel # 1 in the Fifth District (Postponed, 06/02/2026) (Postponed, to 07/21/2026 due to added stipulation)

Vice Chair Kieffer made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. Commissioner Floyd and Commissioner Deloach voted to approve. Commissioner Helmly opposed. The motion carried 4 to 1.

LYNN JEFFERS JR. – PUBLIC HEARING (03): Planning Board recommends approving an application submitted by Lynn Jeffers Jr. to rezone +/- 5.04 acres located at 489 Noel C Conaway Road from AR-1 to AR-2 to allow for permitted uses in AR-2, & +/- 1.00 acre from AR-2 to B-2 to allow for permitted uses in B-2 Map # 352 Parcel # 73 & 74 in the First District (*Postponed by the Board, 6/02/2026) (Postponed, to 07/21/2026 @ agenda approval at applicant' s request*)

Senior Planner Wright explained that the subject property is located in an area that remains predominantly agricultural and residential, with a distinct local character. The proposed commercial zoning is not consistent with the Future Land Use Map and the county's adopted land use framework. The Planning Board unanimously recommended denying the request, citing concerns about compatibility with traffic access and surrounding residential development.

Speaking for: Anna Chumley and Lynn Jeffers request approval of the commercial rezoning application for a local automotive repair business, following the advisory board's recommendation. The applicant adhered to County guidance throughout the process, and no evidence was presented indicating negative impacts on traffic, County services, or adjacent properties.

The Board discussed concerns regarding potential future land uses, site plan/stormwater triggers, and alternative paths (like a Rural Business license).

The Board moved to approve the rezoning subject to a binding restriction limiting

the site's use exclusively to automobile repair.

Commissioner Floyd made a motion to approve the application with the following conditions:

1. Installation of a 6-foot screened privacy fence to reduce visual and noise impacts.
2. Access to Noel C. Conaway Road shall require GDOT approval. If access is not approved, an alternative compliant access plan shall be required.
3. All automotive materials shall be properly stored and handled in accordance with applicable environmental regulations. No outdoor storage shall be permitted unless fully screened from view.
4. Restriction limiting the site's use exclusively to automobile repair.

Commissioner Deloach seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

LYNN JEFFERS JR. – SECOND READING (04): Consideration to approve the Second Reading of an application submitted by Lynn Jeffers Jr. to rezone +/- 5.04 acres in AR-2, & +/- 1.00 acre from AR-2 to B-2 to allow for permitted uses in B-2 Map# 352 Parcel # 73 & 74 in the First District (*Postponed by the Board, 06/02/2026) (Postponed, to 07/21/2026 @ agenda approval at applicant' s request*)

This item was postponed to the 08/04/2026 meeting due to lack of a unanimous vote.

LYNN JEFFERS JR. – PUBLIC HEARING (05): Consideration to approve an application by Lynn Jeffers Jr. for a variance from Section 3.4, located at 489 Noel C Conaway Road, to allow for the modification of required buffer requirements in B-2 Map # 352 Parcel # 73 in the First District (*Postponed by the Board, 06/02/2026*) (*Postponed, to 07/21/2026 @ agenda approval at applicant' s request*)

Senior Planner Barlett explained that the applicant proposes a 10-foot vegetative buffer and 6-foot privacy fence along Zittrouer road as alternative screening, but staff finds that the 10-foot vegetative buffer and 6-foot privacy fence may provide reasonable screening.

Commissioner Floyd made a motion to approve the variance. Commissioner Burdette seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

LYNN JEFFERS JR. – SECOND READING (06): Consideration to approve the Second Reading for an application by Lynn Jeffers Jr. for a variance from Section 3.4, located at 489 Noel C Conaway Road to allow for the modification of buffer requirements in B-2 Map # 352 Parcel # 73 in the First District (*Postponed by the Board, 06/02/2026*) (*Postponed, to 07/21/2026 @ agenda approval at applicant' s request*)

This item was postponed to the 08/04/2026 meeting due to no unanimous vote.

XVII – PLANNING BOARD – 6:00 pm

GEORGE KINARD – PUBLIC HEARING (01): Consideration to approve an application by George Kinard for a variance from Section 3.21.1, located at 450 Wylly Road, to

allow for an RV/Camper to be occupied during the construction of a home in AR-1 Map # 460 Parcel # 102A in the Fourth District.

Senior Planner Barlett explained approval Senior Planner Barlett explained approval for up to 12 months of temporary on-site camper occupancy while a permanent residence is under construction, contingent on utility disconnection at completion and Board review of any required extensions.

Commissioner Helmly made a motion to approve the application with the following conditions:

1. The RV/camper may be occupied for up to twelve (12) months during the home construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.
2. Upon completion of the construction, the camper shall be vacated and disconnected from the well and septic.

Commissioner Deloach seconded the motion. The motion carried unanimously.

GEORGE KINARD – SECOND READING (02): Consideration to approve the Second Reading for an application by George Kinard for a variance from Section 3.21.1 located at 450 Wylly Road to allow for a RV/Camper to be occupied during the construction of a home in AR-1 Map # 460 Parcel # 102A in the Fourth District

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

WILLIAM SILVA – PUBLIC HEARING (03): Consideration to approve an application submitted by William Silva to rezone +/- 5.00 acres located at 4002 Blue Jay Road from R-1 to AR-1 to allow for permitted uses in AR 1 Map # 351B Parcel # 2 in the First District.

Senior Planner Barlett explained the request is to align the zoning classification with the property's existing rule character, parcel size, and surrounding development pattern, ensuring compatibility with the nearby rural environment and suitability for the current five-acre parcel

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

WILLIAM SILVA – SECOND READING (04): Consideration to approve the Second Reading of an application submitted by William Silva to rezone +/- 5.00 acres located at 4002 Blue Jay Road from R-1 to AR-1 to allow for permitted uses in AR-1 Map # 351B Parcel # 2 in the First District

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

WILLIAM & TAMMY SILVA – PUBLIC HEARING (05): Consideration to approve an application by William & Tammy Silva for a conditional use to allow for a Residential Business in AR-1 located at 4002 Blue Jay Road, Map # 351B Parcel # 2 in the First

District.

Senior Planner Barlett explained the applicant requests approval for a low-impact residential business to conduct antique vehicle restoration, focusing strictly on indoor mechanical tasks such as wiring and custom engine work. Customer visits are expected to be minimal (approximately once every two months). The request excludes all painting, body work, exterior operations, and outdoor storage. Surrounded by natural wooded buffers that screen the activity from adjacent parcels, the application remains consistent with local residential business standards and the Comprehensive Plan.

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

WILLIAM & TAMMY SILVA – SECOND READING (06): Consideration to approve the Second Reading for an application by William & Tammy Silva for a conditional use to allow for a Residential Business in AR-1 located at 4002 Blue Jay Road Map # 351B Parcel # 2 in the First District.

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

TRACY OLIVER as agent for **DENNIS GEORGE – PUBLIC HEARING (07):** Consideration to approve an application by Tracy Oliver as agent for Dennis George for a conditional use to allow for a Residential Business in AR-1 located at 2455 Old Louisville Road Map # 251 Parcel # 13A in the Third District.

Senior Planner Barlett explained that a conditional use request for a residential septic insulation business. The proposed operation involves the use of one commercial truck, one commercial trailer, an excavator, and a tractor. Staff determined that the business maintains a subordinate scale to the primary dwelling and aligns with the character of the surrounding rural area.

The Board engaged in a discussion regarding location & visibility, enforceable scope, and compliance.

Commissioner Deloach made a motion to approve the application with the following conditions:

1. Outdoor storage associated with the business shall be limited to one commercial truck, one commercial trailer, and no more than two pieces of heavy equipment. All business-related vehicles, trailers, and equipment shall be stored in the rear yard only and screened from adjacent properties and public rights-of-way where practicable.

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

TRACY OLIVER as agent for **DENNIS GEORGE – SECOND READING (08):** Consideration to approve the Second Reading for an application by Tracy Oliver as agent for Dennis George, for a conditional use to allow for a Residential Business in AR-1 located at 2455 Old Louisville Road Map # 251 Parcel # 13A in the Third District.

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

TIMOTHY PEAVY – PUBLIC HEARING (09): Consideration to approve an application submitted by Timothy Peavy to rezone +/- 5.06 acres located at 110 Fourth Street South from AR-1 to AR-3 to allow for permitted uses in AR-3. Map # 233A Parcel # 1 in the Third District

Planning Manager Wright explained the applicant requests rezoning 5.06 acres from AR-1 to AR-3 to subdivide the parcel into two residential lots (2.56 acres and 2.50 acres), with driveway access to GA Hwy 17 North approved by both GDOT and the County Engineer.

Speaking for: Timothy Peavy confirmed GDOT approval for the driveway connection has been granted and submitted to staff, noting that assignment of a formal 911 address requires final approval of the lot split.

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

TIMOTHY PEAVY – SECOND READING (10): Consideration to approve the Second Reading of an application submitted by Timothy Peavy to rezone +/- 5.06 acres located at 110 Fourth Street South from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 233A Parcel # 1 in the Third District.

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

NATHANIEL SPELL – PUBLIC HEARING (11): Consideration to approve an application submitted by Nathaniel Spell to rezone +/- 1.685 acres located at 100 Coastal Woods Drive from AR-1 to R-1 to allow for permitted uses in R-1 Map # 435 Parcel # 56 in the Second District.

Planning Manager Wright explained the applicant requests rezoning of approximately 1.685 acres from AR-1 to R-1 for single-family residential use, to enable the combination with the adjacent parcel at 100 Coastal Woods Drive. The proposed lot combination would increase the existing residential parcel from about 0.683 acres to 2.368 acres.

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

NATHANIEL SPELL – SECOND READING (12): Consideration to approve the Second Reading of an application submitted by Nathaniel Spell to rezone +/- 1.685 acres located at 100 Coastal Woods Drive from AR-1 to R-1 to allow for permitted uses in R-1 Map # 435 Parcel # 56 in the Second District.

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

MELISSA PHILLIPS – PUBLIC HEARING (13): Consideration to approve an application submitted by Melissa Phillips to rezone +/- 4.45 acres located at 3300 Noel C Conaway Road from B-3 to B-3 to allow for permitted uses in B-3 Map # 436 Parcel # 45 in the Second District.

Planning Manager Wright explained the applicant requests removal of a condition tied to the property's existing B-3 heavy commercial zoning. The subject property currently hosts a commercial building used as a contractor's office with limited indoor storage connected to offsite operations. This request does not propose a new zoning district or land use. The surrounding area features a mix of commercial, plant, residential, agricultural, and single-family residential development. The property has existing access, parking, stormwater facilities, a private well, and a private septic system.

The Board discussed the operational history and compliance status of the storage facility business.

Commissioner Burdette made a motion to approve the application with the following conditions:

1. If the property is sold or the use changes, it will be brought into compliance under current B-3 standards.

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

MELISSA PHILLIPS – SECOND READING (14): Consideration to approve the Second Reading of an application submitted by Melissa Phillips to rezone +/- 4.45 acres located at 3300 Noel C Conaway Road from B-3 to B 3 to allow for permitted uses in B-3 Map # 436 Parcel # 45 in the Second District.

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

XVIII – ADJOURNMENT

At 8:05 pm, there being no further business, Commissioner 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 4, 2026