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
# SEPTEMBER 01, 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, September 1, 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 – Director of Human Resources, 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. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

## CITIZEN PARTICIPATION

Sandra Dodd, Lindsey Dodd, Jake & Shannon Patrick, Raymond Carver, Jeremy Hill, Haley Hill, Justyne Albright, Susie Davis, Herschel Paulk, Scott Kessler, Thomas Christmas, Ashley Shuman, Harold Timmons and Daniel Shuman.

## I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:07pm

## II- ROLL CALL

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

**III – INVOCATION**

Commissioner Deloach offered the invocation.

**IV– PLEDGE TO THE AMERICAN FLAG**

The pledge was led by Commissioner Deloach.

**V – AGENDA APPROVAL**

County Clerk Johnson announced the removal of consent agenda item #2, the addition of new business item #1A, and the postponement of new business item #4 to September 15, 2026, along with the postponement of Planning Board items #13 and #14 to December 1, 2026, at the applicant's request.

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

Prior to proceeding with the session, the Board amended the meeting agenda. Under New Business, item #4 remains on the schedule for consideration, while item #5 was postponed. Additionally, item #8 was postponed to the 09/15/2026 meeting.

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

**VI – MINUTES**

**CONSIDERATION TO APPROVE THE AUGUST 18, 2026 WORK SESSION AND 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 – CONSENT AGENDA**

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-393)** Consideration to ratify and affirm the Food Services Agreement with Trinity Services Group, Inc. for RFP No. 26-RFP-127, Food Services for Effingham County Prison, Jail, and Senior Citizens Center 2026. ~~**(2026-394)** Consideration to approve the 2026 Intergovernmental Agreement between the Effingham County Board of Commissioners, Effingham County School District, and Effingham County Sheriff's Office for the continued operation and placement of School Resource Deputies (SRDs) within Effingham County schools.~~ **(2026-395)**

Consideration to approve a Memorandum of Understanding between the Effingham County Board of Commissioners and the City of Springfield related to the proposed construction of a pipeline for wastewater services. Commissioner Floyd seconded the motion. The motion carried unanimously.

**X – Unfinished Business**

**CONSIDERATION TO APPROVE THE SECOND READING TO AMEND ARTICLE III, SECTION 3.4- BUFFERS OF THE CODE OF ORDINANCES OF EFFINGHAM COUNTY (*1st reading approved, 08/18/2026*) (1):**

Planning Manager Wright explained this is a staff-initiated amendment to section 3.4 of the zoning ordinance on buffers, improving enforcement tools and addressing gaps in the current ordinance.

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

**CONSIDERATION TO APPROVE THE SECOND READING TO AMEND CHAPTER 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE II - CONSTRUCTION CODES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 08/18/2026*) (2):**

Building Official Moody explained this is a proposal to add Chapter 1 of the IPC to the ordinance, the administrative section of the Codebook.

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

**XI – NEW BUSINESS**

*****ADDITION TO THE AGENDA*****
**CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY AND THE EFFINGHAM COUNTY SCHOOL DISTRICT AND RESOLUTION# 026-031 RELATED TO THE DISBURSEMENT OF FUNDS (1A):**

County Manager Callanan explained the IDA, the county, and the school district have agreed to transfer funds, freeing up money for the IDA to provide tax relief this year. The IDA has approved and signed the agreement.

The Board engaged in conversation regarding timing & contractual concerns, $90 million disbursement breakdown, and developer rate lock.

Raymond Carver raised critical questions about heavy water and power consumption, the loss of over 1,000 acres of land, noise and vibration, battery storage

(BESS) fire risks, potential drops in adjacent property values, school bus/traffic disruptions, concerns over rushed approvals and OpenAI's long-term financial viability.

Commissioner Deloach made a motion to approve the intergovernmental agreement by and between the Effingham County Industrial Development Authority, Board of Commissioners of Effingham County and the Effingham County School District and Resolution# 026-031 related to the disbursement of funds. Vice Chair Kieffer seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

**CONSIDERATION OF A PUBLIC HEARING ON THE PROPERTY TAX LEVY AND MILLAGE RATES AND TO APPROVE RESOLUTION# 026-030 TO LEVY PROPERTY TAXES, AND APPROVAL OF THE PT 32.1 AND PT 35 FORMS FOR SUBMISSION OF MILLAGE TO THE STATE OF GEORGIA (1):**

Finance Director Barnes and County Manager Callanan presented the 2026 tax digest and millage rates, outlining an overall six-mill decrease across local taxing authorities.

The Board discussed how replacing the fixed fire fee with an ad valorem millage rate could impact local timberland owners and the agricultural community.

Commissioner Deloach made a motion to approve the County developing a millage for the unincorporated residents, the resolution to levy taxes, and the PT32.1 and PT35 forms for submission to the State. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 026-029 TO AMEND THE FISCAL YEAR 2026 BUDGET (2):**

Finance Director Barnes explained the final budget amendment for Fiscal Year 2026, incorporating various staffing and position adjustments made throughout the year. The amendment also includes mandatory year-end GASB 87 equipment lease entries, which record non-cash revenues and expenses to maintain full compliance with government accounting standards.

Commissioner Deloach made a motion to approve the resolution to amend the budget for FY 2026. Commissioner Burdette seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE AND PUBLISH A NEW JOB DESCRIPTION AND JOB TITLE FOR CUSTOMER SUPPORT SERVICES (3):**

Human Resources Director Mausolf explained the approval of the new job title and job description. The packet includes the draft and background information.

Commissioner Burdette made a motion to approve the job title, job description, and authorize publication and distribution. Commissioner Helmly seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 026-027 AUTHORIZING THE COUNTY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS THROUGH THE DECLARATION OF TAKING METHOD FOR ACQUISITION OF PARCEL 41 ASSOCIATED WITH THE GOSHEN ROAD WIDENING FROM CR 140/HODGEVILLE ROAD TO SR 21. (4):**

County Engineer Hulme explained details regarding Parcel 41 within the Goshen Phase 1 project and recommended that the Board move forward with the condemnation of approximately 689 square feet located on the parcel.

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

**CONSIDERATION TO APPROVE RESOLUTION# 026-028 AUTHORIZING THE COUNTY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS THROUGH THE DECLARATION OF TAKING METHOD FOR ACQUISITION OF PARCEL 9 ASSOCIATED WITH THE GOSHEN ROAD WIDENING FROM CR 140/HODGEVILLE ROAD TO SR 21 (5):**

This item was removed at agenda approval.

**CONSIDERATION TO APPROVE THE CSX FACILITY ENCROACHMENT AGREEMENT RELATED TO THE EFFINGHAM REGIONAL WATER SUPPLY PROJECT (6):**

Project Manager Wilkins explained this is a standard Right-of-Way Encroachment Agreement required by CSX Transportation to permit the proposed project within their right-of-way.

Commissioner Deloach made a motion to approve of the CSX Facility Encroachment Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A PURCHASE ORDER FOR THE PURCHASE OF PLAYGROUND EQUIPMENT, SAFETY SURFACING, FREIGHT, AND INSTALLATION SERVICES FOR PINEORA PARK FROM PLAYSOUTH PLAYGROUND CREATORS UTILIZING THE SOURCEWELL COOPERATIVE PURCHASING CONTRACT (7):**

Purchasing Coordinator Edwards explained a request to purchase playground equipment, shade structures, poured-in-place rubber safety surfacing, freight, and installation services for Pineora Park from PlaySouth Playground Creators under the Sourcewell cooperative purchasing contract. The proposed playground design accommodates multiple age groups and incorporates inclusive play components and swings.

The Board discussed the timeline, freight charges, and contracting structure for the new $300,000 park playground equipment.

Commissioner Deloach made a motion to approve the purchase of playground

equipment, safety surfacing, freight, and installation services for Pineora Park from PlaySouth Playground Creators in the amount of $303,569.60 utilizing the Sourcewell cooperative purchasing contract. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 70, ARTICLE I, SECTION 70-5 - TAXATION OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (8):**

This item was postponed to 09/15/2026 at agenda approval.

**XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF**

***Commissioner Kieffer***

- Expressed gratitude to the Board and staff for their patience and support during Saturday's work session meeting.

***Commissioner Helmly***

- Expressed appreciation for the public attendance and community feedback at Saturday's work session, noting that the input gathered would be beneficial for future planning.
- Requested that both the proposed moratorium and the conditional use ordinance amendment be placed on an upcoming agenda for Board discussion.

***Commissioner Deloach***

- Expressed appreciation to the present Sheriff's deputies for their service and continued presence at Board meetings.
- Raised a question regarding industrial tax assessments and PILOT (Payment in Lieu of Taxes) agreements, specifically inquiring whether an industrial property owner could reclassify their land to lower their assessed property value.

***Commissioner Burdette***

- Expressing support for reclassifying data centers as a conditional use, noted that this approach ensures ongoing due process and allows for case-by-case evaluation for each future application.

***Chairman Rahn***

- Expressed thanks to Commissioner Kieffer for hosting the recent Saturday work session during their absence and formally announced their recusal from all future discussions, deliberations, and actions regarding AI, OpenAI, and data center developments.

**XIII – EXECUTIVE SESSION**

At 7:20pm, 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 7:55pm, Commissioner Deloach made a motion to reconvene. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

**XIV – EXECUTIVE SESSION MINUTES**
Consideration to approve the August 18, 2026 executive session minutes.

**XV – PLANNING BOARD – 6:00 pm**

**DAVID BOWERS – PUBLIC HEARING (01):** Consideration to approve an application submitted by David Bowers to rezone +/- 1.77 acres located at 659 Blue Jay Road from AR-2 to B-1 to allow for permitted uses in B-1 Map # 432 Parcel # 43 in the Second District.

Senior Planner Barlett explained the applicant proposes rezoning the subject property from Agricultural Residential to Neighborhood Commercial (B-1) for future commercial development, though no specific site plan has been submitted. The B-1 district accommodates neighborhood-scale commercial uses intended to serve nearby residential areas and foster compatible local growth.

Speaking for: Belinda Bowers and Shannon Patrick requested approval to rezone the subject property on Blue Jay Road to accommodate neighborhood-scale commercial development, such as a daycare or coffee shop, to serve the area's growing residential population. The requested change would also enable the property owners to sell the parcel at market value and relocate.

Board discussed potential use restrictions, traffic impacts, and procedural next steps for a proposed B-1 (Neighborhood Commercial) rezoning near a school and residential area.

Commissioner Burdette made a motion to approve the application, subject to the condition that room and boarding uses be eliminated from the permitted B-1 district uses for the subject property, alongside all previously stipulated exclusions and Planning Board recommendations. Commissioner Helmly seconded the motion. The motion carried unanimously.

**DAVID BOWERS – SECOND READING (02):** Consideration to approve the Second Reading of an application submitted by David Bowers to rezone +/- 1.77 acres located at 659 Blue Jay Road from AR-2 to B-1 to allow for permitted uses in B-1. Map # 432 Parcel # 43 in the Second District.

This item was postponed to the 09/15/2026 meeting due to added stipulations.

**ASHLEY SHUMAN – PUBLIC HEARING (03):** Planning Board recommends approving an application submitted by Ashley Shuman to rezone +/- 2.00 acres located at 192 Hurley Smart Road from AR-2 to AR-1 to allow for permitted uses in AR-1 Map # 381 Parcel # 19 in the Third District

Senior Planner Barlett explained that the applicant requested a rezoning to consolidate Parcel 381-19 (approximately two acres) with an adjoining 3.35-acre tract into a single residential parcel. The proposed rezoning enables the combined property to meet the minimum lot size requirements of the AR-1 (Agricultural

Residential) zoning district, bringing the lot into consistency with surrounding development patterns and its Agricultural designation on the Future Land Use Map. The Planning Board voted unanimously to recommend approval of the request.

Speaking for: Ashley Schuman stated that the purpose of the request is to combine them into a single parcel for ease of management.

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

**ASHLEY SHUMAN – SECOND READING (04):** Consideration to approve the Second Reading of an application submitted by Ashley Shuman to rezone +/- 2.00 acres located at 192 Hurley Smart Road from AR-2 to AR-1 to allow for permitted uses in AR-1. Map # 381 Parcel # 19 in the Third District

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

**SCOTT KESSLER – PUBLIC HEARING (05):** Planning Board recommends approving an application submitted by Scott Kessler to rezone +/- 8.29 acres located at 4372 & 4386 Midland Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 397 Parcel # 4 & 5 in the Second District

Senior Planner Barlett explained that the applicant requested an AR-2 rezoning and subdivision to convey two-acre lots to his children and reconfigure existing property lines. The proposal squares lot lines along Midland Road, expands an outdated 20-foot access easement to 60 feet, and aligns with the Future Land Use Map.

Speaking for: Scott Kessler is requesting to subdivide and reconfigure his family property on Midland Road to establish residential lots for his children.

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

**SCOTT KESSLER – SECOND READING (06):** Consideration to approve the Second Reading of an application submitted by Scott Kessler to rezone +/- 8.29 acres located at 4372 & 4386 Midland Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map # 397 Parcel # 4 & 5 in the Second District

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

**SCOTT KESSLER – PUBLIC HEARING (07):** Consideration to approve an application by Scott Kessler for a variance from Section 5.2, located at 4372 Midland Road to allow for a decrease in the required minimum lot frontage in AR-2 Map # 397 Parcel # 4 in the Second District.

This item was discussed with the previous item.

Commissioner Burdette made a motion to approve the variance. Commissioner Floyd

seconded the motion. The motion carried unanimously.

**SCOTT KESSLER – SECOND READING (08):** Consideration to approve the Second Reading for an application by Scott Kessler for a variance from Section 5.2, located at 4372 Midland Road to allow for a decrease in required minimum frontage in AR-2 Map # 374 Parcel # 4 in the Second District

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

**HERSCHEL PAULK – PUBLIC HEARING (09):** Planning Board recommends approving an application submitted by Herschel Paulk to rezone +/- 1.00 acres from AR-1 to AR-2 & 4.00 acres from AR-1 to AR-3 located at 563 Keith Road to allow for permitted uses in AR-2 & AR-3 Map # 270 Parcel # 12 in the Third District

Senior Planner Barlett explained that the applicant requested approval to subdivide the property into two residential lots, creating an approximately one-acre AR-2 parcel to encompass the existing stick-built home and rezoning the remaining four-acre parcel to allow for new residential construction. Staff noted that the AR-2 and AR-3 designations represent a minimal increase in land use intensity and align with the Agricultural designation on the Future Land Use Map.

Speaking for: Herschel Polk is requesting approval to rezone and subdivide a 5-acre property on Keith Road into two separate residential lots.

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

**HERSCHEL PAULK – SECOND READING (10):** Consideration to approve the Second Reading of an application submitted by Herschel Paulk to rezone +/- 1.00 acre from AR-1 to AR-2 & 4 acres from AR-1 to AR-3, located at 563 Keith Road to allow for permitted uses in AR-2 & AR-3. Map # 270 Parcel # 12 in the Third District

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

**THOMAS CHRISTMAS – PUBLIC HEARING (11):** Planning Board recommends approving an application submitted by Thomas Christmas to rezone +/- 1.46 out of 16.73 acres located at 1235 Corinth Church Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 311 Parcel # 11 in the Third District

Senior Planner Barlett explained that the applicant requested approval to subdivide the property to convey a single residential lot to his children while retaining the majority of the acreage under its existing AR-1 designation. Staff noted that the proposed AR-2 parcel preserves the low-density rural character of the area and aligns with the Agricultural designation on the Future Land Use Map. The Planning Board voted unanimously to recommend approval of the request, subject to the condition that the original parent tract shall not be subdivided to create more than five additional lots.

Speaking for: Thomas Christmas is requesting approval to subdivide his property to create a residential lot for his daughter to build a home, while establishing a limit (up to four family lots total) to allow potential future land conveyances for his other children.

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

1. The original parent tract shall not be subdivided to create more than five (5) additional lots.

Commissioner Floyd seconded the motion. The motion carried unanimously.

**THOMAS CHRISTMAS – SECOND READING (12):** Consideration to approve the Second Reading of an application submitted by Thomas Christmas to rezone +/- 1.46 acres out of 16.73 acres located at1235 Corinth Church Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map # 311 Parcel # 11 in the Third District

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

**GUY DAVIDSON** as agent for **JOAN HELEN AKINS – PUBLIC HEARING (13):** Consideration to approve an application submitted by Guy Davidson as agent for Joan Helen Akins to rezone +/- 45.5 acres located at 557 Goshen Road from AR-1 to R-5 to allow for residential development Map # 451 Parcel # 55 in the Second District

This item was postponed to the 12/01/2026 meeting at agenda approval, at the applicant's request.

**GUY DAVIDSON** as agent for **JOAN HEKEN AKINS – SECOND READING (14):** Consideration to approve the Second Reading of an application submitted by Guy Davidson as agent for Joan Heken Akins to rezone +/- 45.5 acres located at 557 Goshen Road from AR-1 to R-5 to allow for residential development Map # 451 Parcel # 55 in the Second District

This item was postponed to the 12/01/2026 meeting at agenda approval, at the applicant's request.

**SHANNON PATRICK – PUBLIC HEARING (15):** Planning Board recommends approving an application submitted by Shannon Patrick to rezone +/- 5.38 acres located at 516 Nease Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 374 Parcel # 35A02 in the First District.

Senior Planner Barlett explained that the applicant requested approval to subdivide the property into four residential lots to construct stick-built homes for future sale. The proposed rezoning maintains the low-density residential character of the surrounding area and aligns with the Agricultural Residential designation on the Future Land Use Map.

Speaking for: Shannon Patrick stated that the proposed development aims to provide

options for first-time home buyers by constructing homes ranging from 1,200 to 1,600 square feet priced under $350,000.

The Board discussed policy concerns regarding the use of Agricultural Residential (AR) zoning for commercial subdivision development versus traditional family land division.

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. The motion carried unanimously.

**SHANNON PATRICK – SECOND READING (16):** Consideration to approve the Second Reading of an application submitted by Shannon Patrick to rezone +/- 5.38 acres located at 516 Nease Road from AR-1 to AR-2 to allow for permitted uses in AR-2. Map # 374 Parcel # 35A02 in the First District

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

**ABBY PORTER** as agent for **DAVID ROLLINS – PUBLIC HEARING (17):** Consideration to approve an application by Abby Porter as agent for David Rollins as Trustee for a conditional use to allow for a telecommunication tower in AR-1 located at 2727 Riverside Drive Map # 226 Parcel # 5 in the Third District

Senior Planner Barlett explained that the applicant submitted a request for a proposed 265-foot telecommunications facility to provide reliable voice and broadband data coverage for Verizon in Effingham County. The location satisfies all setback standards, with no existing towers or offsite residential structures within 1,000 feet, and the sole residence on the parent parcel identified as abandoned. Staff noted that the parcel is designated Agricultural and Conservation on the Future Land Use Map and that the proposal fully complies with Article 5 telecommunications regulations and conditional use criteria.

Speaking for: Harold Timmons, speaking on behalf of Towers, LLC and Verizon Wireless, requested approval for the proposed telecommunications facility, emphasizing that it will fill a critical coverage gap in the surrounding area.

Commissioner Deloach 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 Burdette seconded the motion. The motion carried unanimously.

**ABBY PORTER** as agent for **DAVID ROLLINS – SECOND READING (18):** Consideration to approve the Second Reading of an application by Abby Porter as agent for David Rolllins as Trustee for a conditional use to allow for a telecommunication tower in AR-1 located at 2727 Riverside Drive Map # 226 Parcel # 5 in the Third District

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

**JEREMY HILL** as agent for **JAMES CARTER – PUBLIC HEARING (19):** Consideration to approve an application by Jeremy Hill as agent for James Carter for a variance from Section 3.4, located on US Hwy 80, to allow for a decrease in the required minimum buffers in B-3 Map # 355C Parcel # 13 in the First District

Planning Manager Wright explained the proposed commercial use aligns with the property's B-3 zoning and the Commercial Future Land Use Map designation. The applicant is requesting a 10-foot reduction to the required 30-foot buffer, noting that an existing fence provides supplemental site screening.

Speaking for: Jeremy Hill submitted a letter from all adjoining property owners confirming support for the commercial development and expressing no opposition to a reduced setback. The proposed site improvements include installing fencing and gravel in alignment with the property's commercial zoning. Regarding the engineering site plan submitted in August, the applicant requested concurrent approval; however, the Board clarified that the current hearing was limited strictly to the variance request.

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.

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

**JEREMY HILL** as agent for **JAMES CARTER – SECOND READING (20):** Consideration to approve the Second Reading for an application by Jeremy Hill as agent for James Carter for a variance from Section 3.4, located on US Hwy 80 to allow for the decrease in the required buffers in B-3 Map # 355C Parcel # 13 in the First District

Commissioner Floyd made a motion to approve the 2nd Reading. Commissioner Deloach 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**
**SEPTEMBER 15, 2026**