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
JANUARY 7, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Ms. Beth Helmly and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, January 07, 2025 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant Ms. Maraya Durham – I.T. Support Specialist, Mr. Noel Webb – Director of I.T., Ms. Chelsie Fernald – Planning Manager, Ms. Kimberly Barlett – Planner I, Mrs. Sarah Mausolf – HR and Risk Management Director, Mr. Jonahan Hulme – County Engineer, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Lauren Shuman – Purchasing Technician, Mr. Mark Lastinger – Public Information Office, Mr. Tre Wilkins – Project Manager, Mr. Jeremiah Still – Project Manager

CITIZEN PARTICIPATION

Rex Inman, Brett Bennett, Josh Yeager, Josh Yellin, Joel Stuart, Lynn Grimes, James Wilson, Brittany Kochar, Joe Kochar, Wilson Bryan, Brandt Hernden, Gregorey Hillard, C.J. Chance

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:02pm

II- ROLL CALL

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

III – INVOCATION

Pastor Randy Joyner of Redemption Center Church in Rincon offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – ELECTION OF VICE CHAIR

Commissioner Burdette nominated Commissioner Deloach as Vice Chairperson. Commissioner Floyd seconded the motion. Each commissioner casted a written ballot noting their vote. The election resulted in a unanimous vote for Commissioner Deloach as Vice Chair for 2025.

VI – AGENDA APPROVAL

County Clerk Johnson requested New Business Item #17 be removed. The applicant has requested to postpone Planning Board Items #3 and #4 to March 18, 2025. Commissioner Kieffer made a motion to approve the agenda with the noted changes. Vice Chair Deloach seconded the motion. The motion carried unanimously.

VII– MINUTES

Vice Chair Deloach made a motion to approve the December 3, 2024 work session and regular meeting minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

VIII– 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.

IX – CORRESPONDENCE

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

X – CONSENT AGENDA

Vice Chair Deloach made a motion to approve the following Consent Agenda items**: (2025-001)** Consideration to ratify and affirm Change Order #5 with McWright, LLC for the Admin Building Renovation/Construction Project **(2025-002)** Consideration to renew the Memorandum of Understanding with Effingham County United Methodist Campground for use as a critical workforce shelter and/or post-event shelter (Critical Workforce Shelter Initiative) **(2025-003)** Consideration to approve to ratify and affirm Enterprise vehicle leases for the Effingham County Sheriff's Office **(2025-004)** Consideration to ratify and affirm the Agreement with Terracon Consultants, Inc. for pavement core analysis on McCall Road **(2025-005)** Consideration to approve a Warranty Deed as submitted by Cynthia R. Rahn and H. Arden Reiser to accept the right-of-way of Berry Lane located off of Berryville Road within Berryville Pines Subdivision. Commissioner Burdette seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND ARTICLE XIII, CHAPTER 62 - SIGNS, BILLBOARDS, AND INTERSTATE SIGNS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED, 12/03/2024) (1):

Land Planning Analyst Sapp explained the county is requesting approval for a revised sign, billboards, and interstate sign ordinance that would provide visual aids for clarification.

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

CONSIDERATION TO APPROVE THE SECOND READING OF AN AMENDMENT TO THE CODE OF ORDINANCES, PART II; APPENDIX C, ARTICLE V - TABLE OF PERMITTED USES (*1ST READING APPROVED, 12/03/2024*) (2):
County Manager Callanan explained a proposal will be made to include conditional use in industrial zones for wholesale aggregate building material sales in the ordinance. This activity generates significant truck traffic and operates similarly to a surface mine.

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND ARTICLE VII - PLANNING BOARD CRITERIA OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING APPROVED, 12/03/2024) (3):
Planning Manager Fernald explained the criteria for the Planning Board are established as new members are appointed, outlining the accomplishments expected from them in their roles.

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

LYNN GRIMES – PUBLIC HEARING (4): The Planning Board recommends approving an application by Lynn Grimes to rezone +/- 3.21 acres located at 1411 Goshen Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 451 Parcel# 24 in the Second District (*postponed at the request of the applicant, 12/03/2024*)

Planning Manager Fernald explained the applicant is requesting to rezone 3.21 acres from AR-1 to AR-2 per the Effingham County Code of Ordinances. This rezoning is consistent with the future land use map as this parcel is projected to be agricultural residential.

Speaking for: Lynn Grimes explained that the parcel will be used for a family member.

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

1. A plat shall be approved and signed by Development Services, then recorded, for the zoning to take effect.

Commissioner Floyd seconded the motion. The motion carried unanimously.

LYNN GRIMES – SECOND READING (5): Consideration to approve the Second Reading of an application by Lynn Grimes to rezone +/- 3.21 acres located at 1411 Goshen Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map# 451 Parcel# 24 in the Second District (*postponed at the request of the applicant, 12/03/2024*)

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

LYNN GRIMES – PUBLIC HEARING (6): The Planning Board recommends approving an application by Lynn Grimes to rezone +/- 2.33 acres located at 1411 Goshen Road

from AR-2 to AR-1 to allow for permitted uses in AR-1 Map# 451 Parcel# 24A in the Second District (*postponed at the request of the applicant, 12/03/2024*)

Planning Manager Fernald explained rezoning the 2.33 acres to AR-1 will allow it to be recombined with the larger parcel.

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

1. A plat shall be approved and signed by Development Services, then recorded, for the zoning to take effect.
2. That the rezoning is specifically for the 2.33 acres.

Commissioner Floyd seconded the motion. The motion carried unanimously.

LYNN GRIMES – SECOND READING (7): Consideration to approve the Second Reading of an application by Lynn Grimes to rezone +/- 2.33 acres located at 1411 Goshen Road from AR-2 to AR-1 to allow for permitted uses in AR-1 Map# 451 Parcel# 24A in the Second District (*postponed at the request of the applicant, 12/03/2024*)

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

HUNTER MACLEAN c/o JOSH YELLIN as agent for **CASSIE HINELY – SECOND READING (8):** Consideration to approve the Second Reading of an application by Hunter Maclean c/o Josh Yellin as agent for Cassie Hinely to rezone +/- 247.2 acres located on Sandhill Road from non-conforming AR-1 to PD-R to allow for residential development Map # 289 Parcel # 9 in the First District (*postponed, 12/03/2024 due to added conditions*)

Planning Manager Fernald outlined the following conditions: the preliminary plat has been approved by the Board of Commissioners; all site development plans must comply with the Water Resource Ordinance, the local Storm Water Design Manual, and Chapter 34 Flood Protection; no lots will back up to Sandhill Road; and covered bus stops will be provided. Additionally, the minimum square footage for the homes shall be 1,500 square feet, and the site development plan must include covered bus stops.

This is a plan development that generally conforms to the R-5 zoning requirements, with the exception that the cottage lot is slightly smaller. Therefore, the condition was imposed to ensure that the lot does not exceed 50% coverage.

The Board engaged in a discussion regarding the Coastal Regional Comprehensive plan, flood plain and wetlands, and temporary traffic light.

Commissioner Floyd made a motion to approve the 2nd Reading. Commissioner Burdette seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE A QUOTE FROM VANTAGE FINANCIAL TO LEASE 10 RUGGEDIZED GETAC LAPTOPS AND MOUNTING SYSTEMS FOR EMS AMBULANCES (1):

Director of I.T. Webb explained EMS requires updated mobile computing equipment to enhance the efficiency and reliability of emergency response operations. The requested equipment is specifically designed for emergency service environments.

Commissioner Burdette made a motion to approve a 3-year lease agreement for 10 GETAC laptops and vehicle mounts. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO ADMINISTRATIVE SERVICES AGREEMENT FOR THE EMPLOYEE BENEFIT PROGRAM WITH MERITAIN HEALTH INC (2):

HR and Risk Management Director Mausolf explained the amendment includes the exclusion of gender reassignment services and the addition of eligible expenses, updates to nutritional counseling, and an expanded exclusion for surrogacy.

Commissioner Burdette made a motion to approve of the Amendment to Administrative Services Agreement. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE INDIVIDUALS FOR APPOINTMENTS TO THE PLANNING BOARD (DISTRICTS 2,3,4,5) (3):

County Clerk Johnson explained the following individuals were selected by the commissioners for districts 2, 3, 4, and 5, and staff recommends approval: Mr. Jake Patrick for the second district, Mr. Walter Boykin for the third district, Mr. Neil Kessler for the fourth district, and Ms. Lindsey Smith for the fifth district.

The Board engaged in a discussion regarding individuals serving on multiple boards.

Commissioner Burdette made a motion to approve individuals for appointments to the Planning Board (Districts 3,4,5). The appointment of the second district will be heard on January 21, 2025. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO APPOINT TRACI WELLS TO THE BOARD OF ASSESSORS TO FULFILL AN UNEXPIRED TERM OF OFFICE FOR THE DISTRICT 1 SEAT (4):

County Clerk Johnson explained Commissioner Floyd selected Traci Wells to fill the vacated seat on the Board of Assessors. Due to her fulfilling a vacated seat, her term will expire on March 15, 2026. This is a four-year term board.

Commissioner Helmly made a motion to approve Resolution# 025-001 to appoint Traci Wells to the Board of Assessors. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE PARK WEST FINAL PLAT FOR THE PARK WEST AMENITY CENTER (5):

Senior Planner Fernald explained this request is a simple subdivision, as it involves the recombination of just two (2) lots. However, it is within an already approved subdivision, so it must come before the Commission. This pertains to the Amenity Center for the Park West subdivision.

Commissioner Burdette made a motion to approve the final subdivision plat for the

Park West Amenity Center. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM A CONTINGENCY AMENDMENT FOR THE OFFICE OF PLANNING AND BUDGET WATER/SEWER INFRASTRUCTURE GRANT PROGRAM (6):

County Manager Callanan explained the county has secured a state grant for the expansion of the wastewater treatment plant, supplemented by a second amendment providing an additional 5.7 million. Staff recommend alternative one, bringing the total project cost to 47.4 million.

Commissioner Floyd made a motion to approve Ratify and approve the contingency amendment for the OPB Water / Sewer Infrastructure Grant Program. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT FOR BAKER HILL DEVELOPMENT FOR WATER AND SANITARY SEWER INFRASTRUCTURE (7):

Project Manager Wilkins explained Staff collaborated with the developer to devise a cost-sharing strategy for extending water and sewer services to their development. Additionally, this agreement is justified by the substantial cost recovery fees that will be generated.

Vice Chair Deloach made a motion to approve to extend 16" watermain and 4" sanitary sewer force main infrastructure to within 1,000' of the proposed development. $783,838.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A SITE PLAN FOR SGIH PARCEL 3F LOCATED ON CATFISH DRIVE, ZONED I-1 MAP # 433 PARCEL # 1 IN THE SECOND DISTRICT (8):

Land Use Planning Analyst Sapp explained Savannah Industrial Development, LLC, seeks approval for a site plan for a 526,000 square foot distribution warehouse. The site features two (2) access points on Catfish Drive and complies with all design requirements set by Effingham County. It must adhere to all access and emergency response operation requirements, as well as emergency responder radio coverage standards.

CJ Chance, with Hussey, Gay, Bell explained Gateway Parkway will be extended further west as part of this project, marking the first development in "area three". The site plan approval process was revised last year, requiring developers to obtain approval for each new building.

Commissioner Burdette made a motion to approve the Site Plan for "Savannah Industrial Development LLC" with the following conditions:

1. The finished site will meet all Wetland Delineations as required by the U.S. Army Corps of Engineers.
2. The finished Site will meet all ADA accessible requirements and will be reviewed at development plan review.
3. Site shall meet all access and emergency response operation requirements for emergency responders.
4. Fire suppression systems are required for the warehouse.
5. Site and warehouses shall meet all emergency responder radio coverage

requirements per IFC. This also includes before and after racking is installed.

6. 6.All water systems are currently under review and must comply with all regulations.

Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF FURNITURE FOR THE EFFINGHAM COUNTY ADMINISTRATIVE BUILDING AND CLARENCE E. MORGAN FACILITY (9):

Purchasing Technician Shuman explained the construction project for the Effingham County administrative building and the Clarence E. Morgan gymnasium is expected to be completed within the next few months to ensure a smooth transition to full functionality. It is essential to proceed with ordering the necessary furniture. The purchase orders and final design proposals are included in the staff report.

Commissioner Burdette made a motion to approve the procurement of office furniture as proposed. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #6 WITH MCWRIGHT FOR THE ADMIN BUILDING RENOVATION/CONSTRUCTION PROJECT (10):

Procurement and Contracts Manager Carver explained change order #6 involves installing I.T. infrastructure to ensure the building's operational readiness and repaving and restriping the remaining parking lot. Due to cost savings and being under budget, the project will proceed with the paving to enhance usability and compliance. These additions will not impact on the project schedule.

Vice Chair Deloach made a motion to approve Change Order #6 to McWright LLC as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE REVISED PROPOSAL FROM POND & COMPANY FOR ATLAS SAND MINE PHASE 1 PARK DESIGN AND RELATED TASKS (11):

Procurement and Contracts Manager Carver explained Pond and Company has submitted a revised proposal for Phase 1 of Atlas Park, which includes a pickleball complex, trails, restrooms, and parking areas.

Commissioner Floyd made a motion to approve Pond & Company’s proposal for design and construction services for Atlas Sand Mine Phase 1, totaling $208,970. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE 25-ITB-080 BID AWARD AND CONTRACT TO REEVES CONSTRUCTION COMPANY FOR THE BLUE JAY ROAD WIDENING AND MAINTENANCE RESURFACING PROJECT (12):

Procurement and Contracts Manager Carver explained the county solicited bids for the widening and resurfacing of 8.03 miles of Blue Jay Road and selected Reeves Construction Company's bid as the most cost-effective and compliant. This long-anticipated project will involve thicker pavement, lane widening, and the addition of a roundabout at the intersection of Blue Jay Road and Hodgeville. It will also include widening of the shoulders, though not to the full extent initially desired.

Commissioner Floyd made a motion to approve to Award the contract to Reeves

Construction Company for $4,276,000.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE QUOTES 270827-01, 270831-01 AND 270832-01 FOR THE PURCHASE OF 2 MOTOR GRADERS AND 1 EXCAVATOR TO REPLACE THE EXISTING UNITS (13):

Purchasing Technician Shuman explained the public works department entered a 96-month lease with Caterpillar in 2016 for four (4) new motor graders and one hydraulic excavator, along with trading the existing equipment. The lease term ended in September. Due to the age and high repair costs, three (3) graders and one excavator should be traded for the purchase of two (2) new graders and one excavator.

Vice Chair Deloach made a motion to approve of Quotes 270827-01, 270831-01 and 270832-01 for the purchase of 2 motor graders and 1 excavator to replace the existing units. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER# 1 FOR THE HODGEVILLE SANITARY FORCE MAIN PROJECT FOR THE FINAL DESIGN PHASE FROM EMC ENGINEERING SERVICES, INC. (14):

Commissioner Helmly recused herself from this item due to family relations.

Procurement and Contracts Manager Carver explained the change order increases the engineering budget by $5,000 to accommodate additional coordination for wetland mitigation and design modifications required by the force main project at the Gateway Parkway and Effingham Parkway roundabout.

County Manager Callanan stated that a comparison of the costs associated with boring under the wetlands versus traversing them indicates that the former approach will result in cost savings.

Commissioner Burdette made a motion to approve Change Order 1 for $5,000 to cover additional engineering costs. of Task Order #2 for Thomas and Hutton for a Force Main Extension Feasibility Study for a NTE total of $91,500. Vice Chair Deloach seconded the motion. The motion carried unanimously.

Commissioner Helmly returned.

CONSIDERATION TO APPROVE A PROPOSAL WITH MUSCO SPORTS LIGHTING FOR MCCALL PARK, WHICH INCLUDES TURNKEY INSTALLATION OF LED SPORTS LIGHTING SYSTEMS FOR THE SOFTBALL FIELDS (15):

Procurement and Contracts Manager Carver explained the system enhances visibility, improves safety, and increases energy efficiency, aligning with the county's commitment to upgrading recreational facilities. Additionally, it includes a 25-year warranty, ensuring maintenance-free operation.

Commissioner Burdette made a motion to approve the McCall Park Sports Lighting Proposal as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FOR THE OPENGOV CAPITAL BUDGETING MODULE TO ENHANCE THE COUNTY'S CAPITAL BUDGET MANAGEMENT CAPABILITIES, STREAMLINE REPORTING PROCESSES, AND IMPROVE TRANSPARENCY (16):

Procurement and Contracts Manager Carver explained the OpenGov Capital Budgeting Proposal provides a framework to enhance the county's fiscal management by streamlining budgeting processes, improving reporting transparency, and enabling efficient capital planning.

County Manager Callanan explained a tool to track capital projects has been identified, which will provide a portal for residents to review progress. Additionally, an online budget book will be available, allowing real-time performance tracking of budget versus actual figures.

Vice Chair Deloach made a motion to approve the OpenGov Capital Budgeting Proposal as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM POND AND COMPANY FOR DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTATION, AND ADMINISTRATION SERVICES FOR THE DEVELOPMENT OF MELDRIM COMMUNITY PARK, CLYO COMMUNITY CENTER, AND EFFINGHAM RECREATION COMPLEX (17):

This item was removed at agenda approval.

CONSIDERATION TO APPROVE AN AGREEMENT FOR ON-CALL ENVIRONMENTAL SERVICES WITH RESOURCE & LAND CONSULTANTS (RLC) (18):

Procurement and Contracts Manager Carver explained the proposed on-call environmental services agreement with Resource and Land Consultants will ensure compliance with environmental regulations and facilitate the permitting process.

Commissioner Burdette made a motion to approve the proposed on-call agreement with RLC as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE 25-ITB-074 BID AWARD AND CONTRACT TO JA LONG, INC FOR THE I-7B HODGEVILLE AT BLUE JAY ROAD ROUNDABOUT PROJECT (19):

Procurement and Contracts Manager Carver explained Effingham County is contemplating awarding a contract to JA Long Inc. for the construction of a single-lane roundabout at the intersection of Hodgeville and Blue Jay Road. This initiative aims to alleviate congestion and improve safety.

Commissioner Burdette made a motion to approve the contract to JA Long Inc. for $2,661,038.40. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD A CONTRACT FOR 24-ITB-069SR-21 AT MCCALL SIGNAL CONSTRUCTION TO MOYE ELECTRIC (20):

Procurement and Contracts Manager Carver explained Effingham County is

contemplating awarding a contract to Moya Electric Company for the installation of a traffic signal at the intersection of State Road 21 and McCall Road, with funding allocated from the fiscal year 2025 budget.

Commissioner Kieffer made a motion to approve the construction contract with Moye Electric Company. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM T A CONTRACT TO RUBY-COLLINS, INC. FOR THE 24- ITB-065 WASTEWATER TREATMENT PLANT CONSTRUCTION PROJECT BID (21):

Procurement and Contracts Manager Carver explained Effingham County conducted a competitive bidding process for a 2.0 MGD wastewater treatment plant, ultimately selecting Ruby Collins, Inc. as the contractor based on their evaluation as the lowest responsive bidder.

The recommended award was approved by County Manager Callanan, in accordance with the award authorization granted during the last board meeting on December 3, 2024. To meet ARPA allocation deadlines, the bid had to be awarded, and the contract signed before the end of the year.

Commissioner Burdette made a motion to approve to Ratify the construction contract with Ruby-Collins, Inc. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE REVISIONS TO EFFINGHAM COUNTY STORMWATER MANAGEMENT LOCAL DESIGN MANUAL (22):

County Engineer Hulme explained this update to the Effingham County Stormwater Management Local Design Manual revises outdated references and elevates certain stormwater design criteria. The storm event standard is being increased to a 25-year event, allowing more flooding on roads while reducing it in parking lots to improve standards. Riprap will be required on both the upstream and downstream sides of driveway pipes to prevent erosion and reduce maintenance needs for homeowners, businesses, and industrial properties.

Commissioner Kieffer made a motion to approve revisions to the Effingham County Stormwater Management Local Design Manual. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINANCIAL COMMITMENT AND LETTER OF SUPPORT FOR PLANTERS COMMUNICATIONS' BROADBAND EQUITY, ACCESS, AND DEPLOYMENT (BEAD) PROGRAM APPLICATION (23):

County Manager Callanan explained the county has been actively working to enhance broadband access in underserved and unserved areas. To support this initiative, the county recommends committing $100,000 towards the required match for the full build-out.

Vice Chair Deloach made a motion to approve the financial contribution of $100,000 and the letter of support for Planters Communications’ BEAD application. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN EFFINGHAM COUNTY AND SFG GITC WEST, LLC AND DCP PURCHASER INC., DIAMOND CONCRETE PRODUCTS HOLDINGS, LLC AND HOLLINGSHEAD MATERIALS LLC LOCATED OFF OF HIGHWAY 21 SOUTH (24):

County Manager Callanan explained this refers to the plan being discussed to divert concrete trucks from Hodgeville Road. It involves partnering with the developer of the industrial park to construct a connector road between the two facilities and Effingham Parkway.

The Board engaged in a discussion regarding Hodgeville Road and the MOU.
A condition was added that prohibits truck traffic from any new buildings developed until the completion of Effingham Parkway.

Commissioner Burdette made a motion to approve a memorandum of understanding between Effingham County and SFG GITC West, LLC and DCP Purchaser Inc., Diamond Concrete Products Holdings, LLC and Hollingshead Materials LLC located off Highway 21 South with the changes that were stated. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

Capital Projects

- Wastewater treatment plant
- The signal at McCall in 21,
- Roundabout at Hodgeville and Blue Jay
- Resurfacing of Blue Jay
- Field lights at McCall

Effingham day at the capital retreat topics

- The Board was advised to send an email regarding any topics they wish to discuss.

Commissioner Burdette

- Golden Drive paving status
- Excessive roadside trash
- Variance process

Chairman Rahn

- Expressed his gratitude during his first meeting as Chairman

Commissioner Deloach

- Expressed his gratitude to Staff for pushing big projects forward
- Welcomed new Board members

Commissioner Helmly

- Concerns about McCall Road
- DRT smell concerns

Commissioner Kieffer

Steering committee and the Ebenezer overlay district

- Steering committee meetings: January 13th and January 27th

XIV – EXECUTIVE SESSION

At 6:53 pm, Commissioner Kieffer made a motion to go into an executive session for

discussion of personnel, property, and pending litigation. Vice Chair Deloach seconded the motion. The motion carried unanimously.

At 7:41 pm, Commissioner Burdette made a motion to reconvene. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Vice Chair Deloach made a motion to approve the December 3, 2024 executive session minutes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

JACK WILLIFORD – PUBLIC HEARING (01): Consideration to approve an application by Jack Williford for a variance from ordinance Section 3.4, to allow for a reduction in required buffers located at 1745 GA Highway 17 South Map # 297 Parcel # 59C in the First District.

Planning Manager Fernald explained the applicant seeks a variance from ordinance section 3.4 to permit the complete elimination of required buffers to the east-adjacent parcel. If granted, this variance will comply with the current ordinance's criteria.

Speaking in favor: Jack Williford stated that the request pertains to the reduction of the buffer variance surrounding the entire property, which is a church. It is important to note that the ordinance does not apply to agricultural, residential, or commercial properties.

The Board engaged in a discussion and established a condition: if the current property owner ceases to operate as a church or sells the property, the buffer ordinance requirements will be reinstated.

Commissioner Floyd made a motion to approve the variance ensuring it will meet the criteria of the current ordinance with the added condition: if the current property ceases to be a church or property ownership changes the buffer requirements shall be reinstated. Commissioner Burdette seconded the motion. The motion carried unanimously.

JACK WILLIFORD – SECOND READING (02): Consideration to approve the Second Reading of a request for a variance from ordinance Section 3.4 to allow for a reduction in required buffers. located at 1745 GA Highway 17 South Map # 297 Parcel # 59C in the First District.

This item was postponed to 01/21/2025 due to added stipulation.

KAYDEN GOWER – PUBLIC HEARING (03): Consideration to approve an application by Kayden Gower for a conditional use located at 322 Satinwood Road to allow for a Rural Business for a kennel and dog training facility in AR-1 zoning Map # 271 Parcel # 14 in the Third District.

This item was postponed to March 18, 2025 by applicant at agenda approval.

KAYDEN GOWER – SECOND READING (04): Consideration to approve the Second Reading of an application by Kayden Gower for a conditional use located at 322

Satinwood Road to allow for a Rural Business for a kennel and dog training facility in AR-1 zoning Map # 271 Parcel # 14 in the Third District.

This item was postponed to March 18, 2025 by applicant at agenda approval.

XVII – ADJOURNMENT

At 7:41 pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
JANUARY 21, 2025