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
FEBRUARY 18, 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, February 18, 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, Mr. Steve Candler – Development Services Director, Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Maraya Durham – I.T. Support Specialist, Ms. Chelsie Fernald – Planning Manager, Ms. Kimberly Barlett – Planner I, Ms. Elizabeth Sapp – Land Use Planning Analyst, Mr. Jonahan Hulme – County Engineer, Mr. Mark Barnes – Finance Director, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Lauren Shuman – Purchasing Technician, Mr. Mark Lastinger – Public Information Office, Mr. Tre Wilkins – Project Manager, Mr. Jake Zeigler, and Ms. Jennifer Rose – GIS Technician.

CITIZEN PARTICIPATION

Rex Inman, Alex Cameron, Adrienne Weber, John Giordano, Michael Harrington, Emily Height, Jeff Height Roger Kitchen, Debra Harrelson Alice Hurst, Jerry Graham, and Sue Anderson.

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 Brian McElveen of Pineora Baptist Church offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Helmly.

V – AGENDA APPROVAL

County Clerk Johnson announced that the applicant has requested to withdraw Unfinished Business items #1 and #2.

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

VI – MINUTES

Vice Chair Deloach made a motion to approve the February 4, 2025 regular meeting minutes and the February 8-9, 2025 retreat minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

Chairman Rahn stated comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name in the microphone before commencing to speak.

VIII – CORRESPONDENCE

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

IX – CONSENT AGENDA

Commissioner Helmly made a motion to move consent agenda item #3 to new business item # 1A. Vice Chair Deloach seconded the motion. The motion carried unanimously.

Vice Chair Deloach made a motion to approve the following Consent Agenda items**:** **(2025-075)** Consideration to ratify and affirm Amendment 2 to increase the Ceres Task Order/Notice to Proceed amount for the emergency disaster debris removal services due to Hurricane Helene **(2025-076)** Consideration to approve to ratify and affirm Change Order #1 for the SR-21 at McCall Signal Construction project with Moye Electric Company, extending the contract time by 60 days due to lead time required for ordering Georgia Power poles ~~**(2025-077)** Consideration to approve to ratify and affirm the Enterprise vehicle order replacement for Effingham County Sheriff's Office~~ **(2025-078)** Consideration to approve to renew the Memorandum of Understanding between the Sexual Response Assault Team and the Effingham County Correctional Institution **(2025-079)** Consideration to renew the Public Wi-Fi Service Agreement at Clarence E. Morgan Sports Complex with Planters Communications LLC for an additional one-year period **(2025-080)** Consideration for approval of the construction contract for Baker Park (Invitation for Bid #25-ITB-077) between the Effingham County Board of Commissioners and C. Merrill Construction with a clarified liquidated damages provision. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

MICHAEL RAMSEY as agent for **JACK E. RAMSEY, SR TRUST – PUBLIC HEARING (01**): The Planning Board recommends denying an application by Michael Ramsey as agent for Jack E. Ramsey, SR Trust to rezone +/- 279.71 acres located on GA

Highway 119 South from AR-1 to R-1 to allow for residential development. Map # 272 Parcel # 32 in the Third District (*postponed, 10/15/2024, 01/21/2025*)

This item was removed at agenda approval.

MICHAEL RAMSEY as agent for **JACK E. RAMSEY, SR TRUST – SECOND READING (02):** Consideration to approve the Second Reading of an application by Michael Ramsey as agent for Jack E. Ramsey, SR Trust to rezone +/- 279.71 acres located on GA Highway 119 South from AR-1 to R-1 to allow for residential development Map # 272 Parcel # 32 in the Third District (*postponed, 10/15/2024, 01/21/2025*)

This item was removed at agenda approval.

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE– PUBLIC HEARING (03):** Planning Board recommends denying an application by Blue Fern Management/Scott Rosenstock as agent for Charles Ale requests to rezone +/- 100.34 acres located on Blue Jay Road from AR-1 to R-5 to allow for residential development Map# 351 Parcel# 3 in the First District (*postponed, 10/15/2024, 01/21/2025*).

Planning Manager Fernald explained the applicant is requesting to rezone 100.34 acres to the R-5 zoning to allow for single-family detached residential development. The proposed development meets the requirements of the R-5 zoning district, including a diversity of lot sizes and 41 overflow parking spaces.

Speaking for: Alex Cameron, Adrienne Weber, John Giordano, and Michael Harrington advocated for a well-planned community with no wetland impacts, a comprehensive amenities package, the necessity for development, increased buffers, larger lot sizes, and appropriate fencing.

Speaking in objection: Emily Height and Jeff Height express concerns with stormwater drainage.

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

1. A Preliminary Plat shall be approved by the Board of Commissioners
2. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
3. Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
4. Site Development plans must comply with the Effingham County Code of Ordinances, Appendix C, Article V, Section 5.17 – R-5 Single-Family Traditional Neighborhood Design Residential District.
5. A minimum 1,600 sq. ft of heated area within each constructed home.
6. 6’ transparent fence with vertical pickets providing access control to be constructed where non-lotted areas are constructed adjacent to neighboring properties.
7. 6’ opaque, solid, privacy fence to be constructed where new lots abut adjacent properties.

8. Once 50% of the Certificate of Occupancy has been issued, all amenities shall be fully developed.
9. Right and left turn lanes shall be provided at the entrance to the development along Blue Jay Road.

Vice Chair Burdette seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE – SECOND READING (04):** Consideration to approve the Second Reading of an application by Blue Fern Management/Scott Rosenstock as agent for Charles Ale requests to rezone +/- 100.34 acres located on Blue Jay Road from AR-1 to R-5 to allow for residential development Map# 351 Parcel# 3 in the First District (*postponed, 10/15/2024, 01/21/2025*)

This item is postponed to 03/04/2025 due to added stipulations.

LUIS CINTRON – PUBLIC HEARING (05): Consideration to approve an application by Luis Cintron for a variance from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks located at 106 Bellevue Blvd Map # 416D Parcel # 28 in the Second District (*postponed -11/05/2024, 12/03/2024, 01/21/2025*)

Planning Manager Fernald explained the applicant is requesting a variance to allow for reduction in accessory structure setbacks. The variance will be for nine feet to the primary dwelling, and four feet to the side property line.

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

1. The building complies with the International Building and Fire Code Regulations.
2. All buildings will need to be permitted through the Effingham County Building Department.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

LUIS CINTRON – SECOND READING (06): Consideration to approve the Second Reading of an application for Luis Cintron for a variance from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks located at 106 Bellevue Blvd Map # 416D Parcel # 28 in the Second District (*postponed -11/05/2024, 12/03/2024, 1/21/2025*)

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

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX B - SUBDIVISION ORDINANCE, SECTION 5.2.3 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES AND EFFINGHAM COUNTY ACCESS MANAGEMENT PLAN POLICY (*1st reading approved, 12/03/2024, 2nd reading, postponed 01/21/2025*) (7):

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

JACK WILLIFORD – SECOND READING (8): Consideration to approve the Second Reading of 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 *(postponed, 01/21/2025)*

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

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.18 - EBENEZER HISTORIC OVERLAY DISTRICT OF THE EFFINGHAM COUNTY CODE OF ORDINANCES *(POSTPONED, 01/21/2025)* (9):
Planning Manger Fernald explained as discussed in the workshop, the staff has presented a draft ordinance incorporating the changes noted from that session.

Speaking for: Roger Kitchen and Debra Harrelson emphasized the preservation of property values and historical significance.

Speaking in objection: Alice Hurst and Jerry Graham express concerns regarding excessive ordinances and the timing of the request.

The Board engaged in a discussion regarding the intent of the historic overlay district.

Commissioner Helmly made a motion to remove an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.18 – Ebenezer Historic Overlay District. Commissioner Floyd seconded the motion. The motion carried unanimously.

WILL JERNIGAN as agent for **JUANITA RAHN – PUBLIC HEARING (10):** Consideration to approve an application by Will Jernigan as agent for Juanita Rahn for a conditional use to allow for a solar farm in AR-1 located on Little McCall Road Map # 345 Parcel # 37 in the Third District *(postponed, 01/21/2025).*

Speaking for: Will Jernigan explained the project spans 63 acres, with 30 acres designated for the proposed solar installation, located 75 feet from the property line. It will comply with all code requirements and proposed setbacks, generating an anticipated $1 million in tax revenue. The project will be enclosed by two fences, creating two separate fenced areas corresponding to the solar installation. Additionally, there will be extensive natural vegetation surrounding these areas.

Vice Chair Deloach made a motion to approve, and the Conditional Use will meet the criteria of the current ordinance with the following conditions:

1. The solar farm shall meet all requirements of Section 5.1.2.9 Solar Farms.
2. Site Development plans must comply with the Effingham County Water Resource Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Protection.
3. All wetland impacts must be approved and permitted by the U.S. Army Corps of Engineers.
4. Prior to site development approval, the solar facility operator shall submit a decommissioning plan describing the anticipated life of the solar facility; the estimated decommissioning costs in current dollars; the method for ensuring the funds will be available for decommissioning and restoration; and the anticipated timeline and manner in which the solar facility project will be decommissioned and the site restored to its condition prior to the installation of the solar facility.

5. Prior to issuance of any permit, the applicant must furnish a bond, letter of credit, or other financial security acceptable to the county, to be held by the county, in the amount of 125% of the decommission cost minus the salvageable value, or $50,000, whichever is greater. Estimates must be furnished by an engineer licensed to practice in Georgia. A new estimate of the probable cost of decommissioning shall be submitted for approval every five (5) years, and the bond, letter of credit, or financial security acceptable to the county shall be adjusted upward or downward, as necessary.
6. Decommissioning will be required following a continuous period of twelve (12) months in which no electricity is generated by the solar facility other than for mechanical, repair, replacement, and/or maintenance purposes.
7. The applicant shall be responsible for obtaining and meeting the conditions of an encroachment permit, for development in the county right-of-way.

Commissioner Burdette seconded the motion. The motion carried unanimously.

WILL JERNIGAN as agent for **JUANITA RAHN – SECOND READING (11):** Consideration to approve the Second Reading of an application by Will Jernigan as agent for Juanita Rahn for a conditional use to allow for a solar farm in AR-1 located on Little McCall Road Map # 345 Parcel # 37 in the Third District *(postponed, 01/21/2025)*

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

SUE ANDERSON – PUBLIC HEARING (12): Consideration to approve an application by Sue Anderson for a conditional use to allow for the removal of conditions located on Old Louisville Road Map # 272 Parcel # 27 & 27A in the Third District *(postponed, 01/21/2025)*

Planning Manager Fernald explained the applicant is requesting that conditions from a previous conditional use be removed and that the encroachments on Old Louisville Road be considered. The commercial lot area has not been rezoned to the commercial district and would require rezoning.

Speaking for: Sue Anderson explained the owner intends to construct six (6) homes on expansive lots, with the smallest lot exceeding half an acre and the largest surpassing one acre. The homes will be built with brick and hardy plank and already have a waiting list

Vice Chair Deloach made a motion to approve, and the Conditional Use will meet the criteria of the current ordinance with the following conditions:

1. All lots requesting access to a county road shall obtain approval for encroachment into the county right-of-way.
2. Any commercial development will require zoning review and approval by the Board of Commissioners.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

SUE ANDERSON – SECOND READING (13): Consideration to approve the Second Reading of an application by Sue Anderson for a conditional use to allow for the removal of conditions located on Old Louisville Road Map # 272 Parcel # 27 & 27A in

the Third District (*postponed, 01/21/2025*).

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 TO AMEND PART II - OFFICIAL CODE, APPENDIX F - OVERLAY DISTRICTS, SECTION 1 - CORRIDOR OVERLAY DISTRICTS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (1ST READING, APPROVED 02/04/2025) (14):

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE TO RATIFY AND AFFIRM THE ENTERPRISE VEHICLE ORDER REPLACEMENT FOR EFFINGHAM COUNTY SHERIFF'S OFFICE (1A):

County Manager Callanan explained the Sheriff's Office initially requested to use the budget allocated for two vehicles to purchase a single vehicle. However, due to the high cost, they were unable to proceed with the purchase. Consequently, they revised their request, asking for a smaller vehicle that would fit within their budget.

Vice Chair Deloach made a motion to approve to ratify and affirm the Enterprise vehicle order replacement for Effingham County Sheriff's Office. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-006 TO EXTEND IMPOSING A MORATORIUM ON REZONING FOR R-1, R-2, R-3, R-4, R-5, B-1, B-2, B-3, L-1, H-1, AND ALL PLANNED DEVELOPMENT DISTRICTS OR CLASSIFICATIONS (1):

The Board engaged in a discussion regarding dates, making the final decision to extend the moratorium to August 11, 2025.

Commissioner Helmly made a motion to approve Resolution# 025-006 to extend imposing a moratorium on rezoning for R-1, R-2, R-3, R-4, R-5, B-1, B-2, B-3, L-1, H-1, and all Planned Development districts or classifications to August 11, 2025. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE TO CONTACT WITH CDW-G FOR A 3 YEAR CONTRACT FOR AN ENHANCED EMAIL PROTECTION SOLUTION (2):

Director of I.T. Webb explained Staff request approval for a three-year contract to implement an AI-powered email security solution. This new system will replace the existing platform, providing enhanced security and cost savings.

Vice Chair Deloach made a motion to approve the 3-year procurement contract for enhanced email protection, replacing the current platform. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-003 AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE CITY OF SPRINGFIELD (3):

County Manager Callanan explained the county will transfer ownership of its former

administration building and fire station to the City of Springfield in exchange for the county's current fire station, which will be utilized until the new facility is completed.

Commissioner Kieffer made a motion to approve Resolution# 025-003 authorizing the transfer of real property to the City of Springfield. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-004 AND 025-005 TO REAPPOINT JANIS BEVILL AND SCOTT MORGAN TO THE TAX ASSESSOR BOARD (4):

County Clerk Johnson explained Staff from the tax assessor's office have requested the reappointment of the current board members. The reappointments will extend to 2029 if approved.

Commissioner Burdette made a motion to approve Resolution# 025-004 and #025-005 to reappoint Janis Bevill and Scott Morgan to the Tax Assessor Board. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #7 FOR THE EFFINGHAM COUNTY CEM GYM EXPANSION CONSTRUCTION WITH LAVENDER & ASSOCIATES, INC. (5):

Procurement and Contracts Manager Carver explained change order #7 for the Clarence E. Morgan gym expansion with Lavender and Associates involves the construction of a 15 by 22 wood enclosure around the generator, featuring composite decking slats and a two-foot walk gate for accessibility. This change order has been reviewed and recommended for approval by Hussey Gay Bell.

Commissioner Floyd made a motion to approve Change Order 7 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc. in the amount of $7,925.98. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDERS 1, 2 AND 3 FOR THE EBENEZER FIRE STATION WITH MCWRIGHT, LLC (6):

Procurement and Contracts Manager Carver explained Change Orders 1 through 3 for the fire station with McWright have been approved. These orders adjust the contract sum and extend the project timeline by 14 days.

Vice Chair Deloach made a motion to approve Change Orders 1-3 for the Ebenezer Fire Station Construction with McWright, LLC. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DESIGN PROPOSAL WITH MOFFATT & NICHOL FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE SANDHILL ROAD AT BLUE JAY ROAD INTERSECTION (7):

Procurement and Contracts Manager Carver explained this proposal outlines the professional engineering services provided by Moffatt & Nichol to improve traffic flow and safety at the intersection of Sand Hill Road and Blue Jay Road.

Commissioner Floyd made a motion to approve Moffatt & Nichol Proposal to initiate the Engineering Phase of the Project. $783,838.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A DESIGN PROPOSAL WITH POND & COMPANY FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE BLUE JAY ROAD PHASE II IMPROVEMENTS (8):

Procurement and Contracts Manager Carver explained Pond and Company will offer professional engineering services for the Blue Jay Road phase two improvement project, which seeks to enhance traffic flow safety and capacity by widening 1.6 miles of the roadway and constructing a new roundabout.

Commissioner Floyd made a motion to approve Pond's Proposal to initiate Phase II of Blue Jay Road. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF AN EEMA DISPATCH CONSOLE FOR THE CLARENCE E. MORGAN FACILITY (9):

Purchasing Technician Shuman explained the Clarence Morgan complex, which will house our EMA facility, is nearing completion. Additionally, a dispatch console desk is required for use by an E911 dispatcher during EOC activation.

Commissioner Kieffer made a motion to approve the procurement of the console as proposed. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPOINT COUNCILWOMAN MONA UNDERWOOD AS REPRESENTATIVE TO THE COASTAL REGIONAL METROPOLITAN PLANNING ORGANIZATION (CORE MPO) AND ROBERT H. BYRD AS REPRESENTATIVE TO THE TECHNICAL COORDINATING COMMITTEE (TCC) (10):

County Clerk Johnson explained the City of Rincon has recommended Councilwoman Underwood and Mr. Bobby Bird for appointment to the CORE MPO Board and TCC Board.

Vice Chair Deloach made a motion to approve the nomination of Councilwoman Mona Underwood as representative to the CORE MPO Board and Robert H. Byrd as representative to the Technical Coordinating Committee. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

<u>New Employee</u>

- Facilities and Maintenance Manager – Ted Goudeau

Commissioner Kieffer

- Holly Lane follow-up

Chairman Helmly

- Lowground Road concerns
- Unloading assistance at the dumpsite

Commissioner Burdette

- South Effingham woods/ditches update
- Coldbrook and Cobert Court swap

Commissioner Floyd

- Status update on flashing light at Meldrim

XIII – EXECUTIVE SESSION

At 8:08 pm, Commissioner Helmly made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Kieffer seconded the motion. The motion carried unanimously. There was no discussion of personnel, property and pending litigation

At 8:41 pm, Commissioner Burdette made a motion to reconvene. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Helmly made a motion to approve January 7, 2025 and February 4, 2025 executive session minutes. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XVI – ADJOURNMENT

At 8:42 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
MARCH 4, 2025