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 16, 2025

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 16, 2025 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Marie Todd – Executive Assistant, Mr. Xerxes Sabb – I.T. Support Specialist, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Chelsie Fernald – Planning Manager, Ms. Jennifer Rose – Planner I, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Joshua Moody – Building Official, Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Ashley Durrance, Jimmy Blakey, Jared & Erica Veal, Harry Rost, Brent Corwell, April Anderson, April Relf, Shawn & Heather Arnald, Sterling Cannaday.

I- CALL TO ORDER

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

II- ROLL CALL

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

III – INVOCATION

Commissioner Helmly offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Helmly.

V – AGENDA APPROVAL

County Clerk Johnson acknowledged Deputy County Clerk Tasheena Shiggs for earning her Georgia Clerk's Certificate. Commissioner Floyd made a motion to approve the agenda as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE THE AUGUST 14, 2025 WORK SESSION AND THE SEPTEMBER 2, 2025 REGULAR MEETING MINUTES (1):

Commissioner Floyd made a motion to approve as presented. Commissioner Helmly seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

Chairman Rahn stated comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name 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 Kieffer made a motion to approve the following Consent Agenda items: **(2025-441)** Consideration to reappoint Rebecca Boston as non-public representative to the Coastal Regional Commission Council. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE III- 3.47- RESIDENTIAL SUBDIVISION OPEN SPACE AND GREEN SPACE ARTICLE OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1ST READING APPROVED, 08/05/2025*) (1):

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

CONSIDERATION TO APPROVE CHANGE ORDER #1 TO THE TSPLOST 2025 MAINTENANCE RESURFACING PROJECT (DISTRICTS 3, 4, AND 5), AWARDED TO REEVES CONSTRUCTION, FOR THE ADDITION OF A GREEN MORGAN SCHOOL ROAD TEST SECTION INCLUDING MILLING, PAVING, AND SHOULDER BUILDING (*POSTPONED, 09/02/2025*) (2):

County Engineer Hulme explained clarified that the correct item for discussion was a change order for the TSPLOST 2025 Maintenance Resurfacing District 3 contract with Reeves, specifically for Green Morgan School Road. The county had previously postponed this decision to confirm funding. After meeting with the finance department, it was confirmed that sufficient funds were available to cover the entire $1.2 million project, as other projects within the TSPLOST district came in under

budget. As a result, staff recommended the approval of the change order to proceed with the full resurfacing of Green Morgan School Road.

Commissioner Floyd made a motion to approve Change Order #1 with Reeves Construction for Green Morgan School Road in the amount of $1,200,000. Commissioner Helmly seconded the motion. The motion carried unanimously.

ADRIAN WEBBER as agent for **DRD INVESTMENTS 2 LLC/JAMES DEWBERRY – SECOND READING (03):** Consideration to approve the Second Reading of an application by Adrian Webber as agent for DRD Investments 2 LLC/James Dewberry for a variance from Section 5.7.10.6 & 5.7.24.1, to allow for a decrease in the minimum acreage required for a RV park in R-4, located on Highway 21 North Map # 315 Parcel # 8 in the Third District (*Postponed, 09/02/2025*)

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE A FINAL PLAT AS REQUESTED BY COLEMAN COMPANY INC. - JUSTIN PALMER FOR LONADINE PHASE 3 LOCATED ON HIGHWAY 119 NORTH MAP # 344 PARCEL # 26A IN THE THIRD DISTRICT (1):
Planning Manager Fernald explained Coleman Company, Inc. has successfully completed the road and drainage infrastructure for Lonadine Phase 3, which will provide 35 new lots. The County Engineer has inspected all of the roads, rights-of-way, and drainage infrastructure, and has recommended approval for their dedication to the county. The bond recommendation of $68,666.03 has also been reviewed and approved, which represents 10% of the total construction cost for this phase. Additionally, the County Attorney has reviewed and approved the warranty deed and infrastructure agreement.

The Board engaged in a discussion regarding an emergency entrance/exit.

Commissioner Floyd made a motion to approve the final plat and infrastructure agreement for Lonadine Phase 3 and accepted the roads and drainage infrastructure identified in the warranty deed. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-031 TO AMEND THE 2025-2026 FISCAL YEAR BUDGET (2):
Finance Director Barnes explained the amendment highlights its primary focus on funding Green Morgan School Road. Additional funding is allocated for Hunter Chase stormwater work, and some previously available funding from 2025 has been carried forward to support projects now scheduled for 2026.

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

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH

GMC FOR ARCHITECTURAL AND ENGINEERING SERVICES ASSOCIATED WITH THE RENOVATION OF THE EFFINGHAM COUNTY OFFICE ANNEX BUILDING LOCATED OFF HWY 119 IN SPRINGFIELD, GA (3):

Projects Coordinator Shuman explained a request for the approval of a professional services contract with Goodwin Mills Cawood (GMC) to provide comprehensive architectural and engineering services for the renovation of a 16,000-square-foot county office building located on Highway 119. The project aims to modernize the space for multiple county departments, including the Department of Juvenile Justice, Action Pact, Ready to Connect, Family Connection, and Victim Witness. It was noted that GMC has already completed the pre-design phase and that this new contract would cover the remaining stages of the project, from full design to bidding and construction administration.

Commissioner Helmly made a motion to approve the agreement with Goodwyn Mills Cawood, LLC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE APPOINTMENT OF VERONICA EDENFIELD TO THE LIBRARY BOARD AS REPRESENTATIVE FOR THE FOURTH DISTRICT (4):

County Clerk Johnson explained this recommendation was highly recommended by Commissioner Helmly.

Commissioner Helmly made a motion to approve to appoint Veronica Edenfield to the Library Board as representative for the Fourth District. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- State of the County Luncheon – September 24th
- Retreat topics

XIII – EXECUTIVE SESSION

There was no discussion of personnel, property, and pending litigation.

XIII – EXECUTIVE SESSION MINUTES

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

XV – PLANNING BOARD – 6:00 pm

HEATHER ARNOLD – PUBLIC HEARING (01): Consideration to approve an application by Heather Arnold for a conditional use located at 416 Exley Loop to allow for an event venue in AR-2. Map # 451C Parcel # 79 in the Second District

Commissioner Burdette requested that this item be postponed until he is present. He was unable to attend the meeting due to travel issues.

Commissioner Helmly made a motion to postpone to 10/07/2025. Commissioner Kieffer seconded the motion. The motion carried unanimously.

HEATHER ARNOLD – SECOND READING (02): Consideration to approve the Second Reading of an application by Heather Arnold for a conditional use located at 416 Exley Loop to allow for an event venue in AR-2. Map # 451C Parcel # 79 in the Second District

This item was postponed to 10/07/2025 due to previous action.

ASHLEY DURRENCE – PUBLIC HEARING (03): Consideration to approve an application by Ashley Durrence for a variance from Section 5.3.3, to allow for a reduction in required rear building setbacks in R-1, located at Ramsey Landing Phase 3 Map # 445 Parcel # 28 in the Fifth District.

Senior Planner Barlett explained the board received a request for a variance for Phase 3 of Ramsey Landing. The developer requests to reduce the rear setback for covered porches to 12 feet, which would allow them to build larger, more popular house plans.

Speaking for: Ashley Durrance explained the variance is necessary to accommodate several popular house plans, such as the Madison model, which are wider and would otherwise not fit within the existing setback requirements. The developer stressed that this would allow them to maintain a diverse selection of home designs and provide homeowners with a desirable outdoor living space.

County Engineer Hulme suggested that if approved, homes should be staggered.

The variance is granted with the stipulation that the Madison and Wilmington homes are not built on lots that back up directly to each other.

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

1. The variance will apply exclusively to lots that include covered rear porches
2. The Madison and Wilmington homes are not built on lots that back up directly to each other.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ASHLEY DURRENCE – SECOND READING (04): Consideration to approve the Second Reading of an application by Ashley Durrence for a variance from Section 5.3.3, to allow for a reduction in required rear building setbacks in R-1, located at Ramsey Landing Phase 3. Map # 445 Parcel # 28 in the Fifth District.

This item was postponed to 10/07/2025 due to added stipulation.

JARED VEAL – PUBLIC HEARING (05): Consideration to approve an application by Jared Veal for a conditional use to allow for a Rural Business located at 2299 Central Ave Map # 297B Parcel # 18 in the First District.

Senior Planner Barlett explained the proposed elopement service aims to provide an affordable alternative to traditional weddings in Effingham County, offering a quaint and intimate setting for ceremonies and photography. The service will operate on weekends and holidays, with parking for at least 15 vehicles. Staff approved the application with conditions, including on-site parking, no events between 11 p.m. and

9 a.m., and a maximum of eight attendees.

Speaking for: Jared Veal stated that he will provide an intimate setting for small wedding services and photography. Clients will have the option to bring their own officiant.

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

1. The applicant shall obtain and maintain in good standing an Effingham County Business and Occupation Tax Certificate (Business License).
2. Parking shall be provided on-site; no parking shall be allowed on county-maintained roads or adjacent parcels.
3. No event shall be between the hours of 11:00 p.m. and 9:00 a.m.
4. The maximum capacity of guests per event is limited to nine people plus the bride and groom.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

JARED VEAL – SECOND READING (06): Consideration to approve the Second Reading of an application by Jared Veal for a conditional use to allow for a Rural Business located at 2299 Central Ave Map # 297B Parcel # 18 in the First District.

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

APRIL RELF as agent for **APRIL & JOE ANDERSON – PUBLIC HEARING (07):** Consideration to approve an application by April Relf as agent for April & Joe Anderson for a variance from Section 5.1.4, to allow for a reduction in the required minimum setbacks for a pool in PD, located at 107 Broken Bit Circle. Map # 416A Parcel # 267 in the Second District.

Senior Planner Barlett explained the request was made after a previous contractor improperly installed the pool, which was completed in May 2022. The permit for the initial installation was issued to the homeowner, not a licensed contractor. The contractor requested a variance to demolish and rebuild the pool entirely within the existing footprint, with minor changes to the dimensions. The new pool would be slightly wider and shorter, but the contractor noted that the variance is necessary to correct the current critical and dangerous issues with the structure.

Speaking for: April Relf and April Anderson explained that the current pool is structurally unsound and has an uneven concrete deck that directs water toward the house and a shed, causing structural damage. The applicant is seeking a variance to rebuild a safe and functional pool.

Commissioner Floyd made a motion to approve the application, and the application is complete. Commissioner Helmly seconded the motion. The motion carried unanimously.

APRIL RELF as agent for **APRIL & JOE ANDERSON – SECOND READING (08):** Consideration to approve the Second Reading of an application by April Relf as agent

for April & Joe Anderson for a variance from Section 5.1.4, to allow for a reduction in the required minimum setbacks for a pool in PD, located at 107 Broken bit Circle. Map # 416A Parcel # 267 in the Second District.

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

XVI – ADJOURNMENT

At 6:46pm, there being no further business, Commissioner Floyd made a motion to adjourn the meeting. Commissioner Helmly seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
OCTOBER 7, 2025