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

WORK 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 work session at 4:00 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, Ms. Chelsie Fernald – Planning Manager, Ms. Kimberly Barlett – Planner I, Ms. Marie Todd – Executive Assistant, Mr. Steve Candler – Development Services Director, Ms. Jennifer Rose – GIS Technician, Ms. Maraya Durham – I.T. Support Specialist, Mr. Noel Webb – Director of I.T., Ms. Chelsie Fernald – Planning Manager, Ms. Elizabeth Sapp – Land Use Planning Analyst, Mrs. Sarah Mausolf – HR and Risk Management Director, Mr. Jake Zeigler – Communications Manager

CITIZEN PARTICIPATION

None.

I - CALL TO ORDER

Chairman Rahn called the session to order at 4:02pm

II- WORK SESSION TOPICS

Discussion of the Ebenezer Historic Overlay District (1):

Planning Manager Fernald initiated the discussion by highlighting the success of the public meetings, which provided valuable insights. The meetings also focused on uses that the community strongly opposed in the historical area. Planning Manager Fernald also reported that approximately 269 property owners were notified about the historic overlay district. Other discussions among the Board included buffers, signage standards, and historic markers on roundabouts.

Steering Committee Update (2):

Development Services Director Candler explained the steering committee evaluated the AR-1, AR-2, B-1, B-2, B-3, L-I, and H-I districts and decided to divide them into two distinct districts. Individuals can easily refer to the table of permitted uses to verify if a use is permitted or requires a checklist. Other topics discussed with the board

included a 70-foot expansion, setbacks, design requirements for bees, stakeholders, and the extension of the moratorium to April 7.

III – ADJOURNMENT

At 4:45 pm, there was no further discussion, the meeting was adjourned.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
MARCH 4, 2025