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
JUNE 16, 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, June 16, 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. Pamela Melser – Director of Development Services, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Mr. Josh Moody – Building Official, Mr. Johnathan Hulme – County Engineer, Mr. Neal Groover – Chief Appraiser, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Cindy and Ansley Howze, David Exley, Lester and Nell Igou, Spencer Tyson, Walt Lawson, Scott Lewis, Hubert Jenkins, Bubba Rountree, David Zittrauer, April Philips, Candice Gaines, Eddie Jauden, Krista Achteger, Matt Kuykendall, Scotti Moore, Brian and Michele Shuman, Michael Shiell, Anita Bruce, and Lorrie Gurganious.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:03pm

II- ROLL CALL

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

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 announced Unfinished Business items 6 through 9 will be postponed to the July 21, 2026 meeting.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE JUNE 2, 2026 REGULAR MEETING MINUTES (1):

Commissioner Deloach made a motion to approve the meeting minutes as presented. Vice Chair Kieffer 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: **(2026-268)** Consideration to approve the Georgia Power Lighting Services Agreement for lighting improvements at the Hodgeville and Blue Jay Roads Roundabout. **(2026-269)** Consideration to approve the Georgia Power Lighting Services Agreement for lighting improvements at Central High School located at 434 Wallace Drive, Springfield. **(2026-270)** Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Hodgeville Road and Goshen Road. **(2026-271)** Consideration to approve an Indication of Roundabout Support Form for the proposed roundabout at SR 17 and Jabez Jones Road. **(2026-272)** Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Hodgeville and Kolic Helmey Road Roundabout. **(2026-273)** Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Hodgeville Road and Goshen Road Roundabout. **(2026-274)** Consideration to approve an Intergovernmental Lighting Agreement with Georgia Department of Transportation for the installation, operation, and maintenance of roundabout lighting at the SR 30 and Kolic Helmey Road. **(2026-275)** Consideration to approve the Georgia Power Utility Relocation Agreement for work at the Old Augusta Road & Logistic Parkway Roundabout. **(2026-276)** Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the SR30 and Midland Road Roundabout. **(2026-277)** Consideration to approve to ratify and affirm the Georgia Power Utility Relocation Agreement for work on Blue Jay Road at

Creekside Elementary. **(2026-278)** Consideration to approve FY27 amendments to the Inmate Labor Agreements with the Cities of Springfield, Rincon, and Port Wentworth for one-year renewals and fee updates based on FY27 correctional officer salary averages and Service Delivery Strategy cost share adjustments. **(2026-279)** Consideration to approve to ratify and affirm the renewal of the Association County Commissioners of Georgia – Interlocal Risk Management Agency (ACCG-IRMA) property and liability insurance coverage for Effingham County for the policy period of July 1, 2026 through July 1, 2027. **(2026-280)** Consideration to ratify and affirm an Affiliation Agreement between Effingham County Emergency Medical Services (EMS) and Rescue Training, Inc., sponsored by the Chatham County Paramedic Consortium, for the purpose of providing clinical training opportunities for paramedic students within Effingham County EMS operation. **(2026-281)** Consideration to approve to reappoint Rebecca Boston to the Coastal Regional Commission Council as the Non-Public Representative for Effingham County. **(2026-282)** Consideration to approve to reappoint Rebecca Boston to the Department of Behavioral Health and Development Disabilities Advisory Board. Commissioner Kieffer seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

STANLEY MARTIN HOMES - ANTHONY ROCCO as agent for **BRETT HUGHES – SECOND READING (1):** Consideration to approve the Second Reading of an application submitted by Stanley Martin Homes – Anthony Rocco as agent for Brett Hughes to rezone +/- 452.55 acres located on Zittrouer Road from AR-1 to R-5 to allow for residential development in R 5 Map # 374 Parcel # 18, 42, & 42A in the First District (*Postponed - 04/06/2026, 06/02/2026*)

** This item will be heard at the 6:00 pm planning board section of the meeting**

Commissioner Floyd expressed a need for an independent third-party review of drainage and stormwater plans due to heightened community concerns.

The Board and County Engineer Hulme engaged in a discussion regarding stormwater, drainage, flooding impacts county infrastructure, and finances.

CJ Chance countered that the commission's primary role is to determine the appropriateness of the land use itself, rather than lingering on technical, environmental, or infrastructure metrics that are already governed by federal regulatory bodies.

Commissioner Floyd made a motion to approve the 2nd Reading. Vice Chair Kieffer seconded the motion. Commissioner Helmly, Commissioner Burdette, and Commissioner Deloach opposed. The motion was denied 3 to 2.

CYNTHIA HOWZE as agent for **MARY IGOU – PUBLIC HEARING (2):** Planning Board recommends approving an application submitted by Cynthia Howze as agent for Mary Igou to rezone +/- 21.16 acres located on Abercorn Road from AR 1 to HI to allow for permitted uses in HI. Map # 477 Parcel # 5 in the Fifth District (Postponed, 06/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

Planning Manager Wright explained the Planning Board recommended approval of the development application for undeveloped, heavily wooded land with no existing structures, subject to the same condition as the companion case to be addressed later. For the Savannah River Basin, best management practices include maximizing on-site detention pond storage and volume, reducing the number of outlet structures from on-site detention ponds, implementing spill prevention, control, and countermeasures, and constructing berms along property boundaries.

County Engineer Hulme reported on a recent meeting with Kimley-Horn and Commissioner Kieffer regarding site access and traffic safety concerns.

Speaking for: Cindy Howze, Matt Kuykendall, and Scotti Moore explained that denying the rezoning would leave multiple tracts landlocked, including the two rear parcels, the Igou parcel, and adjacent parcels already zoned industrial. They stated that consolidating this specific assemblage of properties represents the most effective way to collectively manage and transition the front and rear tracts. Furthermore, they noted that the surrounding area is already zoned industrial in alignment with the county's comprehensive plan, and emphasized that the buyer, Holiday Properties, is actively cooperating with the county to improve Abercorn Road infrastructure.

Speaking in objection: Isaiah Scott argues that destroying these wetlands for industrial use is irresponsible and overlooks alternative, environmentally friendly uses for the land that could protect local nature and cultural heritage.

The Board discussed whether to approve a controversial industrial rezoning request for a parcel of land surrounded by already-zoned industrial properties.

Vice Chair Kieffer made a motion to approve the rezoning request. Commissioner Floyd and Commissioner Deloach seconded the motion. Commissioner Helmly and Commissioner Burdette opposed. The motion carried 3 to 2.

CYNTHIA HOWZE as agent for **MARY IGOU – SECOND READING (3):** Consideration to approve the Second Reading of an application submitted by Cynthia Howze as agent for Mary Igou to rezone +/- 21.16 acres located on Abercorn Road from AR-1 to HI to allow for permitted uses in HI. Map # 477 Parcel # 5 in the Fifth District (Postponed, 06/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

This item was postponed to the July 21, 2026 meeting due to lack of a unanimous vote.

MATTHEW KUYKENDALL as agent for **CONNIE RINER – PUBLIC HEARING (4):** Planning Board recommends approving an application submitted by Matthew Kuykendall as agent for Connie Riner to rezone +/- 4.76 acres located at 1827 Old Augusta Road South from AR-1 to HI to allow for permitted uses in HI Map # 477A Parcel # 1 in the Fifth District *(Postponed, 06/02/2026*)

*** This item was heard at the 6:00 pm planning board section of the meeting***

There was no discussion on this item.

Scotti Moore stated that she doesn't think it's fair to punish residents for an unused ramp.

Vice Chair Kieffer made a motion to approve the rezoning request. Commissioner Floyd and Commissioner Deloach seconded the motion. Commissioner Burdette and Commissioner Helmly opposed. The motion carried 3 to 2.

MATTHEW KUYKENDALL as agent for **CONNIE RINER – SECOND READING (5):** Consideration to approve the Second Reading of an application submitted by Matthew Kuykendall as agent for Connie Riner to rezone +/- 4.76 acres located at 1827 Old Augusta Road South from AR-1 to HI to allow for permitted uses in HI Map # 477A Parcel # 1 in the Fifth District (Postponed, 06/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

This item was postponed to the July 21, 2026 meeting due to lack of a unanimous vote.

LYNN JEFFERS JR. – PUBLIC HEARING (6): Planning Board recommends approving an application submitted by Lynn Jeffers Jr. to rezone +/- 5.04 acres located at 489 Noel C Conaway Road from AR-1 to AR-2 to allow for permitted uses in AR-2, & +/- 1.00 acre from AR-2 to B-2 to allow for permitted uses in B-2 Map # 352 Parcel # 73 & 74 in the First District (Postponed, 6/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

This item was postponed to the July 21, 2026 meeting at the applicant's request during agenda approval.

LYNN JEFFERS JR – SECOND READING (7):
Consideration to approve the Second Reading of an application submitted by Lynn Jeffers Jr. to rezone +/- 5.04 acres located at 489 Noel C Conaway Road from AR-1 to AR-2 to allow for permitted uses in AR-2, & +/- 1.00 acre from AR-2 to B-2 to allow for permitted uses in B-2 Map# 352 Parcel # 73 & 74 in the First District (Postponed, 06/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

This item was postponed to the July 21, 2026 meeting at the applicant's request during agenda approval.

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – PUBLIC HEARING (8):** Consideration to approve an application by Lynn Jeffers Jr. for a variance from Section 3.4, located at 489 Noel C Conaway Road, to allow for the modification of required buffer requirements in B-2 Map # 352 Parcel # 73 in the First District (Postponed, 06/02/2026) (Postponed, 06/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

This item was postponed to the July 21, 2026 meeting at the applicant's request during agenda approval.

LYNN JEFFERS JR – SECOND READING (9):

Consideration to approve the Second Reading for an application by Lynn Jeffers Jr. for a variance from Section 3.4, located at 489 Noel C Conaway Road to allow for the modification of buffer requirements in B-2 Map # 352 Parcel # 73 in the First District (Postponed, 06/02/2026)

*** This item was heard at the 6:00 pm planning board section of the meeting***

This item was postponed to the July 21, 2026 meeting at the applicant's request during agenda approval.

XI – NEW BUSINESS

DISCUSSION OF A BUDGET REQUEST FOR THE TAX ASSESSOR'S OFFICE (1):

Chief Appraiser Groover cited a concise salary study comparing four counties, indicating compensation lagging behind the other three in all categories. A $2 per hour increase would establish parity.

Superior and State Court Clerk Lawson, Solicitor General Tyson, Chief Magistrate Judge Lewis, and Probate Judge Zittrauer are seeking localized salary increases, expense allowances, and legislative actions to unfreeze and restructure compensation, so it aligns with county growth and state guidelines. Operationally, Judge Lewis is pushing for the establishment of a 24-hour court system to handle escalating caseloads.

Judge Calhoun is requesting that a significant amount of pretrial diversion funds be reallocated back to the county, which will require staff to take on extra duties outside their normal scope.

CONSIDERATION TO APPROVE THE SECOND READING OF THE BUDGET ORDINANCE FOR THE FISCAL YEAR 2026-2027 BUDGET (2):

Finance Director Barnes presented a detailed overview of the county's proposed Fiscal Year 2027 (FY27) budget, highlighting enhanced transparency and easier navigation via a new web-based version of the budget document. The presentation covered positive economic indicators, significant restructuring of the General and Capital funds, major infrastructure investments, and personnel additions.

The Board discussed the final review and approval of the FY27 budget, focusing heavily on tax rates, long-term financial planning, bond ratings, and structured employee compensation adjustments.

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

CONSIDERATION TO APPROVE TO SUBMIT A CSX RIGHT-OF-ENTRY APPLICATION FOR THE 9TH STREET RESURFACING PROJECT IN RINCON (3):

County Engineer Hulme explained a request for a CSX right-of-entry permit to finalize the ongoing Ninth Street resurfacing project. The permit is required to secure a CSX flagman for the remaining segment of the roadway adjacent to the first set of railroad tracks near the Parker's property.

Commissioner Helmly made a motion to approve the Lighting Services Agreement. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE ADDITIONAL WORK PROPOSAL FOR MCLENDON ENTERPRISES, INC. FOR ROADWAY RESURFACING AND ASSOCIATED IMPROVEMENTS UNDER THE TSPLOST - MAINTENANCE RESURFACING 2025 - D3, D4, & D5 PROJECT (4):

County Engineer Hulme explained the change order approves additional scope of work beyond the contract authorized at the previous Board of Commissioners meeting and grants a contract extension of 167 days.

The Board discussed paving project update, focusing on the specific districts affected, the timeline for completion, and improving how the county communicates construction delays to the public.

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

CONSIDERATION TO APPROVE CHANGE ORDER NO. 4 FOR THE I-07B ROUNDABOUT AT BLUE JAY ROAD AND HODGEVILLE ROAD WITH J.A LONG (5):

County Engineer Hulme explained the change order for the water line extension was approved. Staff noted that a line stop became necessary after the butterfly valves failed to shut off the water main. The change order also includes a contract time extension for the Blue Jay Road / Hodgeville Road roundabout project, establishing a revised completion date of March 24.

Commissioner Burdette made a motion to approve the Change Order. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT NO. 6 TO THE MASTER SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH EOM OPERATIONS TO RENEW THE AGREEMENT FOR AN ADDITIONAL TERM (6):

Commissioner Deloach recused himself from this item due to a banking relationship.

Procurement and Contracts Manager Carver explained a request for approval of Amendment 6 to the master agreement for professional services with EOM Operations. This amendment renews the existing contract for an additional one-year term, enabling the county to continue utilizing EOM Operations for professional engineering services through the established task order process.

Commissioner Burdette made a motion to approve Amendment #6 of the Master Services Agreement for Engineering Professional Services with EOM Operations for FY 2027. Reject the renewal and direct staff to initiate procurement for a new engineering services provider. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER 12 TO THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES WITH EOM OPERATIONS, A DIVISION OF EOM

PUBLIC WORKS, LLC, FOR CIVIL ENGINEERING SERVICES, MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) COMPLIANCE SERVICES, WATERSHED PROTECTION PLAN MONITORING, AND RELATED ENGINEERING AND CONSULTING SERVICES (7):

Commissioner Deloach recused himself from this item due to a banking relationship.

Procurement and Contracts Manager Carver explained Task Order 12 under the master agreement for professional services with EOM Operations. This task order authorizes MS4 (Municipal Separate Storm Sewer System) compliance services, watershed protection plan monitoring, and general engineering support services for Fiscal Year 2027.

Commissioner Floyd made a motion to approve Task Order 12 with EOM Operations under the Master Services Agreement for FY 2027. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT NO. 9 TO THE AGREEMENT FOR OPERATIONS, MAINTENANCE AND MANAGEMENT SERVICES WITH EOM OPERATIONS (8):

Commissioner Deloach recused himself from this item due to a banking relationship.

Procurement and Contracts Manager Carver explained an amendment updating the existing agreement to align with the approved Fiscal Year 2027 budget. The amendment adjusts department operating limits and organizational structures, authorizes additional staffing, increases the annual base fee, and adds three new lift stations to the wastewater collection system.

Vice Chair Kieffer made a motion to approve Amendment 9 for the continuation and modification of Public Works services for FY 2027 with EOM Operations. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO AWARD A CONSTRUCTION CONTRACT FOR THE PARK WEST (PS-05) PUMPING STATION REHABILITATION PROJECT TO SOUTHERN CIVIL, LLC. (9):

Commissioner Deloach returned.

Procurement and Contracts Manager Carver explained a contract to Southern Civil LLC, who submitted the lowest responsive and responsible bid following a competitive invitation for bid process. The project will rehabilitate and upgrade critical wastewater infrastructure by replacing aging pumps and pump station components, ultimately improving overall system reliability and capacity.

Commissioner Helmly made a motion to approve to award the contract for the Park West (PS-05) Pumping Station Rehabilitation Project to Southern Civil, LLC in the amount of $3,728,733.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT# R220202 WITH OMNIA PARTNERS

FOR THE PURCHASE, INSTALLATION, AND SITE IMPROVEMENTS ASSOCIATED WITH NEW PLAYGROUND EQUIPMENT AT THE CLARENCE E. MORGAN COMPLEX (10):

Procurement and Contracts Manager Carver explained the project will deliver a new destination playground featuring modern, ADA-accessible play equipment, shade structures, seating, safety surfacing, and related site improvements.

Commissioner Floyd made a motion to approve the purchase and installation of the Clarence E. Morgan Complex Playground. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT# R220202 WITH OMNIA PARTNERS FOR THE PURCHASE, INSTALLATION, AND SITE IMPROVEMENTS ASSOCIATED WITH NEW PLAYGROUND EQUIPMENT AT CLYO COMMUNITY PARK (11):

Procurement and Contracts Manager Carver explained this project entails the construction of a modern, ADA-accessible playground designed to expand recreational opportunities for families in the Clyo community. The scope of work includes the installation of a custom Supermax play structure, swings, shade structures, benches, and compliant safety surfacing, alongside associated site improvements.

Commissioner Deloach made a motion to approve the revised Rules of Procedures as presented in the drafted version. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE REVISIONS TO THE RULES OF PROCEDURE FOR THE BOARD OF COMMISSIONERS (12):

County Clerk Johnson explained at the initiative of Commissioner Burdette, and following review with legal counsel and staff, updates have been made to the agenda structure. The revision incorporates a permanent line item titled "Planning Board Unfinished Business" under the 6:00 PM meeting segment. A notable policy revision was also made under Section 5.02, extending the notification requirement for postponing zoning public hearings from 24 hours to 48 hours. Minor administrative corrections were completed to eliminate typos and duplications.

Commissioner Burdette made a motion to approve the revised Rules of Procedures as presented in the drafted version. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-015 TO INTRODUCE LOCAL LEGISLATION AUTHORIZING A LOCAL HOMESTEAD OPTION SALES TAX (LHOST) (13):

County Manager Callanan reviewed a resolution expressing the Board's support for the introduction of local legislation authorizing a new Local Homestead Option Sales Tax (HOST). If approved by the state legislature during the upcoming special session, the resolution would allow the Board to place the sales tax on the November ballot for a public referendum. While not legally required, the county's legislative delegation requested this formal confirmation of the Board's support before moving forward.

Vice Chair Kieffer made a motion to approve Resolution# 026-015 to introduce local legislation authorizing a Local Homestead Option Sales Tax (LHOST). Commissioner Deloach seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Will email capital projects update

Commissioner Kieffer

- One-day retreat feedback.

Commissioner Helmly

- One-day retreat feedback.
- Expressed appreciation for the presentations from the judges and constitutional officers regarding their caseloads and operations.

Commissioner Deloach

- Judicial presentations
- Inquired about the scheduling of the next joint retreat with the cities to discuss water and sewer collaboration.
- Shared that he received a call from Jeffrey Harden, owner of Harco Construction, regarding frequent Code Enforcement visits to his pit outside of Springfield (near McCall Road).

XIII – EXECUTIVE SESSION

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

XIV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the June 2, 2026 executive session meeting minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

MICHELE SHUMAN as agent for **BEVERLEY BOYLES & ET AL – PUBLIC HEARING (01):** Consideration to approve an application by Michele Shuman as agent for Beverley Boyles & et al. for a variance from Section 3.15A(e) located at 1447 GA Hwy 17 South to allow for a nonconforming AR-1 lot to have a residential business Map # 296 Parcel # 46 in the First District

Commissioner Floyd recused himself from this item.

Senior Planner Barlett explained the applicant requests approval to operate a home-based financial planning practice within an existing accessory structure. The business will involve the applicant and her son providing remote financial planning services to clients via Zoom meetings.

Speaking for: Michele Shuman stated that the conditional use permit is being sought to facilitate a family business. The arrangement would allow her son to reside in the existing two-bedroom house on-site to eventually take over the small business operations, while simultaneously ensuring the preservation of the historic home located on the property.

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

MICHELE SHUMAN as agent for **BEVERLEY BOYLES & ET AL – SECOND READING (02):** Consideration to approve the Second Reading for an application by Michele Shuman as agent for Beverley Boyles & et al. for a variance from Section 3.15A(e) located at 1447 GA Hwy 17 South to allow for a nonconforming AR-1 lot to have a residential business Map # 296 Parcel # 46 in the First District

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

MICHELE SHUMAN as agent for **BEVERLEY BOYLES & ET AL. – PUBLIC HEARING (03):** Consideration to approve an application by Michele Shuman as agent for Beverley Boyles & et al. for a conditional use to allow for a Residential Business in AR-1 located at 1447 GA Hwy 17 South Map # 296 Parcel # 46 in the First District

Commissioner Floyd recused himself from this item.

There was no discussion on this item.

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

MICHELE SHUMAN as agent for **BEVERLEY BOYLES & ET AL – SECOND READING (04):** Consideration to approve the Second Reading for an application by Michele Shuman as agent for Beverley Boyles & et al for a conditional use to allow for a Residential Business in AR-1 located at 1447 GA Hwy 17 South Map # 296 Parcel # 46 in the First District

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

Commissioner Floyd returned.

XVI – ADJOURNMENT

At 8:48 pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Helmly seconded the motion. The motion carried unanimously.

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Damon Rahn, Chairman Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
JULY 21, 2026