REGULAR SESSION MEETING MINUTES
AUGUST 04, 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, August 4, 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, Ms. Maraya Durham – I.T Specialist, Ms. Sarah Mausolf, Ms. Pamela Melser – Director of Development Services, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Ms. Lauren Shuman – Engineering Project Coordinator Shuman, Mr. Tre Wilkins – Project Manager, Mr. Josh Moody – Building Official, Mr. Johnathan Hulme – County Engineer, Mr. Josh Moody – Building Official, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Josh Yeager, Raymond Carver, Karen McDonald, Dave McDonald, Amy Herbert, Michelle Jenkins, Jill Anderson, Judy Oakley, Garrett Clark, Angie Osborne, Todd Osborne, Chelsea Myers, Brandi Sellings, Memphis Sellings, Warren Myers, Pat Myers, Chris Kurbinski, Lynn & Tiffany Jeffers.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:01pm

II- ROLL CALL

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

III – INVOCATION

Pastor Nick Pumphrey offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL

There were no changes announced.

Commissioner Deloach made a motion to approve the agenda as read. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE THE JULY 21, 2026 REGULAR SESSION COMMISSION MEETING MINUTES (1):

Commissioner Deloach made a motion to approve the meeting minutes as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE JULY 28, 2026 EMERGENCY SPECIAL CALLED MEETING MINUTES (2):

Commissioner Helmly made a motion to approve the meeting minutes as presented. Commissioner Deloach seconded the motion. Commissioner Floyd abstained. The motion carried.

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: **(2026-346)** Consideration to approve the Georgia Department of Transportation (GDOT) Local Administered Project (LAP) Certification documents required for Effingham County's application to become a GDOT-certified Local Administered Project (LAP) agency. **(2026-347)** Consideration to ratify and affirm the Utility Easement granted to Georgia Power Company for electrical service improvements at the Effingham County Animal Shelter. **(2026-348)** Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the SR 30 Kolic Helmey Roundabout. **(2026-349)** Consideration to ratify and affirm a Personnel Agreement for Fiscal Year 2027 for the University of Georgia Extension Office. **(2026-349)** Consideration to approve Resolution# 026-

022 appointing John Blewett to fulfill an unexpired term on the Board of Assessors. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

LYNN JEFFERS JR. – SECOND READING (01): 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 by the Board, 06/02/2026*) (*Postponed, 07/21/2026 @ agenda approval at applicant's request*) (*Postponed, 07/21/2026 due to added stipulation*)

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

LYNN JEFFERS JR. – SECOND READING (02): 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 by the Board, 06/02/2026*) (*Postponed, 07/21/2026 @ agenda approval at applicant's request*) (*Postponed, 07/21/2026 due to added stipulation*).

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 026-020 RECOGNIZING THE MIGHTY MAJESTIC'S 30TH SINGING ANNIVERSARY (1):

County Clerk Johnson explained a request was made from Mrs. Vivian Holmes to recognize The Mighty Majestics on their 30th anniversary. The group was established in 1996 by Michael Duncan Sr., Jake Williams, and Charles Brabham Jr.

Commissioner Deloach made a motion to approve Resolution# 026-018 celebrating the Mighty Majestics 30th Singing Anniversary. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN AMENDMENT TO PART II, APPENDIX C - ZONING ORDINANCE, ARTICLE IV - ESTABLISHMENTS OF DISTRICTS, SECTION 4.1A - PERMITTED USE TABLE OF EFFINGHAM COUNTY CODE OF ORDINANCES (2):

Development Service Director Melser explained two corrective text amendments addressing permitted uses for single-family residential categories and automotive maintenance/parts businesses. The corrections align language following the establishment of the new Heavy Industrial district (*replacing I-1*) and did not require public notice, as no actual zoning boundaries were altered.

This action is a technical correction intended to ensure the land-use tables mirror each other as originally approved by the Steering Committee on December 16, 2025, and is not a substantive policy change or a revision of zoning boundaries.

Vice Chair Kieffer 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 ARTICLE III, SECTION 3.4- BUFFERS OF THE CODE OF ORDINANCES OF EFFINGHAM COUNTY (3):

There was no discussion on this item.

Commissioner Deloach made a motion to postpone to the 08/18/2026 meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN EFFINGHAM COUNTY AND THE CITY OF RINCON ESTABLISHING RESPONSIBILITIES FOR THE DESIGN, RIGHT-OF-WAY ACQUISITION, UTILITY COORDINATION, CONSTRUCTION, COST SHARING, AND LONG-TERM MAINTENANCE OF THE SERN EAST-WEST ROAD PROJECT (4):

There was no discussion on this item.

Commissioner Deloach made a motion to postpone to 08/18/2026. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FOR EFFINGHAM COUNTY'S COST PARTICIPATION IN CONSTRUCTION OF THE COUNTY-FUNDED PORTION OF THE CONNECTION ROADWAY IMPROVEMENTS (PARK DRIVE) (5):

County Manager Callanan explained Park Drive has been created as a county connector road to route truck traffic off Hodgeville Road and onto Effingham Parkway. It also provides an emergency access bypass for fire department personnel.

Commissioner Burdette made a motion to approve Effingham County’s construction cost participation. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER NO. 4 WITH MCLENDON ENTERPRISES FOR ADDITIONAL WORK ASSOCIATED WITH THE TSPLOST 2025 MAINTENANCE RESURFACING PROGRAM, INCLUDING RAISED PAVEMENT MARKINGS, SHOULDER IMPROVEMENTS, ADDITIONAL SHOULDER MATERIAL, AND A CONTRACT TIME EXTENSION (6):

Engineering Project Coordinator Shuman requested approval of a Change Order for McLendon Enterprises under the 2025 TSPLOST Maintenance and Resurfacing Program. The change order covers raised pavement markers, general shoulder improvements, and additional shoulder material.

Commissioner Deloach made a motion to approve Change Order No.4. Commissioner

Helmy seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR WEST GATE SUBDIVISION – PHASE IA LOCATED AT THE INTERSECTION OF EARL LAIN ROAD AND HODGEVILLE ROAD, CONSISTING OF 100 LOTS MAP# 435 PARCEL# 21, 21B AND MAP# 436 PARCEL# 3 IN THE SECOND DISTRICT (7):

Development Services Director Melser explained the final plat and warranty deed for Phase 1A of the West Gate subdivision, consisting of 100 lots located at the intersection of Earl Lain and Hodgeville Road. The Planned Development (PD) zoned property is served by Effingham County water and sewer utilities, includes a pump station on the north side of the road, and features internal roads dedicated to the county with all required monuments installed.

Commissioner Burdette made a motion to approve the Final Plat and Warranty Deed for West Gate Subdivision – Phase IA. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR NEW HAVEN SUBDIVISION – PHASE 3 LOCATED AT THE INTERSECTION OF BELLEVUE BOULEVARD AND HODGEVILLE ROAD, CONSISTING OF 50 LOTS MAP# 416 PARCEL# 20F IN THE SECOND DISTRICT (8):

Development Services Director Melser explained that the application covers a 50-lot subdivision at the intersection of Bellevue Road and Hodgeville Road within a Planned Development (PD) zoning district. The development is served by Effingham County water and sewer utilities, with internal roads dedicated to the county. Staff confirmed all required ground monuments are installed and multiple site inspections verified full compliance with county development standards.

Chris Kurbinski**,** Board of Directors for the Belmont Glen neighborhood discussed ongoing construction and maintenance concerns regarding the new pond and infrastructure in the Belmont Glen subdivision (including the New Haven development). The primary focus is ensuring that stormwater drainage, erosion issues, and utility setups are fully resolved by the developer before the county or neighborhood association accepts responsibility.

Commissioner Burdette made a motion to approve the Final Plat and Warranty Deed for New Haven Subdivision – Phase 3. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-021 TO SET THE 2026 SANITATION FEES (9):

Finance Director Barnes explained the sanitation fee increases by 2.5 % each year to cover inflationary rises in operating expenses. This year, the fee will rise by 2.2 %. The annual fee for a trash and recycling carts is set at $276, with a $170 discount available for senior citizens aged 65 and older.

Commissioner Helmly made a motion to approve the proposed sanitation fees resolution. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-021 TO AMEND THE SCHEDULE OF FEES (10):

Finance Director Barnes explained the annual fee schedule update includes revisions to building permit, zoning, and water/sewer rates, as well as the elimination of fire fees. Water rate changes continue recommendations from the earlier Raftelis rate study, and recent additions include an updated fee structure for basketball teams.

The Board engaged in discussion regarding Animal Control fee structures and a proposed "payment in lieu of sidewalks" policy for commercial developments.

Commissioner Burdette made a motion to approve the proposed resolution to amend the Schedule of Fees. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH NEW JOB TITLES AND JOB DESCRIPTIONS FOR PARKS AND LANDSCAPE SERVICES (11):

HR and Risk Management Director Mausolf explained requested approval for two new job titles and descriptions to provide additional staffing support for the Parks and Landscape Division.

Commissioner Helmly made a motion to approve the job titles, job descriptions, and authorize publication and distribution. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT NO. 2 WITH COLEMAN COMPANY, INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE MARLOW WATER AND SEWER CONSTRUCTION PROJECT (12):

Capital Projects Manager Wilkins explained approval of a $15,000 contract amendment with The Coleman Company for the design of a regional water supply well system and regional sanitary sewer lift station. Following stalled land acquisition negotiations for a proposed lift station site on Marlow Road, the county elected not to pursue eminent domain and redirected to an alternate location. The amendment reflects the required design revisions and updated engineering drawings.

Commissioner Floyd made a motion to approve Amendment #2. Commissioner Helmly seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- Capital Projects update: Central High School, Marlow Public Safety Building, Rincon EMS Station, Animal Shelter, Clyo Community Park & Center Pineora Park.
- Road and infrastructure projects: Blue Jay Road / Hodgeville Road Roundabout, Effingham Parkway, Blue Jay Road / Midland Road Roundabout, Gateway

Connector Roundabout, Goshen Road, Low Ground Road Improvements.

Commissioner Floyd
- Meldrim community improvements.
- Railroad Easement concerns

Commissioner Burdette
- Goshen Hill and Westwood paving
- Full panel of Q &A with Georgia Tech and chambers

Commissioner Deloach
- SPLOST Funding Source
- Expressed appreciation for the detailed capital project updates provided earlier in the meeting

Commissioner Helmly
- Proposed Board Retreat Format & Location

Commissioner Kieffer
- Announced the resignation of Planning Board representative Lindsay Smith

Chairman Rahn
- Official Clarifications & Public Statement
- Road Maintenance & Infrastructure Inquiries

XIII – EXECUTIVE SESSION
There was no discussion of personnel, property, and pending litigation.

XIV – EXECUTIVE SESSION MINUTES
Commissioner Deloach Commissioner Burdette made a motion to approve July 21, 2026 executive session minutes. Vice Chair Kieffer seconded the motion.

XV – PLANNING BOARD – 6:00 pm

SCOTT MONSON as agent for **KEITH BLOCKER – PUBLIC HEARING (01):** Consideration to approve an application submitted by Scott Monson as agent for Keith Blocker to rezone +/- 3.00 acres located on US Hwy 80 from AR-1 to B-3 to allow for permitted uses in B-3 Map # 378 Parcel # 2 in the First District.

Senior Planner Barlett explained the proposal includes 254 enclosed storage units, 21 outdoor spaces for trailers, recreational vehicles, and boats, and 2,850-square-foot operations building. It would be combined with the adjacent parcel 37A-6, which is already zoned B-3. The development would remain subject to county requirements for parking, buffering, landscaping, sidewalks, lighting, and stormwater site plans. The planning board recommended approval of the residential subdivision request along Highway 80, after discussion of access, fencing, screening, buffers, lighting, watershed impacts, and security.

Speaking for: Scott Monson explained the site layout, ordinance compliance, stormwater management, and buffer tree preservation for two parcels adjacent to a convenience store

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

SCOTT MONSON as agent for **KEITH BLOCKER – SECOND READING (02):** Consideration to approve the Second Reading of an application submitted by Scott Monson as agent for Keith Blocker to rezone +/- 3.00 acres located on US Hwy 80 from AR-1 to B-3 to allow for permitted uses in B-3 Map # 378 Parcel # 2 in the First District

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

GARY WIGGINS/ GW INVESTMENTS – PUBLIC HEARING (03): Consideration to approve an application submitted by Gary Wiggins/ GW Investments to rezone +/- 136 acres located on McCall Road from AR-1 to R-5 to allow for permitted uses in B-3 Map # 413 Parcel # 8 in the Fourth District

Senior Planner Barlett explained that the applicant proposes a 303-lot single-family detached subdivision with a 50-foot vegetative buffer, exceeding the required 30-foot perimeter buffer. This revised plan replaces the previous 342 dwelling units and eliminates townhomes. Although the rezoning would increase traffic and demand on public facilities, buffers, open space, sidewalks, and amenities are intended to mitigate impacts. The Planning Board discussed infrastructure, walkability, buffers, open space, parking, traffic, and improvements to McCall Road, and recommended denial due to timing concerns. Staff finds the rezoning generally compatible with surrounding uses, aligns with the R-5 district, and includes substantial buffering, open space, public infrastructure, sidewalks, and amenities.

Speaking for: John Giordano of Thomas & Hutton and Gary Wiggin of GW Investments, presented a revised rezoning request for an approximately 146-acre property, addressing prior Planning Board and community concerns.

Speaking in objection: Janelle Gillespie, John Nats, Alex Walker, David Smith, Deborah Tovar, and Raymond Carver expressed concerns with Neighborhood Compatibility, Flooding and Stormwater Management, Traffic Congestion, Existing Housing Permit Surplus, Utility Line Extension & Costs, Planning Board Denials, Preference for Lower-Density Zoning, On-Street Parking & Emergency Vehicle Access.

The Board engaged in a discussion regarding Timing & Existing Growth Strain, National Builder Concerns, and Housing Supply.

Ryan Thompson, a landscape architect with Thomas & Hutton representing the developer, addressed specific board and public concerns regarding the proposed residential development. He provided clarifications on parking standards, tree removal, perimeter buffering, and traffic modeling.

This item was withdrawn at the applicant’s request.

GARY WIGGINS/ GW INVESTMENTS – SECOND READING (04): Consideration to approve the Second Reading of an application submitted by Gary Wiggins/ GW Investments to rezone +/- 136 acres out of 146 acres located on McCall Road from AR-1 to R-5 to allow for residential development in R-5. Map # 413 Parcel # 8 in the Fourth District

This item was withdrawn at the applicant's request.

YOMAIRA CRISTINA NUNEZ – PUBLIC HEARING (05): Consideration to approve an application submitted by Yomaira Cristina Nunez for a Variance to temporarily occupy a camper/RV on a property located at 359 Ohoopee Avenue Map# 330A Parcel# 16E in the First District

Planning Manager Wright explained that the applicant proposes to temporarily occupy an RV or camper on the property during the construction of the primary dwelling. The parcel is zoned AR-1, which requires a minimum lot size of five acres. The requested action would authorize temporary residential occupancy of a camper/RV. The surrounding area around the parcel reflects the older residential core of Meldrim, featuring a mix of legacy small-lot residential parcels and institutional uses. Based on the findings in this report, staff recommend that the board approve the temporary permit for RV/camper occupancy during home construction, with the condition that the camper be vacated within 12 months.

Commissioner Floyd made a motion to approve the variance. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

YOMAIRA CRISTINA NUNEZ – SECOND READING (06): Consideration to approve the Second Reading of an application submitted by Yomaira Cristina Nunez for a Variance to temporarily occupy a camper/RV on a property located at 359 Ohoopee Avenue Map# 330A Parcel# 16E in the First District

Commissioner Floyd made a motion to approve the 2nd Reading. Vice Chair Kieffer seconded the motion.

XVI – ADJOURNMENT

At 7:52 pm, there being no further business, Commissioner Burdette made a motion to adjourn the meeting. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman	Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
AUGUST 18, 2026