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
MAY 05, 2026

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Roger Burdette, Mr. Jamie Deloach, Ms. Elizabeth Helmly, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, May 05, 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, Mr. Michael King – Assistant County Manager, Ms. Sarah Mausolf – HR and Risk Management Director, Ms. Maraya Durham – I.T. Specialist, Ms. Pamela Melser – Director of Development Services, Ms. Jennifer Rose – Planner I, Ms. Akela Wright – Planning Manager, Ms. Kimberly Barlett – Senior Planner, Mr. Josh Moody – Building Official, Ms. Lauren Shuman – Engineering Project Coordinator, Ms. Syndey Edwards – Purchasing Coordinator, Mr. Tre Wilkins – Capital Project Manager, Mr. Johnathan Hulme – County Engineer, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

CITIZEN PARTICIPATION

Aaron Carter, Josh Yeager, James Carlson, Michael Hussey, Ritchie Dickey, and Jared Mock.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:05pm

II- ROLL CALL

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

III – INVOCATION

County Clerk Johnson offered the devotional and invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by County Clerk Johnson.

V – AGENDA APPROVAL

County Clerk Johnson announced New Business item #3, will be heard concurrently with Planning Board items #11 and #12. New Business item #2 is to be postponed to the May 19th meeting at Staff's request. Planning Board items #5, #6, #7, and #8, have been postponed until the May 19th meeting, at the request of the applicant.

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

VI – MINUTES

CONSIDERATION TO APPROVE THE APRIL 21, 2026 WORK SESSION AND REGULAR MEETING MINUTES (1):

Commissioner Helmly made a motion to approve the meeting minutes as presented. Commissioner Deloach 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 – PRESENTATION - 5:15 pm

By Michael King, Assistant County Manager

The transition of the county library system to the Statesboro Regional Public Library System is proceeding successfully under the guidance of the local Library Board of Trustees. While the county continues to provide full funding through July 1, 2026, Live Oak Public Libraries (LOPL) has unilaterally reduced operating hours at the Springfield and Rincon branches and remains uncooperative regarding personnel logistics. These unauthorized staff reductions are expected to result in substantial salary savings for the county. In response, the Board approved an interim budget on April 7th to begin the hiring, onboarding, and training of new personnel.

To ensure a seamless experience for residents, new library cards are being prepared to prevent service interruptions, and a new constitution and bylaws are being drafted for the reorganized Library Board. Regarding asset allocation, the county will retain 10.21% of the regional collection, with the State Librarian conducting an inventory verification to address any deficiencies. All furniture and materials purchased with state or local funds will remain on-site. The financial settlement will occur in two phases following the close of Fiscal Year 2026, with the formal consolidation targeted for June 30 – July 1, 2026. This transition is projected to improve overall service quality while providing significant cost savings.

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-183)** Consideration to approve a Lighting Services Agreement with Georgia Power for installation of LED roadway lighting at Meldrim Park. **(2026-184)** Consideration to approve a Letter of Support for Effingham County's application to the U.S. Department of Transportation Safe Streets and Roads for All (SS4A) Implementation Grant Program. **(2026-185)** Consideration to approve the purchase of required wetland and stream mitigation credits associated with the Goshen Road Widening Project. Commissioner Burdette seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C, ARTICLE III, SECTION 3.46 - ACCESSORY DWELLING UNITS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 04/07/2026*) (*2nd reading postponed, 04/21/2026*) (1):

Planning Manager Wright proposed a text amendment to the Effingham County Code of Ordinances concerning Accessory Dwelling Units (ADUs). The amendment refines existing standards and prohibits ADUs on undersized lots. Staff specified that the primary residence must be constructed before the ADU unless a variance is approved, and that the temporary use of an RV during the construction of the main unit will be regarded as an accessory use.

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

JAMES CARLSON – PUBLIC HEARING (2): Consideration to approve an application by James Carlson for a conditional use located at 1501 Old Tusculum Road to allow for an Elementary school, Agritourism, Event Venue, and Adult Education Services in AR-1 Map# 318 Parcel# 29 in the Third District (Postponed by the commission, 04/21/2026)

Senior Planner Barlett explained the applicant propose a development for a Christian education and community outreach campus under a 501(c)(3) nonprofit organization. The campus aims to support faith-based education, life skills, ministry, outreach, and community engagement. A concern was raised at the last meeting about a sex offender residing nearby, which was addressed with legal clarification. Staff determined the proposed conditional use is compatible with the agricultural residential zoning district by preserving open space, incorporating agricultural activities, and limiting development intensity, subject to stipulations: obtaining an Effingham County occupational tax certificate, providing on-site parking, meeting parking requirements, and adhering to zoning and development standards. The applicant added stipulations including no exterior amplified sound after 10 p.m., vegetative sound barriers along the eastern boundary, and no alcohol service to the public.

Speaking for: James Carlson explained the area was surveyed and stipulations were added to respect local residents, with most events avoiding amplified sound after 10 PM. The applicant adjusted the school's location in the plan to 1000 feet. There are no concerns unless others identify issues.

Commissioner Deloach made a motion to approve the application with the following conditions:

1. An Effingham County Occupational Tax Certificate (business license) shall be obtained and kept in good standing.
2. All parking shall be provided on-site. No parking shall be permitted within the public right-of-way. Parking areas shall be designed to comply with all parking requirements for each use on the property.
3. Any additional encroachments on Old Tusculum Road must be approved by the county Engineer.
4. All applicable zoning and development standards must be met, including but not limited to setbacks, access requirements, and any departmental review standards
5. The Conditional Use approval applies only to the business as described in the application.
6. Exterior amplified sound shall not be permitted after 10:00 p.m.
7. Vegetative sound barriers shall be installed along the eastern boundary of the event venue.
8. The elementary school shall be subdivided into a separate parcel.
9. Alcohol shall not be provided to the general public. Any alcohol service shall be limited to private, scheduled events and provided exclusively through properly licensed and insured vendors.

Commissioner Burdette seconded the motion. The motion carried unanimously.

JAMES CARLSON – SECOND READING (3): Consideration to approve an application by James Carlson for a conditional use located at 1501 Old Tusculum Road to allow for an Elementary school, Agritourism, Event Venue, and Adult Education Services in AR-1 Map# 318 Parcel# 29 in the Third District (*Postponed by the commission, 04/21/2026*)

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

XII – NEW BUSINESS

CONSIDERATION TO APPROVE AN APPLICATION BY 3 BYRDS DEVELOPMENT, LLC FOR A PRELIMINARY PLAT FOR "BULLS RUN" LOCATED ON NOEL C CONAWAY ROAD MAP # 352 PARCEL # 18 IN THE FIRST DISTRICT (1):

Michael Hussey, representing for Matt Byrd explained a new layout that includes garage units and is requesting approval to reduce the density of the original proposal from 214 to 174.

Commissioner Deloach made a motion to approve the application. Commissioner

Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH STATESBORO REGIONAL LIBRARY SERVICES (2):

This item was postponed to the May 19, 2026 meeting.

CONSIDERATION TO APPROVE AN APPLICATION BY SB HOMES, LLC/ SEAN BARLOW FOR A PRELIMINARY PLAT FOR "SAGEBRUSH RESERVE" LOCATED ON OLD LOUISVILLE ROAD MAP# 272 PARCEL# 29 IN THE THIRD DISTRICT (3):

Senior Planner Barlette explained that the applicant proposes to develop a 45-unit single-family detached residential subdivision within the R-1 zoning district, designated as Sagebrush Reserve, with lot sizes ranging from approximately half an acre to three-quarters of an acre. Parking is proposed to include 90 standard spaces distributed between garages and driveways, six additional spaces at the mill chaos, buffers to the north and south, and a left-turn lane. The parcel is designated as agricultural residential on the future land use map. The proposed development complies with the applicable R-1 zoning requirements, including parking, buffering, open space, and setbacks, and aligns with the intent of the R-1 zoning district.

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

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C, ARTICLE III - SECTION 3.24 (NONCONFORMING BUILDINGS OR STRUCTURES) OF THE CODE OF ORDINANCES (4):

Planning Manager Wright explained the document outlines proposed amendments to sections 3.24, 3.25, and 3.26 of the Effingham County ordinances to reduce legal exposure by allowing legally existing non-conforming lots to be developed without rezoning due to dimensional non-conformities. This change addresses the issue of spot zoning, which disrupts the county's future land use map and overall planning. Key changes include increasing the expansion cap for non-conforming structures from 25% to 50% of gross floor area, redefining non-conforming use discontinuation to exclude seasonal or temporary uses with evidence of intent, adjusting damage thresholds from 60% of reproduction value to 75% of fair market value, and extending the rebuilding window from one to two years with limits on replacement structure size. With 8,317 non-conforming lots in the county, these amendments aim to mitigate takings claims and discourage spot rezonings criticized by Georgia courts.

The Board engaged in discussion regarding the complexities of nonconforming uses and zoning compliance, specifically regarding how property owners can rebuild or expand on lots that no longer meet current county standards.

Commissioner Deloach made a motion to approve the proposed text amendment to Sections 3.24–3.26 – Nonconformities. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-012 TO AMEND THE FY 2026 BUDGET (5):

Finance Director Barnes explained at the previous meeting that the board authorized the establishment of new accounting funds for the special industrial districts. This budget amendment encompasses a new phase of drainage improvements at Westwood Heights and includes an arbitrage payment on a SPLOST bond.

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

CONSIDERATION TO APPROVE CHANGE ORDER #2 TO THE TSPLOST 2025 (DISTRICTS 3, 4, AND 5) CONSTRUCTION CONTRACT WITH MCLENDON ENTERPRISES, INC. FOR DRAINAGE IMPROVEMENTS ALONG HUNTERS CHASE DRIVE AND LABRADOR LANE (6):

County Engineer Hulme explained that McClendon Enterprises will undertake stormwater improvements in the neighborhood, directing water to the road for collection via curb and gutter into storm pipes, with outfall at existing locations. Driveways will be repaired before road resurfacing begins. The project costs $774,296.68, and if approved, residents will receive flyers about the construction, with a potential public meeting for further communication. The TSPLOST-funded road in the area is severely damaged, and the recent budget amendment will include this in next year's budget for discussion. Staff will ensure developers are held accountable to prevent similar issues in the future.

The Board discussed infrastructure damage and flooding concerns.

Commissioner Deloach made a motion to approve Change Order #2. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER PROPOSAL# 11 FROM AKINS GENERAL CONTRACTORS FOR THE CENTRAL HIGH SCHOOL RENOVATION PROJECT (7):

Capital Projects Manager Wilkins presented a change order regarding the flooring replacement for the ongoing renovation project. Staff recommended removing the existing mud bed and reconstructing it to ensure the longevity of the installation and full warranty compliance.

Commissioner Deloach made a motion to approve Change Order Proposal #11 as recommended. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT #3 TO THE JOHNSON, MIRMIRAN & THOMPSON, INC. (JMT) CONTRACT FOR RIGHT-OF-WAY ACQUISITION SERVICES ASSOCIATED WITH THE GOSHEN ROAD WIDENING PROJECT (8):

County Engineer Hulme explained the change order pertains to Goshen's phase two, involving JMT's support to address field questions for approximately 50 parcels and

facilitate a public meeting. Additionally, redesign efforts from phase one were successfully applied to phase two, ensuring safety improvements as a significant achievement.

Commissioner Burdette made a motion to approve Amendment #3 to the JMT contract as recommended. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND EXECUTE A RIGHT OF WAY MAINTENANCE AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR THE SR 30 AT KOLIC HELMEY ROAD ROUNDABOUT – EFFINGHAM COUNTY (GDOT Project ID No. 0020095) (9):

County Engineer Hulme explained the proposed agreement establishes the County's authority to perform routine upkeep within the roundabout islands, specifically assuming responsibility for mowing and vegetation control to maintain visibility and aesthetic standards, as well as general landscape maintenance within the designated interior islands. It was noted that while this item had been discussed in a previous session, the physical agreement was not included in the original presentation for Board execution.

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

CONSIDERATION TO APPROVE AND EXECUTE A RIGHT OF WAY MAINTENANCE AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR THE SR 30 AT MIDLAND ROAD ROUNDABOUT – EFFINGHAM COUNTY (10):

County Engineer Hulme addressed the same issue as the previous agenda item. This item pertains to an agreement for Midland and 30 to conduct mowing and vegetation maintenance within the roundabout currently under design.

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

CONSIDERATION TO APPROVE CHANGE ORDER #3 FOR WESTWOOD HEIGHTS PIPE REPLACEMENT PHASE 2 WITH EOM OPERATIONS (11):

County Engineer Hulme reported that this change order introduces a new scope to the project, involving the replacement of failing corrugated metal or plastic pipes within the county right-of-way in Westwood Heights, based on a 2024 stormwater analysis. The replacement aligns with plans for CW Matthews to resurface the roads afterward. The project includes upgrades to driveways on McCall Road and addresses infrastructure issues in an older neighborhood with outdated standards, similar to challenges previously faced in District 3.

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

CONSIDERATION TO APPROVE THE THIRD AMENDMENT TO THE SOLID WASTE COLLECTION AND DISPOSAL AGREEMENT BETWEEN EFFINGHAM COUNTY AND ATLANTIC WASTE SERVICES, INC. (12):

Purchasing Coordinator Edwards explained the third amendment to the solid waste collection and disposal agreement with Atlantic Waste Services revises the 2017 agreement to include updated operational requirements, new equipment, and the addition of two annual community cleanup events.

Commissioner Burdette made a motion to approve the Third Amendment to the Solid Waste Collection and Disposal Agreement. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #10, FOR THE CENTRAL HIGH SCHOOL CONSTRUCTION PROJECT WITH PAUL S. AKINS COMPANY, INC. (13):

Capital Projects Manager Wilkins explained in October 2025, the County initiated negotiations with a mobile home park located on Courthouse Road regarding the extension of water and sewer services along Wall Street. Following an extended coordination period, the project was expanded to include the complete replacement of the water line's internal loop system to ensure reliable service to the property.

Commissioner Deloach made a motion to approve Change Order #10. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT (25-RFP-114), AMBULANCE REMOUNT SERVICES, TO CUSTOM TRUCK AND BODY WORKS, INC. (14):

Purchasing Coordinator Edwards explained Custom Trucks and Body Works, Inc. was awarded the contract to remount existing ambulance units by transferring the models onto chassis and performing necessary repairs and upgrades to extend their service life.

Vice Chair Kieffer made a motion to approve the award of RFP No. 25-RFP-114, Ambulance Remount Services, to Custom Truck and Body Works, Inc. in the amount of $398,166.00 and authorize execution of the contract documents. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE OF AN ENERGREEN ALPHA EAGLE SELF-PROPELLING HYDROSTATIC MACHINE FOR PUBLIC WORKS (15):

Purchasing Coordinator Edwards explained Staff requested approval to purchase an Energreen Alpha Eagle self-propelling hydrostatic machine for Public Works, the second of its kind in the county fleet. This machine is designed for right-of-way vegetation maintenance in areas inaccessible to traditional mowing equipment. With its acquisition, an existing tractor will be repurposed for standard mowing, increasing fleet capacity. The new Alpha Eagle features a more robust cutter-style head, expected to be more reliable than current rotary heads.

Josh Yeager, EOM Operations highlighted that these machines are faster, safer, and

offer better reach than traditional boom axe tractors.

Commissioner Deloach made a motion to approve of Quote for the purchase of an Energreen Alpha Eagle self-propelling hydrostatic machine. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- County projects: EMS Station in Rincon, Pineora, Clyo Community Center, Meldrim Park
- Meldrim Park ribbon cutting, May 16th at 1:00pm
- Individual budget meetings

County Clerk Johnson

- Mother's Day on Sunday reminder

Commissioner Burdette

- Communication Coordination with Chamber of Commerce
- Chamber of Commerce presentation May 19th.

Commissioner Deloach

- Conversation on joint water sewer authority

Commissioner Kieffer

- Expressed gratitude to Chief Hodges and his team during wildfires

XIII – EXECUTIVE SESSION

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

XIV – EXECUTIVE SESSION MINUTES

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

XV – PLANNING BOARD – 6:00 pm

MARGARET SITTON as agent for **HEATHER SITTON – PUBLIC HEARING (01):** Planning Board recommends approving an application submitted by Margaret Sitton as agent for Heather Sitton to rezone +/- 0.70 acres located at 2744 US Highway 80 from AR-1 to B-2 to allow for permitted uses in B-2 Map # 355B Parcel # 7 in the First District

Planner I Rose explained that the applicant seeks to rezone the property from AR-1 to B-2 to construct a two-story, 3,000-square-foot office building for a crane and rigging company's corporate administrative use. The property, located along Highway 80 and currently developed with a single-family residence, is proposed for redevelopment into low-intensity commercial and transitional use. Staff reviewed the request against zoning criteria and confirmed the use is limited to office activity, excluding outdoor storage or equipment operations typical of commercial zoning.

The Board engaged in a discussion regarding zoning reversion, B-2 zoning expansion,

and limiting future use.

Commissioner Burdette made a motion to approve the application with the following conditions:

1. Prohibition of Equipment and Outdoor Storage No cranes, rigging equipment, heavy machinery, commercial vehicles (other than standard passenger vehicles), materials, or supplies shall be stored, staged, or operated on-site.
2. Prohibition of Industrial Activity The property shall not be used for any industrial, manufacturing, repair, maintenance, or equipment servicing activities.
3. Traffic and Operational Limitations The use shall remain low intensity in nature, with no high-volume customer traffic or commercial delivery operations beyond typical office use.
4. Access Management Access to US Highway 80 shall be limited to the existing driveway location unless otherwise approved by GDOT. Any modifications to access shall require applicable state approvals
5. The parcel keeps its intended use

Commissioner Helmly seconded the motion. The motion carried unanimously.

MARGARET SITTON as agent for HEATHER SITTON – SECOND READING (02): Consideration to approve the Second Reading of an application submitted by Margaret Sitton as agent for Heather Sitton to rezone +/- 0.70 acres located at 2744 US Highway 80 from AR-1 to B-2 to allow for permitted uses in B-2. Map # 355B Parcel # 7 in the First District

This item was postponed to the May 19th meeting due to added stipulations.

RITCHIE DICKEY – PUBLIC HEARING (03): Planning Board recommends approving an application submitted by Ritchie Dickey to rezone +/- 2.5 acres located at 4169 Highway 119 North from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 405 Parcel # 26 in the Third District

Planner I Rose explained that the applicant seeks to rezone 2.5 acres from AR-1 to AR-3 to maintain the existing single-family residence and accessory structure without additional development. The property, located along Highway 119, preserves the zoning pattern by keeping most of the property under its current designation. The Planning Board unanimously recommended approval of this request following a public hearing on April 14, 2026, to align with existing development and zoning standards.

Speaking for: Ritchie Dickey was present to answer questions.

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

RITCHIE DICKEY – SECOND READING (04): Consideration to approve the Second Reading of an application submitted by Ritchie Dickey to rezone +/- 2.5 acres located at 4169 Highway 119 North from AR-1 to AR-3 to allow for permitted uses in AR-3 Map # 405 Parcel # 26 in the Third District

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

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – PUBLIC HEARING (05):** Planning Board recommends denying an application submitted by Dietmar Lutte as agent for Rippolinger LLC to rezone +/- 4.84 acres located at 323 Commerce Drive from B-3 to HI to allow for permitted uses in HI. Map # 466C Parcel # 6 in the Fifth District

*** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ***

DIETMAR LUTTE as agent for **RIPPOLINGER LLC – SECOND READING (06):** Consideration to approve the Second Reading of an application submitted by Dietmar Lutte as agent for Rippolinger LLC to rezone +/- 4.84 acres located at 323 Commerce Drive from B-3 to HI to allow for permitted uses in HI Map # 466C Parcel # 6 in the Fifth District.

*** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ***

JAVED MUJADDIDI as agent for **BRIGHT AUTO WORLD LLC – PUBLIC HEARING (07):** Planning Board recommends denying an application submitted by Javed Mujaddidi as agent for Bright Auto World LLC to rezone +/- 8.61 acres located at 109 Commerce Court from B-3 to HI to allow for permitted uses in HI Map # 466C Parcel # 4 in the Fifth District

*** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ***

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

JAVED MUJADDIDI as agent for **BRIGHT AUTO WORLD LLC – SECOND READING (08):** Consideration to approve the Second Reading of an application submitted by Javed Mujaddidi as agent for Bright Auto World LLC to rezone +/- 8.61 acres located at 109 Commerce Court from B-3 to HI to allow for permitted uses in HI Map # 466C Parcel # 4 in the Fifth District

*** The applicant has requested to "postpone" this item to the May 19, 2026 Board of Commissioners meeting. ***

CHRISTOPHER SPARRY – PUBLIC HEARING (09): Consideration to approve an application by Christopher Sparry for a variance from Section 5.1, located at 208 Westwood Drive, to allow for a decrease in required building setbacks in AR-1 Map # 465H Parcel # 91B in the Second District**.**

Senior Planner Barlett explained that the applicant sought a variance from the side setback requirements in the AR-1 zoning district. This request is aligned with the future land use map, supports the intent of the zoning district, and will not negatively

impact neighboring properties.

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

CHRISTOPHER SPARRY – SECOND READING (10): Consideration to approve the Second Reading for an application by Christopher Sparry for a variance from Section 5.1, located at 208 Westwood Drive to allow for a decrease in required building setbacks in AR-1 Map # 465H Parcel # 91B in the Second District.

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

SB HOMES, LLC/ SEAN BARLOW – PUBLIC HEARING (11): Consideration to approve an application by SB Homes, LLC/ Sean Barlow for a variance from Section 3.4, located on Old Louisville Road, to allow for the modification of a berm requirement in R-1 Map # 272 Parcel # 29 in the Third District

Senior Planner Barlett explained a variance request was submitted to modify the berm requirement for rear-facing lots in a major subdivision, proposing instead a 20-foot vegetative buffer with a six-foot privacy fence. The applicant aims to preserve existing mature trees within the buffer between Highway 119 and the residential lots in Sagebush Reserve. Staff support the request, noting that the mature landscape offers immediate screening value that new plantings would take years to achieve. The proposal aligns with the future land use map and zoning ordinance.

Speaking for: Jared Mock, representing Thomas and Hutton Engineering Company on behalf of Sagebrush Reserve, asserts that preserving the trees and natural vegetation within the view is in the best interest of both the applicant and the traveling public.

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

SB HOMES, LLC/ SEAN BARLOW – SECOND READING (12): Consideration to approve the Second Reading for an application by SB Homes, LLC/ Sean Barlow for a variance from Section 3.4, located on Old Louisville Road to allow for the modification of a berm requirement in R-1 Map # 272 Parcel # 29 in the Third District

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

XVII – ADJOURNMENT

At 8:07pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
MAY 19, 2026