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 19, 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, May 19, 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. Tasheena Shiggs – Deputy Clerk Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Michael King – Assistant County Manager, Ms. Marie Todd – Executive Assistant, 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, Mr. Johnathan Hulme – County Engineer, Mr. Ted Goudeau – Facilities Maintenance Director, and Mr. Mark Lastinger – Public Information Coordinator.

**CITIZEN PARTICIPATION**

Susan Kraut, Javed Mujaddidi, Richard Hanovich, Theresa Hanovich, Alberto Ruiz, Chad Brennan, James & Wanda Ray, Randal Thompson, Mark Jacobs, Dan Webester, Irma Glass, Dena Moore.

**I- CALL TO ORDER**

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

**II- ROLL CALL**

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

**III – INVOCATION**

Pastor Dave Stier offered the invocation.

**IV– PLEDGE TO THE AMERICAN FLAG**

The pledge was led by Pastor Dave Stier.

**V – AGENDA APPROVAL**

Deputy Clerk Shiggs announced that Unfinished Business items #1 and #2 are withdrawn at the applicant's request, and item #3 is postponed to the June 2, 2026, meeting at the request of staff. Unfinished Business items #6 through #9 will be heard during the Planning Board segment, and item #9 has been added under New Business.

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

**VI – MINUTES**

**CONSIDERATION TO APPROVE THE MAY 5, 2026 REGULAR MEETING MINUTES (1):**

Commissioner Deloach made a motion to approve the meeting minutes as presented. Commissioner Burdette 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**

1. **5:10 pm - Presentation**

*By Antoine Poythress, Effingham Health System CFO, COO*

Did not give a presentation.

2. **5:15 pm - Appearance**

*By Susan Kraut, Effingham Chamber President & CEO*

Chamber of Commerce President & CEO, Susan Kraut addressed the Board to emphasize the strong, collaborative partnership developed between Chamber and County leadership over the past two years. This unified relationship has successfully supported the county's rapid economic growth, business development, and regional reputation. The Chamber continues to actively promote Effingham County by amplifying major announcements, supporting groundbreakings, and celebrating local business investments. Furthermore, the Chamber expressed gratitude for being integrated into the County's standard operating procedures (SOPs) for public communications.

### 3. 5:20 PM - Honor Award Presentation

*Presented to Samantha Hanovich*

Samantha Hanovich was presented with the Effingham County Honor Award by Communications Director Jake Ziegler for her exceptional initiative and commitment to public engagement. She independently developed and executed the "Young Explorers Program" to connect local children with nature.

## X – CONSENT AGENDA

Commissioner Floyd made a motion to approve the following Consent Agenda items: **(2026-213)** Consideration to approve the first one-year renewal of the County's secondary Disaster Debris Removal Services Contract with CrowderGulf, LLC. **(2026-214)** Consideration to approve an amendment to the Agreement for Disaster Debris Monitoring & Financial Recovery Services with Thompson Consulting Services, LLC. Commissioner Helmly seconded the motion. The motion carried unanimously.

## XI – UNFINISHED BUSINESS

**COURTHOUSE GSL – PUBLIC HEARING (1):** Planning Board recommends approving an application submitted by Courthouse GSL to rezone +/- 15.33 acres located on Courthouse Road from R-6 to R-1 to allow for permitted uses in R-1. Map # 390 Parcel # 1D in the Fourth District (*Postponed, 02/17/2026*)

This item was withdrawn at the applicant's request at agenda approval.

**COURTHOUSE GSL – SECOND READING (2):** Consideration to approve the Second Reading of an application submitted by Courthouse GSL to rezone +/- 15.33 acres located on Courthouse Road from R-6 to R-1 to allow for permitted uses in R-1 Map # 390 Parcel # 1D in the Fourth District (*Postponed, 02/17/2026*)

This item was withdrawn at the applicant's request at agenda approval.

**CONSIDERATION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH STATESBORO REGIONAL LIBRARY SERVICES (*Postponed, 05/05/2026*) (3):**

**This item will be postponed at agenda approval to the June 2, 2026 Board of Commissioners meeting**

**CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX C, ARTICLE III - SECTION 3.24 (NONCONFORMING BUILDINGS OR STRUCTURES) OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st Reading approved, 05/05/2026*) (4):**

Planning Manager Wright explained that staff has identified the need for greater clarity and refinement in non-conforming provisions to ensure consistent interpretation, improve administration of non-conforming lots and structures, and

align standards with current planning practices and the comprehensive plan. The proposed amendment increases the allowable expansion of nonconforming structures from 25% to 50% of gross floor area. This amendment establishes clear and objective standards, clarifies nonconforming rights, and enhances development flexibility while modernizing practices.

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

**MARGARET SITTON** as agent for **HEATHER SITTON – SECOND READING (5):** 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 (*Postponed, 05/05/2026*)

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

**JAVED MUJADDIDI** as agent for **BRIGHT AUTO WORLD LLC – PUBLIC HEARING (6):** 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 (*Postponed, 05/05/2026*)

Planner I Rose explained that the applicant seeks to rezone 8.61 acres from B-3 Major Commercial to HI Heavy Industrial to align an existing vehicle storage and export operation with zoning regulations. The site, operational since 2019, includes a warehouse and outdoor storage area but exceeds its permitted use by handling wrecked vehicles. Code enforcement addressed a complaint about vehicles stored on state property, which were removed. The property, located along Highway 21 Industrial Corridor with wetlands but no FEMA floodplains, faced Planning Board denial due to traffic, operational, and buffer concerns. A conditional use permit and variance are needed to regulate loading, unloading, and storage, requiring fully enclosed outdoor areas with security fencing.

Speaking for: Javed Mujaddidi and Irma Glass maintain that their business is a small company that strictly ships vehicles whole without dismantling them for parts. They also express confidence in their environmental safety, stating that vehicles are drained of excess fuel immediately upon arrival and that they use sawdust to catch any active fluid leaks.

Speaking in objection: Dena Moore expressed concerns with traffic hazards and neighboring parking.

The Board expressed strong hesitancy to approve the request, stating that the business has a history of non-compliance and that granting a heavy industrial shift in a park originally designed for commercial use would set a terrible precedent.

Vice Chair Kieffer made a motion to deny. Commissioner Deloach seconded the motion. The motion carried unanimously.

**JAVED MUJADDIDI** as agent for **BRIGHT AUTO WORLD LLC – SECOND READING (7):** 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 (*Postponed, 05/05/2026*)

This item was denied due to previous action.

**DIETMAR LUTTE** as agent for **RIPPOLINGER LLC – PUBLIC HEARING (8):** 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 *(Postponed, 05/05/2026*)

Commissioner Burdette recused himself from this item due to being adjacent to this property.

Planner I Rose explained that the applicant seeks to rezone 4.84 acres from B-3 Major Commercial to HI (Heavy Industrial) for wrecked vehicle import and export operations, including storage, staging, export logistics, warehouse-supported activities, and outdoor storage. The business has operated without a county license since 2018, prompting staff to advise limiting activities to the site and ensuring operational improvements. The surrounding area is primarily industrial, but the requested zoning is a higher intensity than typical commercial use. The planning board recommended denial due to traffic, operational impacts, roadway obstruction complaints, and buffer concerns. Operations must occur on-site with fully enclosed outdoor storage and limited hours from 8 a.m. to 5 p.m., Monday through Friday.

Speaking for: Dietmar Lutte explained past non-compliance, demonstrating active operational control, and minimizing community and environmental impact.

Speaking in objection: Brent Bowles, the Vice President of Operations and Business Development for Podium Logistics, expressed that drivers often park on the access road to his terminal.

Vice Chair Kieffer made a motion to postpone to 06/02/2026. Commissioner Helmly seconded the motion. The motion carried unanimously.

**DIETMAR LUTTE** as agent for **RIPPOLINGER LLC – SECOND READING (9):** 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 (Postponed, 05/05/2026)

This item was postponed to 06/02/2026 due to previous action.

Commissioner Burdette returned.

**XII – NEW BUSINESS**

**CONSIDERATION TO APPROVE AN ASSEMBLAGE PERMIT FOR AN EVENT TITLED "COLOR MY OUTDOORS", TO BE HELD AT TOMMY LONG BOAT RAMP SATURDAY, JUNE 20, 2026 FROM 9:00 AM TO 4:00 PM IN PARTNERSHIP WITH SAVANNAH CANOE & KAYAK (1):**

Planner I Rose explained that the applicant seeks approval to host a professional community event at Tommy Long Boat Ramp in Rincon, on June 20, 2026. The event will include guided kayak tours along Ebenezer Creek to the historical massacre site in Springfield, with launches in three-time waves. Participants must wear personal flotation devices at all times on the water. The event will conclude at 6 p.m. and feature one food truck, two permanent restrooms, and a three-stall restroom trailer.

Commissioner Burdette made a motion to approve request for an Assemblage Permit for the "Color My Outdoors" event to be held at Tommy Long Boat Ramp on June 20, 2026, from 9:00 a.m. to 4:00 p.m. Commissioner Helmly seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE JASON SEAMAN AS AGENT FOR SFG CH MASTER DEVCO, LLC REQUESTS APPROVAL OF A PLAT RECOMBINATION AND SUBDIVISION OF COMMERCIAL TRACT GEORGIA INTERNATIONAL TRADE CENTER LOCATED AT THE INTERSECTION OF HWY 21 S AND TRADE CENTER BOULEVARD [Map# 466D Parcel# 21-27] (2):**

Development Services Director Melser explained that this is a plat recombination and subdivision that was initially completed in 2023. It involves realigning the private right-of-way to conform with the previously approved site plan from February. While the number of parcels increases from seven to eight, the total acreage remains unchanged from the prior approval.

Commissioner Helmly made a motion to approve the Plat Recombination and Subdivision of Commercial Tract Georgia International Trade Center. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE RESOLUTION# 026-013 TO AMEND THE 2026 FISCAL YEAR BUDGET (3):**

Finance Director Barnes explained the amendment primarily adjusts utilities and includes a few other miscellaneous items.

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

**CONSIDERATION TO APPROVE AMENDMENT NO. 1 RENEWING THE COUNTY'S PRIMARY DISASTER DEBRIS REMOVAL SERVICES CONTRACT WITH CERES ENVIRONMENTAL SERVICES, INC. (4):**

Procurement and Contracts Manager Carver explained the amendment includes updated pricing with a 2.4 CPI adjustment to the previously approved unit pricing and extends the contract through July 31, 2027.

Commissioner Deloach made a motion to approve Amendment No. 1 with Ceres Environmental Services, Inc. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE CHANGE ORDER NO. 1 FOR THE CREEKSIDE ELEMENTARY ENTRANCE CONSTRUCTION PROJECT WITH JW OLIVER CONSTRUCTION (5):**

County Engineer Hulme recommended the approval of Change Order No. 1 from J.W. Oliver in the amount of $111,952.42. These funds will support the additional utility infrastructure and pump station improvements necessary for the Creekside Elementary entrance project and its force main connection. The school district is restricted from using East Boston funds for off-property projects, but alternative funding mechanisms are available. Additionally, the county is responsible for addressing the school's force main capacity requirements.

Commissioner Burdette made a motion to approve Change Order No. 1. Commissioner Floyd seconded the motion. The motion carried unanimously.

**CONSIDERATION TO ACKNOWLEDGE AN ANNEXATION PETITION AS SUBMITTED BY THE CITY OF RINCON FOR A PROPERTY OWNED BY BRUCE AND CINDY RAHN CONSISTING OF APPROXIMATELY 114.13 ACRES LOCATED OFF OF LEXINGTON AVE EXT MAP# 447 PARCEL# 13B IN THE FIFTH DISTRICT (6):**

Deputy Clerk Shiggs explained that this parcel of land is located near other properties within the city limits of Rincon and is being considered for annexation to the city. The public has raised concerns regarding this matter.

Jim Head, HOA president of Cates Cove subdivision expressed concerns with the infrastructure, traffic, and financial impacts of a proposed large-scale residential development and annexation.

The Board voiced significant concerns regarding the impact of the proposed development on surrounding unincorporated residents and county infrastructure.

Vice Chair Kieffer made a motion to postpone this item to the 06/02/2026 meeting. Commissioner Helmly seconded the motion. The motion carried unanimously.

**CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION AS SUBMITTED BY THE CITY OF SPRINGFIELD FOR PROPERTIES OWNED BY JUDY**

**ROBINSON REISER AND ETAL CONSISTING OF APPROXIMATELY 116.87 ACRES LOCATED OFF OF HIGHWAY 119 SOUTH MAP# 344 PARCEL# 2,3,3A,3B01, 3B03, 3B04, AND 4 IN THE THIRD DISTRICT (7):**

There was no discussion on this item.

Commissioner Deloach made a motion to postpone to 06/02/2026. Commissioner Burdette seconded the motion. The motion carried unanimously.

**Consideration to acknowledge a Petition for Annexation as submitted by the CITY OF SPRINGFIELD FOR PROPERTIES OWNED BY DOUGLAS EDWARDS CONSISTING OF APPROXIMATELY 9.44 TOTAL ACRES LOCATED OFF OF EBENEZER ROAD MAP# 446 PARCEL# 41 & 47 IN THE FIFTH DISTRICT (8):**

There was no discussion on this item.

Vice Chair Kieffer made a motion to postpone this item to the 06/02/2026 meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

*****ADDITION TO THE AGENDA *****

**CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN EFFINGHAM COUNTY, GEORGIA AND STATESBORO PUBLIC REGIONAL LIBRARIES (9):**

Assistant County Manager King explained the interim MOU formalizes ongoing transition efforts until July 1, with the annual partnership agreement set for signing on June 2. The county addressed gaps left by Live Oak's reduced services, including funding and recruiting for programs like the reading initiative. A meeting on library investments, including $400,000 annually, was described as an exciting step for future library development.

Vice Chair Kieffer made a motion to approve a Memorandum of Understanding between Effingham County, Georgia and Statesboro Public Regional Libraries. Commissioner Burdette seconded the motion. The motion carried unanimously.

**XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF**

***County Manager Callanan***

- Individual budget meeting

***Commissioner Floyd***

- Great turnout for Meldrim Park grand opening
- Chamber of Commerce presentation May 19th.

***Commissioner Burdette***

- Update on ADUs ordinance

***Commissioner Deloach***

- Budget meeting feedback
- SPLOST percentages
- Expressed gratitude to Chief Hodges and his time during the Ardmore fire

***Commissioner Helmly***

- Paving at Stillwell Clyo

***Commissioner Kieffer***

- Cleaning after boom-axe with EOM (Woodland Dr.)

**XIV – EXECUTIVE SESSION**

At 8:34pm, Vice Chair Kieffer made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 9:00pm, Commissioner Burdette made a motion to reconvene. Commissioner Deloach seconded the motion. The motion carried unanimously.

**XV – EXECUTIVE SESSION MINUTES**

Commissioner Helmly made a motion to approve the April 20, 2026 executive session minutes. Commissioner Deloach seconded the motion. The motion carried unanimously.

**XVI – PLANNING BOARD – 6:00 pm**

**CHAD BRENNAN – PUBLIC HEARING (01):** Consideration to approve an application by Chad Brennan for a variance from Section 3.21.1, located at 209 Green Bridge Lane, to allow for the occupation of a tiny home during the construction of a home in AR-2. Map # 352G Parcel # 9 in the First District.

Senior Planner Barlett explained the applicant plans to reside in a tiny home temporarily during the construction of a new primary residence and will remove it upon completion. Staff consider limited temporary use of the tiny home a reasonable solution, allowing occupancy for up to 12 months during construction, with a requirement to vacate upon project completion.

Speaking for: Chad Brennan stated that they are building a permanent home for their family of four.

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

1. The tiny home may be occupied for up to twelve (12) months during the home renovation. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.
2. Upon completion of the renovation, the tiny home shall be vacated, removed, and disconnected from the well and septic.

Commissioner Burdette seconded the motion. The motion carried unanimously.

**CHAD BRENNAN – SECOND READING (02):** Consideration to approve the Second

Reading for an application by Chad Brennan for a variance from Section 3.21.1, located at 209 Green Bridge Lane to allow for the occupation of a tiny home during the construction of a home in AR-2 Map # 352G Parcel # 9 in the First District

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

**DIETMAR LUTTE – PUBLIC HEARING (03):** Consideration to approve an application by Dietmar Lutte for a conditional use to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive Map # 466C Parcel # 6 in the Fifth District

There was no discussion on this item.

Vice Chair Kieffer made a motion to postpone this item to 06/02/2026 meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

**DIETMAR LUTTE – SECOND READING (04):** Consideration to approve the Second Reading for an application by Dietmar Lutte for a conditional use to allow for wrecked vehicle import/export in HI, located at 323 Commerce Drive Map # 466C Parcel # 6 in the Fifth District

This item was postponed to the 06/02/2026 meeting due to previous action.

**DIETMAR LUTTE – PUBLIC HEARING (05):** Consideration to approve an application by Dietmar Lutte for a variance from Section 3.4, located at 323 Commerce Drive, to allow for the modification of buffers in HI. Map # 466C Parcel # 6 in the Fifth District

There was no discussion on this item.

Vice Chair Kieffer made a motion to postpone this item to 06/02/2026 meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

**DIETMAR LUTTE** as agent for **RIPPOLINGER LLC – SECOND READING (06):** Consideration to approve the Second Reading for an application by Dietmar Lutte for a variance from Section 3.4, located at 323 Commerce Drive to allow for the modification of buffer requirements in HI. Map # 466C Parcel # 6 in the Fifth District

This item was postponed to the 06/02/2026 meeting due to previous action.

**WANDA RAY – PUBLIC HEARING (07):** Consideration to approve an application by Wanda Ray for a conditional use to allow for a Residential Business in AR-1 located at 2672 Blue Jay Road. Map # 373A Parcel # 6 in the Fourth District

Senior Planner Barlett explained that the applicant seeks approval to operate a residential business for clearing, grading, and land preparation with one dump truck, one trash truck, one low-boy trailer, and no additional employees. The property is zoned AR-1, permitting low-intensity non-residential activities through a conditional use process, with the proposed use unlikely to impact surrounding properties. The business owner is limited to storing two commercial trucks, two commercial trailers, and up to two pieces of heavy equipment in the rear yard.

Speaking for: James and Wanda Ray explained they have owned and operated WJJ Enterprise on 18 acres since 2015, with the business license covering five acres and their house on the same five acres.

Commissioner Helmly 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 applicable zoning and development standards must be met, including but not limited to setbacks, access requirements, and any departmental review standards.
3. The Conditional Use approval applies only to the **owner-operated residential business as described in the application. Any expansion of the business, addition of employees, or significant increase in customer traffic may require additional review and approval by Effingham County.
4. Outdoor storage associated with the business shall be limited to two commercial trucks, two commercial trailers, and no more than two pieces of heavy equipment. All business-related vehicles, trailers, and equipment shall be stored in the rear yard only and screened from adjacent properties and public rights-of-way where practicable.

Commissioner Deloach seconded the motion. The motion carried unanimously.

**WANDA RAY – SECOND READING (08):** Consideration to approve the Second Reading for an application by Wanda Ray for a conditional use to allow for a Residential Business in AR-1 located at 2672 Blue Jay Road Map # 373A Parcel # 6 in the Fourth District

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

**RANDAL THOMPSON – PUBLIC HEARING (09):** Consideration to approve an application by Randal Thompson for a conditional use to allow for a Residential Business in AR-2 located at 2265 GA Hwy 119 South Map # 320 Parcel # 50D in the Third District

Senior Planner Barlett explained that the applicant seeks approval to operate a residential hardscaping business specializing in patios and pavers, with equipment stored in the rear yard and transported to active job sites. The property is zoned AR-2, permitting low-intensity non-residential uses through a conditional use process. The proposed use is not anticipated to negatively impact surrounding properties or significantly alter regulations. Outdoor storage of business vehicles, trailers, and equipment is limited to the rear yard.

Speaking for: Randal Thompson notes that, according to the provided photo, they have recently cleaned up a substantial portion of the backyard in compliance with a recent directive from code enforcement.

Speaking in objection: Mark Jacobs and Dan Webster expressed concerns with construction debris, deficient visual screening, inability to sell and hostile behavior.

The Board engaged in a discussion regarding the business operation within a residential subdivision.

Commissioner Deloach made a motion to deny the request. Commissioner Burdette seconded the motion. The motion carried unanimously.

**RANDAL THOMPSON – SECOND READING (10):** Consideration to approve the Second Reading for an application by Randal Thompson for a conditional use to allow for a Residential Business in AR-2 located at 2265 GA Hwy 119 South Map # 320 Parcel # 50D in the Third District

This item was denied due to previous action.

**XVII – ADJOURNMENT**

At 9:00pm, there being no further business, Commissioner Burdette made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

**APPROVED BY THE BOARD OF COMMISSIONERS**
**JUNE 2, 2026**