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
APRIL 07, 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, April 7, 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. Xerxes Sabb – I.T. Support 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. Danielle Craver – Procurement and Contracts Manager, Mr. Tre Wilkins – Capital Project Manager, Mr. Johnathan Hulme – County Engineer, and Mr. Ted Goudeau – Facilities Maintenance Director.

CITIZEN PARTICIPATION

Kim Dennis, Joel Surado, Dr. Fran Witt, Antoine Poythsess, Josua Rape, Becky Long, Matt Stonica, Angie Wallace, Corey Phillips, Anthony Maurella, Shronda Louder Brighton Rosenus, Kimberly Callahan, Allison Brock, Anthony Lester, Dawn Lambert, Jermy Hil, Hillary Leigh

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:04pm

II- ROLL CALL

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

III – INVOCATION

Mr. Andrew Mosley, a member of Effingham County 4-H and senior at Effingham

College and Career Academy offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Andrew Mosley.

V – AGENDA APPROVAL

County Clerk Johnson announced Unfinished Business item #1 was withdrawn by the applicant. Planning Board items #17 and #18 were postponed to June 2, 2026 at the applicant's request.

Commissioner Deloach made a motion to approve the agenda with the noted change. Commissioner Burdette seconded the motion. The motion carried unanimously.

VI – MINUTES

CONSIDERATION TO APPROVE MARCH 17, 2026 WORK SESSION AND REGULAR MEETING MINUTES (1):

Commissioner Deloach made a motion to approve the meeting minutes as presented. Commissioner Helmly 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 – 5:05pm

1. **United Way Presentation, by Kim Dennis - Effingham County Director**.

Kim Dennis provided an overview and visual catalyst of the United Way 211 program, a critical community resource operating Monday through Friday, 8:30 a.m. to 5:00 p.m. The service assists residents in navigating essential needs, including housing, utility assistance, and financial budgeting, while also identifying pathways for upward mobility. To increase regional awareness, the traveling art installation will rotate through the five-county area over the next year to promote 211 as the primary point of contact for community assistance.

X – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(2026-129)** Consideration to authorize Finance staff to create new accounting funds and bank accounts for of the three industrial service districts and tree ordinance fund. **(2026-130)** Consideration to ratify and affirm the Underground Easement Agreement with Georgia Power for the installation of electrical distribution infrastructure at Low Ground Road. **(2026-131)** Consideration to approve an Intergovernmental Agreement with the Georgia

Forestry Commission for use of tower space at 2800 Courthouse Road, Guyton. **(2026-132)** Consideration to approve a Development Agreement with Georgia Precision Builders, LLC for Blue Jay Townhomes Water & Sewer Service. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XI – UNFINISHED 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 (postponed - 2/17/2026, 03/03/2026) (1):**~~

This item was withdrawn by the applicant at agenda approval.

XII – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 026-011 IN APPRECIATION OF LARRY "BRAD" GREEN FOR HIS SERVICE WITH THE BOARD OF ASSESSORS (1):

County Clerk Johnson recognized Mr. Brad Green for his fourteen years of dedicated service to the Board of Assessors. It was noted that during his tenure, Mr. Green provided significant leadership, having served as both Vice President and President of the Board. A formal Resolution of Appreciation was read into the record.

Vice Chair Kieffer made a motion to approve Resolution# 026-011 recognizing Larry “Brad” Green’s service on the Board of Assessors as presented. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 026-010 TO AMEND THE FISCAL YEAR 2026 BUDGET (2):

Finance Director Barnes explained the revised amendment addresses several issues in the original version and incorporates the addition of an advanced CT machine for the Effingham County Health system, while the county continues to fulfill its annual commitment to the hospital health system for the medical indigent.

Effingham Health System Radiology Director Josh Rape explained a second CT scanner will be implemented to enhance operational efficiency, minimize waiting times, increase service capacity, and facilitate faster diagnoses and treatment options. Funds previously designated for the summer reading program will be redirected to the Statesboro Regional Library.

Effingham Health System CEO Dr. Fran Witt stated this new CT scanner is non-invasive, eliminating the need for cardiac catheterization. Patients can be diagnosed directly at the hospital. Additionally, this would make the third hospital in the state of Georgia to have this advanced machine.

Vice Chair Kieffer 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 A PROPOSAL TO REBUILD THE IMPACT FEE PROGRAM (3):

Finance Director Barnes explained following the suspension of the impact fee program in 2014, the County has retained Hattley Plains LLC to lead its reconstruction. The principal consultant brings deep industry expertise to the project, having been mentored by one of the original pioneers of impact fee programs in the state.

Commissioner Burdette made a motion to approve the proposal and authorize staff to proceed with the impact fee update. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE COASTAL REGIONAL COMMISSION CONTRACT AMENDMENT 2026.08 FOR THE FISCAL YEAR 2026 GRANT BUDGET (4):

Finance Director Barnes explained this is a minor amendment to the senior meals contract, increasing funding by $7,500.

Commissioner Helmly made a motion to approve the Amended Contract for FY 2026. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C, ARTICLE III, SECTION 3.46 - ACCESSORY DWELLING UNITS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):

Planning Manager Wright explained this is a proposed amendment to section 3.46 on accessory dwelling units (ADUs) to enhance clarity, consistency, and compatibility while supporting flexible housing options. ADUs are self-contained living spaces on the same lot as a primary residence, featuring a kitchen, bathroom, and sleeping areas. They are subordinate to the main home, limited to 75% of its size, restricted in intensity, and cannot be sold separately. The accessory structure must align with the primary home's character and ensure emergency access.

The Board discussed ADU regulations, including maximum square footage limitations, potential variances, distinctions between ADUs and accessory structures, and the intent to prevent commercial use.

Commissioner Burdette made a motion to approve of the proposed text amendment to Section 3.46 – Accessory Dwelling Units. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AWARD OF CONTRACT ITB 25-ITB-107 TO SOUTHEAST CONNECTIONS, LLC BLUE JAY, MIDLAND, AND LOW GROUND ROAD SEWER EXTENSION PROJECT (6):

Procurement and Contracts Manager Carver explained Southeast Connections was the lowest responsive and responsible bidder for the Blue Jay Midland and Low Ground Sewer Extension Project.

Southeast Connections, Vice President of the Sewer and Water Division, Matt Stonica states that his company has extensive experience with water and sewer projects throughout the Southeast's major cities and counties and is eager to undertake this project.

Commissioner Deloach made a motion to approve the award of ITB 25-ITB-107 to Southeast Connections, LLC. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AWARD FOR CONTRACT 25-CMAR RFP-096 TO LAVENDER & ASSOCIATES, INC. FOR THE CLARENCE E. MORGAN – PHASE II PROJECT (7):

Procurement and Contracts Manager Carver explained Lavender and Associates, the highest-ranked firm, is recommended for the award for Phase 2 of the Clarence E. Morgan Rec Complex. As the C-MAR contract is still under review, staff requests authorization for the county manager to execute the agreement upon its completion.

Commissioner Floyd made a motion to approve the award recommendation to Lavender & Associates, Inc. and authorize the County Manager to execute the contract once finalized**.** Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE CONTRACT AWARD CMAR RFP 25-CMAR RFP-106, TO REEVES YOUNG, LLC FOR THE MARLOW WATER AND SEWER CMAR PROJECT (8):

Procurement and Contracts Manager Carver explained the county issued a request for proposals (RFP) for construction manager at risk services and received two submissions, with Reeves Young recommended for award.

Commissioner Burdette made a motion to approve the award recommendation to Reeves Young, LLC and authorize the County Manager Tim Callanan to execute the contract once finalized. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE CONTRACT AWARD FOR ITB 25-ITB-108, TO REEVES CONSTRUCTION COMPANY FOR THE BLUE JAY AND MIDLAND ROUNDABOUT CONSTRUCTION PROJECT (9):

Procurement and Contracts Manager Carver explained this project will involve the construction of a single-lane roundabout at the intersection, including grading, drainage, roadway improvements, and full roadway construction. Six bids were received, and Reeves Construction Company submitted the lowest responsive bid.

Commissioner Burdette made a motion to approve the award recommendation to Reeves Construction Company. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE DONATION OF CONSTRUCTION EASEMENTS

FOR THE CITY OF SPRINGFIELD STREETSCAPE PROJECT (10):

County Engineer Hulme explained this donation supports construction easements for the city of Springfield to complete the streetscape project. The property will be restored to its original state, enhanced for improvement.

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

CONSIDERATION TO APPROVE AMENDMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT WITH GOODWYN MILLS CAWOOD, LLC (GMC) FOR EASEMENT ACQUISITION SERVICES ASSOCIATED WITH THE EFFINGHAM COUNTY REGIONAL WATER SUPPLY PROJECT (11):

Engineering Project Coordinator Shuman explained this item constitutes Amendment #1 to the existing agreement with GMC for the regional water supply project, expanding their scope to include property value estimates, negotiations with property owners, appraisals as needed, and the preparation of legal documents and offer packages.

Commissioner Burdette made a motion to approve Amendment No. 1 to Goodwyn Mills Cawood, LLC. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN EASEMENT AGREEMENT BETWEEN EFFINGHAM COUNTY, BLUE JAY COMMONS, AND BRALY INVESTMENT PROPERTIES TO ALLOW ACCESS, DRAINAGE, AND RELATED INFRASTRUCTURE IMPROVEMENTS BETWEEN THE PROPERTIES.
(12):

Capital Project Manager Wilkins explained a private access easement was conveyed to Effingham County ownership, providing the development with legally established access to its rear property.

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

CONSIDERATION TO APPROVE A LEASE AGREEMENT BETWEEN EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND AUNT DOT'S HOUSE, INC. FOR THE USE OF COUNTY-OWNED PROPERTY LOCATED AT 204 EARLY STREET, SPRINGFIELD, GEORGIA, TO OPERATE A CHILD ADVOCACY CENTER (13):

County Manager Callanan explained the sheriff's office is working to establish a forensic interview center in Effingham to support child victims of abuse and sexual assault. They are pursuing 501(c)(3) status to qualify for state funding and collaborating with volunteer contractors to complete necessary facility upgrades.

Vice Chair Keffer made a motion to approve the Lease Agreement with Aunt Dot's House, Inc. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

- One day retreat Friday, June 12, 2026 from 9am-5pm

County Clerk Johnson

- Summer retreat – August 14-16, 2026

Commissioner Kieffer

- Recent DRT update
- Water and sewer authority update

Commissioner Deloach

- SPLOST projects follow up

Commissioner Burdette

- Searching for new bank
- Goshen Road extension being used for truck traffic
- Red Oak Lane update

Commissioner Floyd

- Sandhill/80 red light update
- Double line in front of Jabaz Jones and Roblin Road

Chairman Rahn

- Parkway update

Fire Chief Hodges

- Fire at DRT America due to pump seal failure

XIV – EXECUTIVE SESSION

At 7:46pm, 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 8:16pm, Commissioner Deloach made a motion to reconvene. Commissioner Floyd seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the March 17, 2026 executive session minutes. Commissioner Helmly seconded the motion. The motion carried unanimously.

XVI – PLANNING BOARD – 6:00 pm

FERNANDO MOYA PAREDES – PUBLIC HEARING (01): Consideration to approve an application by Fernando Moya Paredes for a variance from Section 3.25.4, to allow for a secondary home on a nonconforming AR-1 lot, located at 884 Zeigler Road Map # 377 Parcel # 34 in the First District

Senior Planner Barlett explained that the applicant seeks a variance to permit a second

dwelling unit on a 3.23-acre parcel at 884 Ziegler Road, zoned AR-1 (agricultural residential) but noncompliant with current standards. Staff determines the request qualifies as a 4A variance due to the property's legal nonconforming status and size limitations, which hinder reasonable use under existing regulations, with no anticipated adverse impact on public health, safety, or welfare.

Speaking for: Brighton Rosenus explained the conflict between zoning minimums and non-conforming lots.

The Board engaged in a discussion regarding whether to use the term substandard lot or replace it with nonconforming lot, as the ordinance does not define "substandard lot."

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

FERNANDO MOYA PAREDES – SECOND READING (02): Consideration to approve the Second Reading for an application by Fernando Moya Paredes for a variance from Section 3.25.4, to allow for a secondary home on a nonconforming AR-1 lot, located at 884 Zeigler Road Map # 377 Parcel # 34 in the First District.

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

ANGIE WALLACE – PUBLIC HEARING (03): Consideration to approve an application by Angie Wallace for a conditional use to allow for a Residential Business in R-1 located at 2855 McCall Road. Map # 413 Parcel # 6A in the Fourth District.

Senior Planner Barlett explained that the applicant seeks conditional use approval to operate a home-based photography business on a 2.69-acre parcel at 2855 McCall Road. The owner-operated business will have minimal on-site activity and operate from 10 a.m. to 8 p.m. Staff recommendations include stipulations for a non-illuminated freestanding sign, with specified setbacks, access requirements, and departmental review standards.

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. One non-illuminated free-standing sign may be allowed during the specified business hours.
3. All applicable zoning and development standards must be met, including but not limited to setbacks, access requirements, and any departmental review standards.
4. 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.

Commissioner Floyd seconded the motion. The motion carried unanimously.

ANGIE WALLACE – SECOND READING (04): Consideration to approve the Second Reading for an application by Angie Wallace for a conditional use to allow for a Residential Business in R-1 located at 2855 McCall Road. Map # 413 Parcel # 6A in the Fourth District

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

TERESA BURROUGHS – PUBLIC HEARING (05): Planning Board recommends approving an application submitted by Teresa Burroughs to rezone +/- 2.964 acres located at 211 Holly Lane from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 476 Parcel # 12 in the Fifth District**.**

Planner I Rose explained that the applicant seeks to rezone 2.97 acres from AR-1 to AR-2 to subdivide two residential lots, maintaining existing land use and development intensity. The property, which includes two mobile homes in a ruling character area with mixed nearby zoning, aligns with the Planning Board's recommendation for low-density residential development to comply with surrounding patterns. This request resolves a non-conforming condition without introducing new uses or exceeding typical area intensity.

Vice Chair Kieffer made a motion to approve the application with the following conditions:

1. Any subdivision of the property shall comply with all Effingham County subdivision regulations and Department of Public Health (DPH) requirements for private well and septic systems.

Commissioner Floyd seconded the motion. The motion carried unanimously.

TERESA BURROUGHS – SECOND READING (06): Consideration to approve the Second Reading of an application submitted by Teresa Burroughs to rezone +/- 2.964 acres located at 211 Holly Lane from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 476 Parcel # 12 in the Fifth District.

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

JOSE MANUEL NAVARRO HERNANDEZ – PUBLIC HEARING (07): Planning Board recommends denying an application submitted by Jose Manuel Navarro Hernandez to rezone +/- 5.00 acres located at 1100 Long Bridge Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 445 Parcel # 19A in the Fifth District

Planner I Rose explained the applicant seeks to rezone approximately five acres from AR-1 to AR-2 for a proposed three-lot subdivision, aligning with the property's characteristics. The land, currently hosting one mobile home and surrounded by undeveloped areas, saw its initial five-lot proposal denied by the planning board due to concerns about density, compatibility, septic limitations, infrastructure, and precedent. The revised three-lot layout, with lot sizes of approximately 1.66 acres, improves compatibility and addresses environmental health requirements.

Speaking for: Juan Sanchez was present to answer any questions.

Speaking in objection: Kimberly Callanan, Brighton Rosenus, and Allison Brock expressed concerns with the subject property as a rental unit and usage change with agricultural land use.

The Board engaged in a discussion regarding the precedent set by approving the rezoning to AR-2, as it could conflict with the board's intent to move away from AR-2 designations.

Vice Chair Kieffer made a motion to deny. Commissioner Deloach seconded the motion. Commissioner Floyd opposed. Commissioners Burdette, Deloach, Helmly and Kieffer supported denying the motion. The motion 4 to 1.

JOSE MANUEL NAVARRO HERNANDEZ – SECOND READING (08): Consideration to approve the Second Reading of an application submitted by Jose Manuel Navarro Hernandez to rezone +/- 5.00 acres located at 1100 Long Bridge Road from AR-1 to AR-2 to allow for permitted uses in AR-2 Map # 445 Parcel # 19A in the Fifth District

This item was denied due to previous action.

ANTHONY LESTER – PUBLIC HEARING (09): Consideration to approve an application by Anthony Lester for a variance from Section 3.21.1, to allow for the occupation of a RV/Camper during the renovation of a home in AR-2, located at 987 Springfield Egypt Road Map # 342 Parcel # 38A in the Third District.

Senior Planner Barlett explained that the applicant seeks a variance to temporarily occupy two campers on a three-acre parcel during the renovation of an existing mobile home. This use is not anticipated to affect public health, safety, or welfare and is limited to 12 months, with occupancy ending upon project completion.

Speaking for: Anthony Lester stated that the home will be completed within 12 months.

Dawn Lambert and Matthew Marshall expressed concerns regarding the time that the applicant has already lived in the camper and clarification on the AR zoning.

Commissioner Deloach added two (2) new stipulations: 8-month occupancy period, additional approval required, if exceeded and only 2 campers are allowed on the property.

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

1. The RV/camper 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 camper shall be vacated and disconnected from the well and septic.
3. A strict eight-month time limit (calculated by subtracting four months from the originally requested twelve).
4. No additional temporary campers are allowed; the site is limited to the two campers currently present on the parcel.

Commissioner Helmly seconded the motion. The motion carried unanimously.

ANTHONY LESTER – SECOND READING (10): Consideration to approve the Second Reading for an application by Anthony Lester for a variance from Section 3.21.1, to allow for the occupation of an RV/Camper during the renovation of a home in AR-2, located at 987 Springfield Egypt Road Map # 342 Parcel # 38A in the Third District.

This item was postponed to the 04/21/2026 meeting due to added stipulations.

STEVE S as agent for **SHRONDA LOUDER – PUBLIC HEARING (11):** Consideration to approve an application by Steve S as agent for Shronda Louder for a conditional use to allow for a beauty school in B-2, located at 135 Goshen Road Extension, unit 103 Map # 465F Parcel # 2 in the Fifth District.

Senior Planner Barlett explained the applicant seeks conditional use approval to operate a beauty school in a commercial shopping center with up to 25 students, 2-3 staff members, and 10-20 weekly clients. Staff confirms the request aligns with the B-2 zoning district's intent, is permitted through conditional use, and supports the comprehensive plan.

Speaking for: Shronda Louder expressed that the center has been operational for five years and has students eager to attend in person.

Vice Chair Kieffer 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. Disposal and storage of products will comply with applicable laws and safety requirements.

Commissioner Helmly seconded the motion. The motion carried unanimously.

STEVE S as agent for **SHRONDA LOUDER – SECOND READING (12):** Consideration to approve the Second Reading for an application by Steve S as agent for Shronda Louder for a conditional use to allow for a beauty school in B-2, located at 135 Goshen Road Extension, unit 103 Map # 465F Parcel # 2 in the Fifth District

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

JEREMY HILL as agent for **GWENDOLYN BEASLEY – PUBLIC HEARING (13):** Consideration to approve an application by Jeremy Hill as agent for Gwendolyn Beasley for a variance from Section 5.1, to allow for a decrease in required building setbacks in AR-1, located at 582 Harry Lindsay Road Map # 235 Parcel # 22 in the Third District

Senior Planner Barlett explained that a 1,900-square-foot attached mother-in-law suite is proposed on a 14.62-acre parcel. The request satisfies the criteria for a variance as adequate spacing, access, and infrastructure will be preserved, with the hardship stemming from the unique placement and orientation of the existing residence.

Speaking for: Jeremy Hill explained the central issue is a disagreement between the homeowners and the County regarding how to define property boundaries for a house that sits at an angle relative to the lot lines.

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

JEREMY HILL as agent for **GWENDOLYN BEASLEY – SECOND READING (14):** Consideration to approve the Second Reading for an application by Jeremy Hill as agent for Gwendolyn Beasley for a variance from Section 5.1, to allow for a decrease in required building setbacks in AR-1, located at 582 Harry Lindsay Road. Map # 235 Parcel # 22 in the Third District

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

MARILYN LEIGH – PUBLIC HEARING (15): Consideration to approve an application by Marilyn Leigh for a variance from Section 3.25.4, to allow for a secondary home on a nonconforming AR-1 lot, located at 619 Rahn Station Road Map # 411A Parcel # 1 in the Fourth District

Senior Planner Barlett explained that the applicant is seeking a variance to permit a second dwelling unit on a 4.596-acre parcel zoned AR-1 Agricultural Residential. The property is a legally established non-conforming lot, and the proposed second residence will not adversely affect public health, safety, or welfare.

Speaking for: Hillary Leigh states that the request is to add a second home to the property to provide care.

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

MARILYN LEIGH – SECOND READING (16): Consideration to approve the Second Reading for an application by Marilyn Leigh for a variance from Section 3.25.4, to allow for a secondary home on a nonconforming AR-1 lot, located at 619 Rahn Station Road Map # 411A Parcel # 1 in the Fourth District

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

STANLEY MARTIN HOMES - ANTHONY ROCCO as agent for **BRETT HUGHES – PUBLIC HEARING (17):** Planning Board recommends denying 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 R5 Map # 374 Parcel # 18, 42, & 42A in the First District

This item was postponed to June 2, 2026 by the applicant at the agenda approval.

STANLEY MARTIN HOMES - ANTHONY ROCCO as agent for **BRETT HUGHES – SECOND READING (18):** 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.

This item was postponed to June 2, 2026 by the applicant at the agenda approval.

XVII – ADJOURNMENT

At 8:17pm, there being no further business, Commissioner Deloach 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
APRIL 21, 2026