



Record No: VAR-26-17

Variance Application

Status: Active

Submitted On: 4/7/2026

Primary Location

32.309581, -81.424088

Owner

No owner information

Applicant

Jared Mock



16741 GA Hwy 67 South
Suite H
Statesboro, GA 30458

Staff Review

Board of Commissioner Meeting Date*

05/05/2026

Notification Letter Description*

to modify the requirement for a berm.

Public Notification Letters Mailed*

04/13/2026

Location Information*

Old Louisville Road

Staff Description

Section 3.4


Stipulations

Board of Commissioner Ads 

04/15/2026

Commissioner District* 


3rd

Request Approved or Denied 


—

Letter & ZMA Mailed 

—

Map#* 

272

Parcel#* 

29

Applicant Name* 

SB Homes, LLC/Sean Barlow

General Information

Zoning District*

R-1

Map/Parcel Number*

02720-00000-029-000

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

After submitting the preliminary plan, staff indicated that a berm would be required per the ordinance between the rear lots and highway 119. Due to the existence of mature trees along the right-of-way, we are requesting a variance from Buffer Ordinance § 3.4.1.B.8.v, which states:

“Major subdivisions with rear or side facing homes will install a six (6) foot tall berm with approved landscaping material at the apex of the berm. Minimum width of the berm is fifteen (15) feet at the base.”

Specifically, we are requesting approval to omit the required berm along Highway 119 and instead provide a 20' vegetative buffer with a 6' privacy fence while preserving the existing mature tree buffer along the corridor.

The intent of this request is to preserve the established mature trees within the 20' buffer that currently provide a natural visual buffer between Highway 119 and the rear-facing residential lots within Sagebrush Reserve. Construction of the required six-foot berm with a fifteen-foot base width along the right-of-way would necessitate disturbance and removal of these mature trees.

Preserving the existing tree line is, in our view, the superior solution for the following reasons:

- Public benefit for Highway 119 travelers: The mature trees provide an immediate and aesthetically valuable natural corridor edge, maintaining the existing scenic character of the roadway.
- Benefit to future homeowners: Rear-facing lots will retain a well-established vegetative screen that offers privacy, visual softness, and a more natural separation than a newly constructed berm.
- Environmental preservation: Avoiding berm construction reduces unnecessary grading, root disturbance, and tree loss.
- Improved long-term appearance: The existing mature landscape provides instant screening value that would take many years for new berm plantings to replicate.

This alternative better satisfies the spirit and intent of the ordinance by maintaining an effective visual buffer while preserving existing natural assets that serve both the traveling public and future residents.

We respectfully request favorable consideration of this variance request for Sagebrush Reserve.

Water Connection*

Public Water System

Name of Supplier*

City of Guyton

Sewer Connection*

Private Septic System

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*

SB Homes, LLC/Sean Barlow

Applicant Phone Number*



Applicant Email Address*



Applicant Address*

2929 Wyatt Place Road

City*

Louisville

State*

GA

Zip Code*

30434

Owner of Record

Owner Name*

SB Homes, LLC

Owner Phone Number*



Owner Email Address*



Owner Address*

2929 Wyatt Place Road

City*

Louisville

State*

GA

Zip Code*

30434

Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

 Jared Mock

Apr 6, 2026

272-27, 27B, C & D 272-27A, A01 & A02

MINOR SUBDIVISION OF 6 LOTS BEING SUBDIVIDED FROM PARCEL #S:
 (02720029) & (90270227) LOCATED ON OLD LOUISVILLE RD,
 10th C.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA
 LOTS ARE 272-27 & 272-27A

SPLIT 272-27 (5.246) REMAINING
 272-27B (.593 AC) LOT 4
 272-27C (.593 AC) LOT 5
 272-27D (.548 AC) LOT 6
 SPLIT 272-27A (1.204 AC) LOT 1
 272-27A01 (1.213 AC) LOT 2
 272-27A02 (1.33 AC) LOT 3
 EMD TO J.KEYES & GIS - LAL 5.23.25



BK: 30 Pg: 117-117
 Filed and Recorded
 05-22-2025 01:33 PM
 DOC# P2025-000097
 WALTER LAMSON
 CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	VICINITY MAP (NOT TO SCALE)	
					DETAILED	BLUES
C1	S53°15'14"W	172.67	108.88	172.52	528.46'	80.34'
L1	S19°27'00"E	119.70	L12	N68°31'32"E	218.86'	218.86'
L2	N11°10'00"W	81.10'	L13	S69°31'32"W	218.86'	218.86'
L3	N11°10'00"W	81.10'	L14	S69°31'32"W	218.86'	218.86'
L4	N11°10'00"W	102.81'	L15	S20°27'28"E	108.67'	108.67'
L5	N59°45'25"E	121.02'	L16	S20°27'28"E	117.20'	117.20'
L6	S20°27'28"E	117.20'	L17	S20°27'28"E	117.20'	117.20'
L7	S20°27'28"E	117.20'	L18	S20°27'28"E	117.20'	117.20'
L8	S69°31'32"W	218.86'	L19	S20°27'28"E	117.20'	117.20'
L9	S69°31'32"W	218.86'	L20	S20°27'28"E	117.20'	117.20'
L10	S69°31'32"W	218.86'	L21	S20°27'28"E	117.20'	117.20'
L11	S69°31'32"W	218.86'	L22	S20°27'28"E	117.20'	117.20'

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.
 DATE: 5/14/2025

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL AND SIGNATURE ARE HEREON, THE ENGINEER/SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND THAT THE PLAT COMPLES WITH THE ORDINANCES REGULATIONS FOR A TYPICAL SIZE RESIDENCE DEVELOPMENT WITH BASIC APPEARANCES. EACH LOT MUST BE SUBDIVIDED INTO LOTS WITH BASIC APPEARANCES. THIS PLAT IS BEING PLACED PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

ZONING AUTHORITY: *Shim* DATE: 5/14/2025
 TITLE: WATER SYSTEM
 PROJECT # 27
 REAR # 27

1. THE FIELD DATA WAS COLLECTED USING A TOPCON.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS SHOWN BY THE FLOOD INSURANCE RATE MAP.
3. THIS PLAT IS TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND BOUNDARIES HAVE BEEN CORRECTLY MEASURED AND PROVEN BY A LAND SURVEYOR AND THE ANGLES SHOWN HAVE BEEN PROVEN BY A LAND SURVEYOR AND THE BOUNDARIES SHOWN HAVE BEEN PROVEN BY A LAND SURVEYOR AND THE BOUNDARIES SHOWN HAVE BEEN PROVEN BY A LAND SURVEYOR.
5. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND MAPPING ENGINEERS.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND THAT THE PLAT COMPLES WITH THE ORDINANCES REGULATIONS FOR A TYPICAL SIZE RESIDENCE DEVELOPMENT WITH BASIC APPEARANCES. EACH LOT MUST BE SUBDIVIDED INTO LOTS WITH BASIC APPEARANCES. THIS PLAT IS BEING PLACED PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD OBSERVATION ERROR OF ONE FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE.

SURVEYOR CERTIFICATION

I, WILLIAM MARK GLISSON, A LICENSED LAND SURVEYOR IN THE STATE OF GEORGIA, HAVE CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAVE FOUND THAT THE PLAT COMPLES WITH THE ORDINANCES REGULATIONS FOR A TYPICAL SIZE RESIDENCE DEVELOPMENT WITH BASIC APPEARANCES. EACH LOT MUST BE SUBDIVIDED INTO LOTS WITH BASIC APPEARANCES. THIS PLAT IS BEING PLACED PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

WILLIAM MARK GLISSON REG # 3116 DATE: 5/14/2025

CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY

STATE OF GEORGIA
 LSF # 1404



REVISION: 02/04/2025	REVISION: 02/04/2025
PROVIDED: COMMERCIAL	PROVIDED: COMMERCIAL
PROPERTY: CHANGED TITLE BLOCK	PROPERTY: CHANGED TITLE BLOCK
HEALTH DEPT: STATEMENT	HEALTH DEPT: STATEMENT
CHANGES/WATER SYSTEM	CHANGES/WATER SYSTEM
STATEMENT	STATEMENT

<p>REVISION: 02/04/2025</p> <p>PROVIDED: COMMERCIAL</p> <p>PROPERTY: CHANGED TITLE BLOCK</p> <p>HEALTH DEPT: STATEMENT</p> <p>CHANGES/WATER SYSTEM</p> <p>STATEMENT</p>	<p>REVISION: 02/04/2025</p> <p>PROVIDED: COMMERCIAL</p> <p>PROPERTY: CHANGED TITLE BLOCK</p> <p>HEALTH DEPT: STATEMENT</p> <p>CHANGES/WATER SYSTEM</p> <p>STATEMENT</p>
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LEGEND

- Found pin
- Set pin
- Concrete Monument Found
- Utility Easement

PREPARED BY:
GLISSON LAND SURVEYING
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3116 - SOUTH CAROLINA PLS # 31968
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826 - 5582 CLAXTON: (912) 282 - 7032
 WINGLISSONBELLSOUTH.NET

RECOMMEND:
 DATE: 05/14/2025
 SCALE: 1" = 150'
 FILE NUMBER: 202504
 TOTAL AREA: 8.671 ac
 FIELD SURVEY DATE: 12/29/2023



4307 GA-109



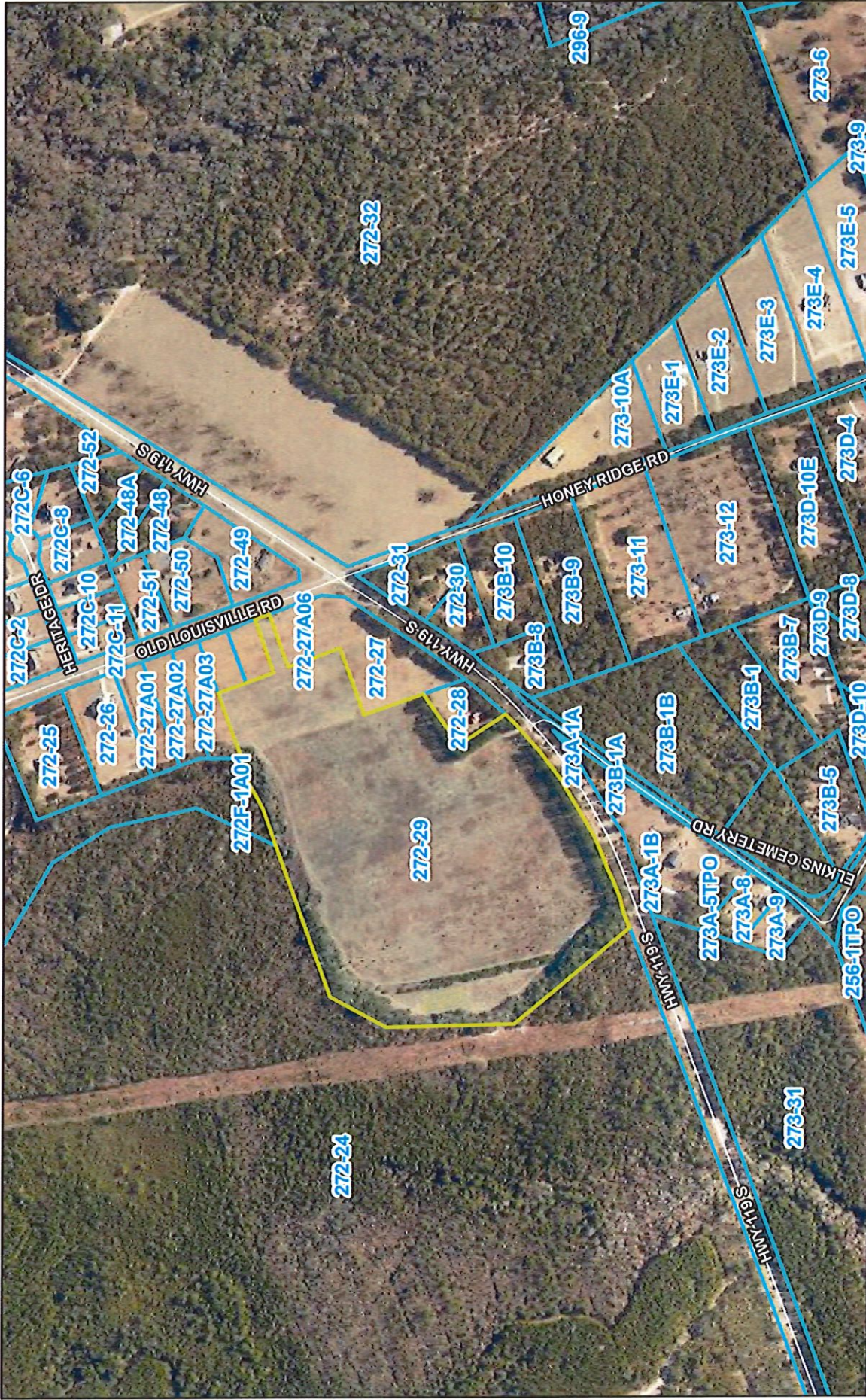
Exit Street View

© 2025 Google

Google Earth

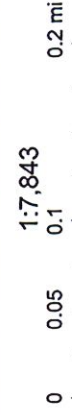
Imagery Date: 12/2024 32°16'26.03" N 81°25'11.79" W elev. 68 ft eye alt. 75 ft

272-29



4/13/2026

1:7,843



ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

272-29



4/13/2026

1:15,686

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Zoning

- R-1
- AR-1
- AR-2

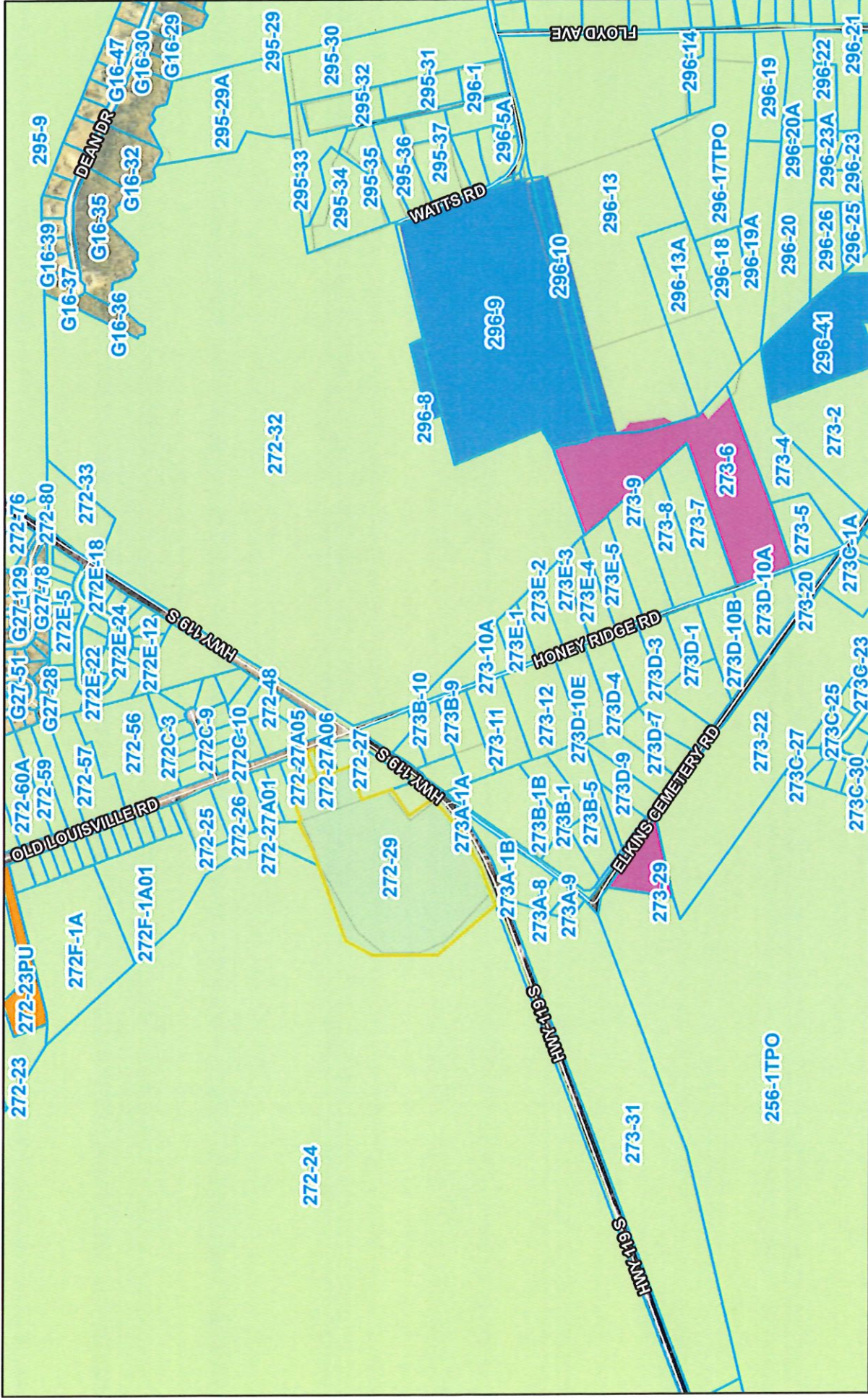
Roads

- Parcels

Municipal Boundaries

Citations

272-29

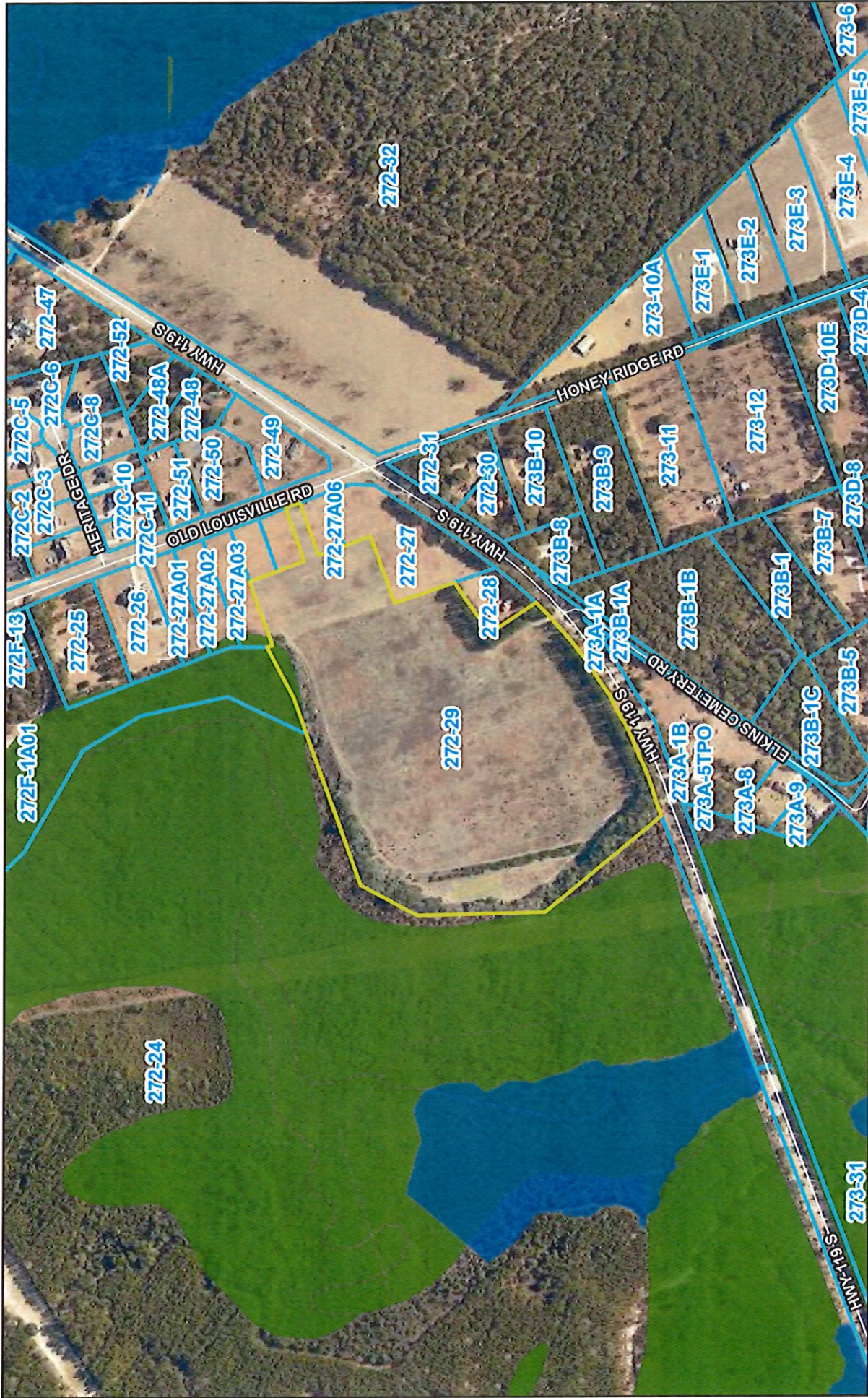


4/13/2026



1:15,686
0 0.1 0.2 0.4 mi
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ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

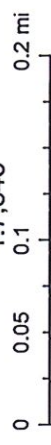
272-29



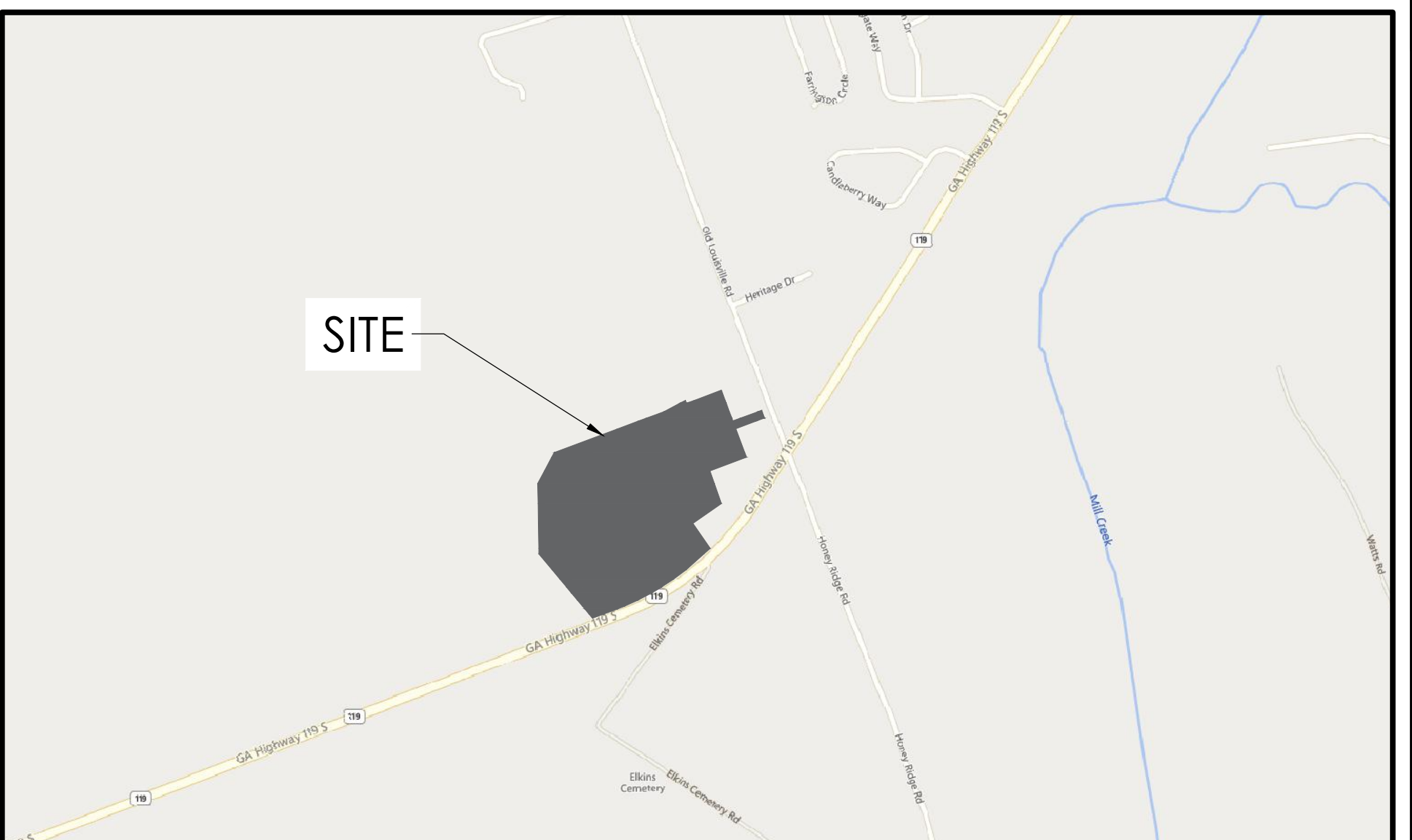
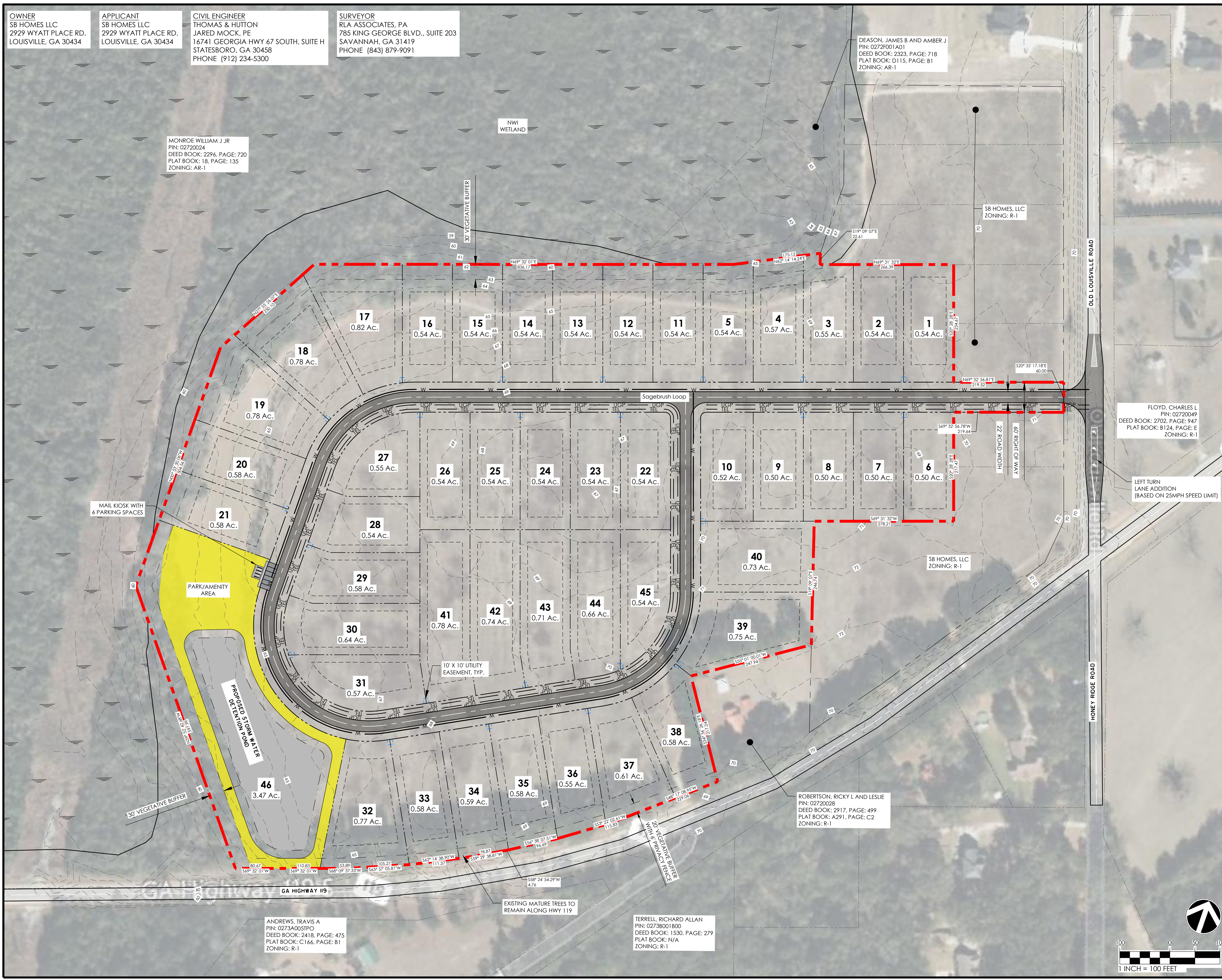
4/13/2026

- Roads
- Parcels
- FEMA Flood Zone
- A
- Wetlands
- Freshwater Forested/Shrub Wetland
- Riverine
- X, AREA OF MINIMAL FLOOD HAZARD
- Citations
- Citations

1:7,843

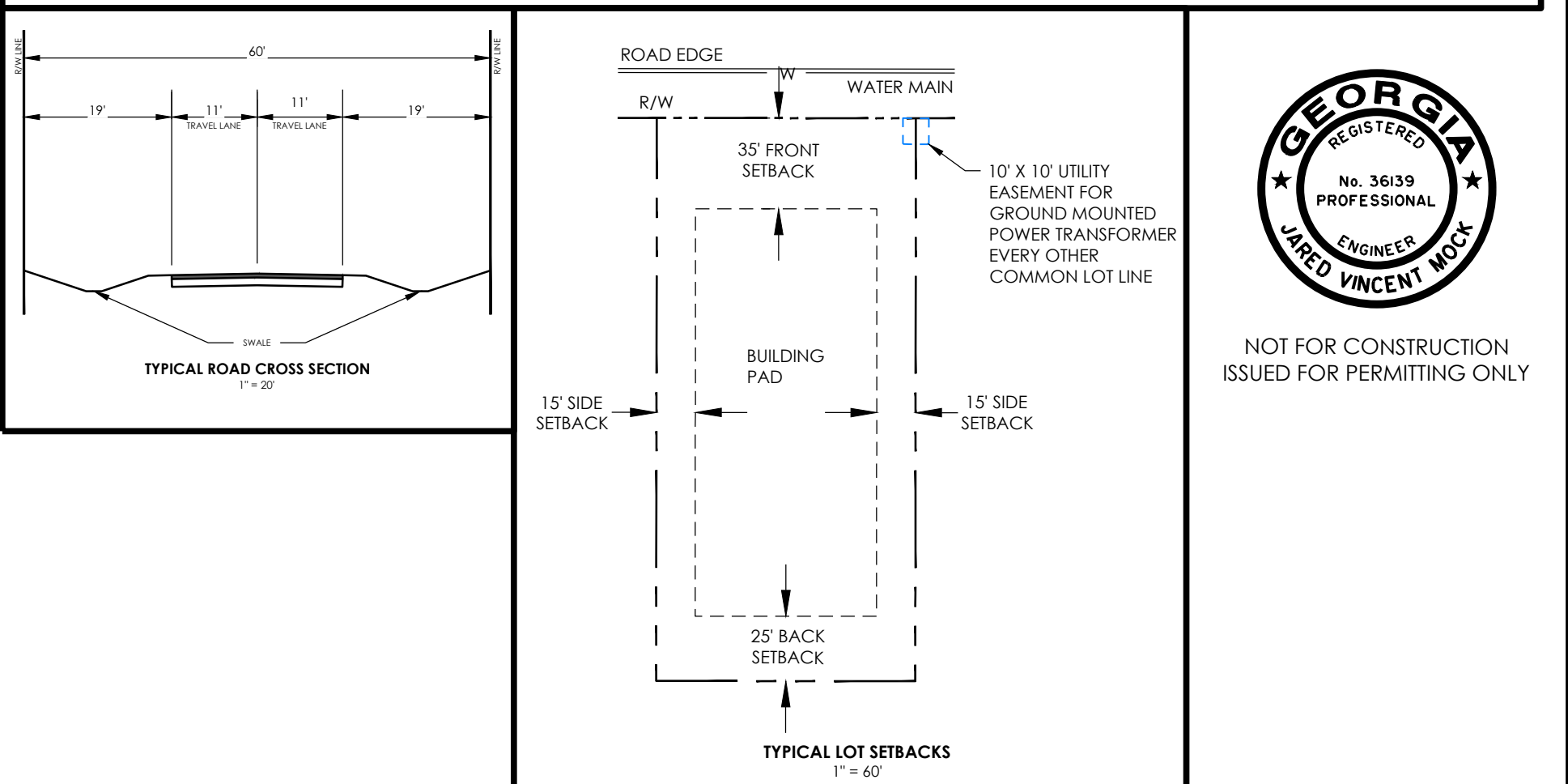


ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA



LOCATION MAP
1" = 1000'

<p>ADDRESS: OLD LOUISVILLE RD. GUYTON, GA 31312</p> <p>PARCEL NUMBERS: 02720-00000-029-000</p> <p>EXISTING ZONING: R1</p> <p>PROPOSED LAND USE - DETACHED SINGLE FAMILY</p>	<p>EXISTING PARCEL ACREAGE: 34.80 AC</p> <p>UPLAND 34.61 AC (99.25%) WETLAND 0.26 AC (0.75%)</p> <p>DISTURBED ACREAGE: 33.26 AC</p> <p>UPLAND 33.19 AC WETLAND 0.00 AC</p>										
<p>UNIT BREAKDOWN:</p> <p>45 SINGLE FAMILY DETACHED UNITS</p>	<p>REQUIRED LOT SETBACKS:</p> <table border="1"> <thead> <tr> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT SETBACK LINE:</td> <td>35'</td> </tr> <tr> <td>REAR SETBACK LINE:</td> <td>25'</td> </tr> <tr> <td>SIDE SETBACK LINE (STREET):</td> <td>25'</td> </tr> <tr> <td>SIDE SETBACK LINE (INTERIOR):</td> <td>15'</td> </tr> </tbody> </table>	REQUIRED	PROPOSED	FRONT SETBACK LINE:	35'	REAR SETBACK LINE:	25'	SIDE SETBACK LINE (STREET):	25'	SIDE SETBACK LINE (INTERIOR):	15'
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<p>OFF-STREET PARKING REQUIREMENT BREAKDOWN:</p> <table border="1"> <thead> <tr> <th>REQUIRED PARKING:</th> <th>PROPOSED PARKING:</th> </tr> </thead> <tbody> <tr> <td>2 SPACES PER UNIT 45 TOTAL UNITS</td> <td>90 STANDARD PARKING (GARAGE/DRIVEWAY)</td> </tr> </tbody> </table>	REQUIRED PARKING:	PROPOSED PARKING:	2 SPACES PER UNIT 45 TOTAL UNITS	90 STANDARD PARKING (GARAGE/DRIVEWAY)	<p>ADJACENT USE BUFFER:</p> <table border="1"> <thead> <tr> <th>R-5 TO AR-1</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>30'</td> <td>30'</td> </tr> </tbody> </table> <p>MAX BUILDING HEIGHT: 35' < 35'</p> <p>SIZE: 21,780 SF MINIMUM WIDTH: *100' MINIMUM MAX LOT COVERAGE: 30% *AS MEASURED AT FRONT SETBACK LINE.</p>	R-5 TO AR-1	PROPOSED	30'	30'		
REQUIRED PARKING:	PROPOSED PARKING:										
2 SPACES PER UNIT 45 TOTAL UNITS	90 STANDARD PARKING (GARAGE/DRIVEWAY)										
R-5 TO AR-1	PROPOSED										
30'	30'										
<p>FEMA FLOOD ZONE - ZONE X FEMA PANEL: 13103C0578E (EFF. 03/15/2015)</p>	<p>DETACHED SINGLE-FAMILY (R-1) REQUIRED OPEN SPACE CALCULATIONS:</p> <p>NET USABLE SPACE: 32.98 AC</p> <p>5% OF 32.98 AC = 1.649 AC = 71,831 SF</p> <p>REQUIRED OPEN SPACE = 71,832 SF</p> <p>PROPOSED OPEN SPACE = 76,685 SF (1.76 AC - 5.34%)</p> <p>PROVIDED GREENSPACE SHALL MEET THE REQUIRED PERCENTAGE OF THE OPEN SPACE, PER THE EFFINGHAM COUNTY ZONING CODE, UPON SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLANS.</p>										



NOT FOR CONSTRUCTION
ISSUED FOR PERMITTING ONLY

PREPARED FOR:
SB HOMES

PRELIMINARY PLAN
SAGEBRUSH RESERVE
EFFINGHAM COUNTY, GA

FEBRUARY 19, 2026

THOMAS & HUTTON
16741 Georgia Hwy 67 South • Suite H
Statesboro, GA 30458 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.