



## **THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**

**March 25, 2019**

### **I. CALL TO ORDER**

Chairman Dave Burns called the meeting to order at 6:01 p.m.

### **II. INVOCATION**

Chairman Dave Burns gave the invocation.

### **III. PLEDGE TO THE FLAG**

Chairman Dave Burns led the pledge.

### **IV. AGENDA APPROVAL**

Chairman Dave Burns asked if there were any changes to the agenda. Mrs. Juanita Golden made a motion to approve the agenda as read. Mr. Peter Higgins seconded the motion. The motion carried by unanimously.

### **V. APPROVAL OF MINUTES**

Chairman Burns asked if there were any corrections or additions to the February 25, 2019 meeting minutes. Mr. Peter Higgins made a motion to approve the minutes as read. Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

**Members Attending:** Mr. Dave Burns, Mr. Peter Higgins, Mr. Brad Smith, Mr. Juanita Golden

**Members Absent:** Mr. Alan Zipperer

**Staff Present:** Mrs. Theresa Concannon, Zoning Administrator and Mrs. Kayla Phillips, Executive Assistant

**Persons Attending:** Mr. Warren Ratchford, Mr. Tim Hutchings, Mr. Don Doyle, Mrs. Susan Doyle, Mr. Gary Hart, Mr. Gregg Howze, Mrs. Lori Straub, Mr. Tim Weredyk, Mr. Hans Bliss, Mr. Jason Kennedy, Mrs. Cindy Farmer, Mr. Warren Poythress, Mr. Josh Forbes, Mr. Ruben Rahn, Mrs. Lula Seabrooks, Mrs. Pauline Harden, Mrs. Juanita Woods, Mr. Joey Eitel

### **VI. PUBLIC HEARINGS**

Chairman Burns stated all items voted on would be presented at the April 16, 2019 Board of Commissioners meeting held at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

**Matthew Byrd - PUBLIC HEARING (1):** The applicant requests to rezone 6.87 acres for [Map# 351B Parcel# 9] located on Blue Jay Road from R-1 to R-2 for a major subdivision containing nine lots. **(First District)**

Mr. Warren Ratchford was present to represent Mr. Matthew Byrd. Mr. Dave Burns asked why are they requesting to rezone to R-2, do they plan to build duplexes? Mr. Ratchford stated that Mr. Byrd builds single family site built homes and larger lots are not conducive with what he builds. The sketch plan submitted for review shows nine half acre lots. The parcel is already zoned R-1 which allows for half acre lots connecting to county water services and septic tanks.

Mr. Warren Ratchford stated that they would like to withdraw their request to rezone the parcel.

**Matthew Byrd - SKETCH PLAN (2):** The applicant requests a sketch plan approval for [Map# 351B Parcel# 9] located on Blue Jay Road for a major subdivision containing nine lots. **(First District)**

Mr. Warren Ratchford stated that the proposed nine lot subdivision will have county water and septic tanks. Mr. Tim Hutchings owns the property next to the proposed subdivision and is concerned about the effects on his property value and drainage issues. Mr. & Mrs. Doyle on the parcel behind this and are also concerned about the property values, noise, drainage issues and their quality of life. Mr. Gary Hart owns property in Emerald Plantation and his concern is what will happen to his and surrounding properties and their value.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve the request. No one seconded the motion. Mr. Peter Higgins made a motion to deny the request. The motion carried 3/1 with Mrs. Golden opposed.

**Laurel Mill, Inc. - PUBLIC HEARING ( 3):** The applicant requests to rezone .75 acres for [Map# 352F Parcel# 1H & 1J] located at 490 Noel C. Conaway Road from PD-Multifamily/B-2 to PD - Single Family (PD Text Amendment). **(First District)**

Mr. Gregg Howze stated that he will be reducing the number of townhomes and increase the number of single family dwellings. Mrs. Lori Straub asked if there will be any commercial property left, and Mr. Howze said yes the remaining three acres are commercial that will allow for townhomes.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve the request with staff recommendations:

1. The lots meet the requirements of the R-1 zoning district.
2. All wetland impacts permitted by USACE.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. Subdivision plat must be approved the Health Department and the Zoning Office.

Mr. Brad Smith seconded the motion. The motion carried unanimously.

**Laurel Mill, Inc. - SKETCH PLAN (4):** The applicant requests a sketch plan approval for [Map# 352F Parcel# 1H & 1J] located at 490 Noel C. Conaway Road. **(First District)**

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve the request. Mr. Brad Smith seconded the motion. The motion carried unanimously

**Michael Woods - PUBLIC HEARING (5):** The applicant requests approval for a pond less than one acre for [Map# 374 Parcel# 26A] located at 700 Zittrouer Road, zoned **AR-1. (First District)**

Mr. Tim Weredyk stated that the applicant wants to have a pond less than one acre and the dirt is leaving the property.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve with the staff recommendations:

1. Follow 3.17 - **Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands.**
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.

The motion was seconded by Mr. Brad Smith. The motion carried unanimously.

**Hans Bliss - PUBLIC HEARING (6):** The applicant requests a conditional use for [Map# 377 Parcel# 5 & 6] located on Roebling Road to allow for a race shop for automotive services, zoned **B-2. (First District)**

Mr. Hans Bliss stated that he is requesting a conditional use for the B-2 zoning to allow for an automotive shop for the race track on Roebling Road.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve with the staff recommendations:

1. Each lot shall meet the requirements of the B-2 zoning district.
2. Each lot shall meet the requirements of Appendix C - Zoning Ordinance, Article III-General Provisions, Section 3.4 - **Buffers** for vegetative screening between the B-2 commercial use and the adjacent AR-1 use.
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

The motion was seconded by Mr. Brad Smith. The motion carried unanimously.

**Clayton Morgan - PUBLIC HEARING (7):** The applicant requests to rezone 23 acres for [Map# 350 Parcel# 18] located at 2341 Midland Road from **I-1 to AR-1. (Second District)**

Mr. Tim Weredyk stated that the digging of the surface mine has been completed and they are just reverting the 23 acres back to the AR-1 zoning.

Chairman Burns called for a motion. Mr. Brad Smith made a motion to approve with the staff recommendations:

1. Each lot must meet the requirements of the AR-1 zoning district.
2. The mine must be approved for closing by the Department of Natural Resources prior to the recombination plat being approved the Zoning Office.

The motion was seconded by Mr. Peter Higgins. The motion carried unanimously.

**Clayton Morgan - PUBLIC HEARING ( 8 ):** The applicant requests approval for a pond less than one acre for **[Map# 350 Parcel# 18]** located at 2341 Midland Road from **I-1** to **AR-1. (Second District)**

Mr. Tim Weredyk stated that the applicant wants to have a pond less than one acre and the dirt is leaving the property. This will be in a separate area from the 23 acres that is being rezoned back to AR-1.

Chairman Burns called for a motion. Mr. Brad Smith made a motion to approve with the staff recommendations:

1. Follow 3.17 - **Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands.**
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Use Best Management Practices (BMPs).

The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

**Laurel Mill, Inc - PUBLIC HEARING ( 9 ):** The applicant requests to rezone 1.04 acres for **[Map# 396 Parcel# 23]** located on Nease Road from **AR-2** to **R-1. (Second District)**

Mr. Gregg Howze stated that this parcel will tie into the county water & sewer system. There is already a home on the parcel, rezoning to R-1 would allow him to split the parcel to add one or two more homes. Mr. Jason Kennedy spoke stating that he brought a petition signed by 82 of the existing residences in the subdivision and all are against the rezoning. Mrs. Cindy Farmer stated that she spoke with Mrs. Theresa Concannon regarding the lift station for the subdivision and has concerns for adding more residences to the lift station.

Chairman Burns called for a motion. Mr. Peter Higgins made a motion to approve with the staff recommendations:

1. Each lot must meet the requirements of the R-1 zoning district, including easement access and/or road frontage for the new parcels.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Subdivision plat must be approved the Health Department and the Zoning Office.

The motion was seconded by Mr. Brad Smith. The motion carried unanimously.

**J.A. Kimbrell - PUBLIC HEARING (10):** The applicant requests to rezone 6.48 acres for **[Map# 466B Parcel# 1A]** located on Huger Street from **R-1** to **B-3. (Second District)**

Mr. Warren Poythress stated that they would like to withdraw their request to rezone the parcel.

Chairman Dave Burns called for a recess 7:03 pm - 7:07 pm

**Josh Forbes - PUBLIC HEARING ( 11 ):** The applicant requests to rezone 2 acres for **[Map# 270 Parcel# 17A]** located on 920 Keith Road from **AR-1** to **AR-2. (Third District)**

Mr. Josh Forbes is requesting to rezone two acres from his 17 acres to subdivide and build a home.

Chairman Burns called for a motion. Mr. Peter Higgins made a motion to approve with the staff recommendations:

1. Each lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Subdivision plat must be approved the Health Department and the Zoning Office.

The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

**James G. Burns - PUBLIC HEARING ( 12):** The applicant requests to rezone 11.7 acres for [Map# 339 Parcel# 1] located at 3120 Old Dixie Hwy from **AR-1** to **AR-2. (Third District)**

Chairman Burns called for a motion. Mr. Peter Higgins made a motion to approve with the staff recommendations:

1. Each lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved the Health Department and the Zoning Office.

The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

**Ruben Rahn - PUBLIC HEARING (13 ):** The applicant requests to rezone 1.4 acres for [Map# 367A Parcel# 31] located at 576 Third Street from **AR-1** to **B-3. (Fourth District)**

Mr. Ruben Rahn stated that he would like to rezone the parcel to B-3 to allow his grandson to operate an automotive shop. Mrs. Lula Seabrooks stated that this is a residential area. She is concerned about her property values. Mrs. Pauline Harden asked what kind of building will be constructed and the view from her property. Mrs. Juanita Woods stated that there isn't any commercial property on Third Street and is against the rezoning. Mr. Joey Eitel owns property behind the parcel and is concerned about the noise.

Chairman Burns called for a motion. Mr. Brad Smith made a motion to approve with the staff recommendations:

1. Each lot must meet the requirements of the B-3 zoning district.
2. Site development plans must be submitted for review to Development Services.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

The motion was seconded by Mr. Dave Burns. The motion carried unanimously.

## **VIII. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:28 pm.

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**CHAIRMAN OF PLANNING BOARD  
EFFINGHAM COUNTY, GEORGIA**

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**DATE**

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**PLANNING BOARD SECRETARY**

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**DATE**