



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
May 24, 2021

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:00 PM.

II. INVOCATION

Chairman Dave Burns gave the invocation.

III. PLEDGE TO THE FLAG

Mr. Alan Zipperer led the pledge.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Ms. Teresa Concannon, Planning and Zoning Manager, stated that item #9 had been withdrawn. Mr. Alan Zipperer made a motion to approve the agenda with the change. Mr. Brad Smith seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the April 26, 2021 meeting minutes. Mr. Brad Smith made a motion to approve the minutes as presented. Mr. Michael Larson seconded the motion. The motion carried unanimously.

Members Attending: Mr. Michael Larson, Mr. Alan Zipperer, Chairman Dave Burns, Mr. Brad Smith

Members Absent: Mr. Peter Higgins

Staff Present: Ms. Teresa Concannon: Planning and Zoning Manager, Mr. Eric Larson: Assistant County Manager, Ms. Katie Dunnigan: Planning Board Secretary

Persons Attending: F. Weitman, Merry Robinson, Christopher Moon, Katlyn Warren, Kent Elmore, Bryan Davis, Travis Bazemore, Valerie Nessmith, Neil McKenzie, Larry Billeiter, Gale Waters, John Fisher, Jo Phillips, Beverly Jo Nixon Baker, Dennis Chalker, Catherine Jackson, Steven Newsome

VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the June 15, 2021 Board of Commissioners meeting at 6:00 pm as a public hearing (*with the exception of residential business and pond requests.*)

Katlyn Warren – PUBLIC HEARING (1): The applicant requests a **variance** for [Map# 304B Parcel# 12E] located at 157 Sandyhill Road to reduce the required **AR-1** setback from 25' to 15', to allow for the replacement of a mobile home. **(First District)**

Katlyn Warren was present to speak on her own behalf. Ms. Warren stated that her current mobile home would be replaced by a larger mobile home. In order to place the new home in the same place, Ms. Warren requires lesser side setbacks.

Ms. Jo Phillips was present to speak for the variance. Ms. Phillips, owner of a neighboring property stated that all homes in the area faced the street and it was her preference that Ms. Warren be allowed to place her home facing forward, to maintain continuity.

Mr. Michael Larson made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Kent Elmore as Agent for Millen Timber Company – PUBLIC HEARING (2): The applicant requests a **variance** for [Map# 324 Parcel# 115B] located on Midland Road to waive the required 800' block length for "Meadows at Midland". **(First District)**

Mr. Kent Elmore was present to speak for the variance. Mr. Elmore stated that due to impediments such as wetlands, made stub streets difficult to include and unnecessary.

Ms. Teresa Concannon, Planning and Zoning Manager, was present and stated that the function of the block length included discouraging speeding, and maneuverability for emergency vehicles; Staff recommended denial.

Chairman Dave Burns referenced the submitted site plan and asked why the cul de sac appeared on a separate, adjacent property, and if that indicated plans for expansion. Mr. Elmore replied that he did not know what the plans for future expansion would be.

Mr. Michael Larson made a motion to deny the variance request. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Kent Elmore as Agent for Millen Timber Company – PUBLIC HEARING (3): The applicant requests a **variance** for [Map# 324 Parcel# 115B] located on Midland Road to eliminate the sidewalk requirement for "Meadows at Midland". **(First District)**

Mr. Kent Elmore was present to speak on behalf of the variance. Mr. Elmore stated that there had never been sidewalks planned for Meadows at Midland, and they had not been aware of the requirement. He added that no curb and gutter was proposed.

Ms. Teresa Concannon, Planning and Zoning Manager, commented that a major subdivision was defined by the County as four or more lots.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – May 24, 2021"

Mr. Michael Larson made a motion to deny the variance. The motion was seconded by Mr. Brad Smith and carried unanimously.

Ed Garvin as Agent for **Martha Sloan** and the Estate of **James Allen – PUBLIC HEARING (4)**: The applicant requests to **rezone** 4.85 of 112.42 acres from **AR-1** to **AR-2** for **[Map# 354 Parcel# 21]** located at 2361 US Hwy 80 to allow division of the parcel. **(First District)**

No one was present to speak for or against the rezoning.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the applicant wished to separate a portion of the parcel geographically separated by Highway 80, since the size was under 5 acres, it required rezoning.

Mr. Michael Larson made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Bryan K. Davis as Agent for the Estate of **Ida R. Hagin - PUBLIC HEARING (5)**: The applicant requests to **rezone** 6.75 acres from **AR-1** to **R-1 & B-3** for **[Map# 378 Parcel# 13]** located at 3135 US Hwy 80, to allow for residential and commercial subdivisions. **(First District)**

Mr. Bryan Davis was present to speak on behalf of the rezoning. Mr. Davis stated that the proposed property divisions were part of the sale of inherited land, and that there were perspective buyers for both the commercial and residential sections.

Ms. Beverly Jo Nixon Baker was present via phone to speak about the rezoning. Ms. Baker expressed concerned for an increase in traffic in the neighboring residential area, in part due to the proposed commercial activity.

Mr. Dennis Chalker was present via phone and asked what type of buffer or barrier would be required between the proposed commercial lots and the existing residential properties. Ms. Teresa Concannon, Planning and Zoning Manager cited the ordinance required for a 30' vegetative buffer. Mr. Davis stated that buffers and barriers had not yet been discussed. Mr. Chalker expressed that his concern that a buffer without a fence would promote people gathering on commercial properties.

Mr. Michael Larson made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Christopher Moon - PUBLIC HEARING (6): The applicant requests to **rezone** 2.22 acres from **AR-1** to **B-1** for **[Map# 396 Parcel# 19]** located at 120 Nease Road, for the development of a mini-storage and RV/boat parking facility. **(First District)**

Mr. Christopher Moon was present to speak on behalf of the rezoning.

Chairman Dave Burns inquired about the planned buffer and screening for the proposed development. Mr. Moon replied that there was nothing specifically planned, but he would comply with County requirements. Ms. Teresa Concannon, Planning and Zoning Manager, stated that the next step for Mr. Moon would include a sketch plan review, which would address the 30' buffer.

Ms. Catherine Jackson was present via phone and asked what protection measures would be in place to protect neighboring properties from erosion and water runoff issues caused by

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – May 24, 2021"

development. Mr. Eric Larson, Assistant County Manager, answered that stormwater management was part of the plan review process.

Mr. Michael Larson made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Chad Zipperer as Agent for **Ernest Zipperer - PUBLIC HEARING (7):** The applicants request to **rezone** 4.5 of 107.64 acres from **AR-1** to **B-3** for [Map# 417 Parcel#1] located on Hodgeville Road, to allow for a storm water basin to service an adjacent commercial project. **(Second District)**

Mr. Travis Bazemore was present to speak on behalf of the rezoning. Mr. Bazemore added that the alternative to adding the pond acreage to the proposed commercial site was to move the site over to include the pond.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that this item was to be heard at the June 1, 2021 Board of Commissioners meeting.

Mr. Michael Larson made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Valerie Nessmith – PUBLIC HEARING (8) The applicant requests to **rezone** 3.497 of 7.04 acres from **AR-1** to **AR-2** for [Map# 235 Parcel# 5] located at 380 Griffin Lake Road, to allow for the division and recombination of the parcel. **(Third District)**

Mr. David and Mrs. Valerie Nessmith were present to speak on behalf of the rezoning.

Mr. Steven Newsome was present to speak against the rezoning. Mr. Newsome stated that the rezoning would double the amount of potential adjoining residences to his property. Mrs. Nessmith observed that the current zoning could presently allow for two residences.

Mr. Alan Zipperer made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Jane Leslie Williams as Agent for **Tina Bragg – PUBLIC HEARING (9)** The applicant requests a **conditional use** for [Map# 271B Parcel# 11] located at 306 Old Louisville Court, for a **rural business:** Blue Sky Acres, Inc., an equine assisted activity and therapeutic program. **(Third District)**

This item was withdrawn.

Neil McKenzie as Agent for **Lonadine Webb – PUBLIC HEARING (10)** The applicants requests approval of a **sketch plan** for "Webb Tract Subdivision" for [Map# 344 Parcel# 26] located on GA Hwy 119. **(Third District)**

Mr. Neil McKenzie was present to speak on behalf of the sketch plan. McKenzie indicated that the shaded portion of the submitted sketch plan represented "phase one".

Two adjoining property owners were present to express concern regarding the sketch plan. The concerned centered around being able to use their existing easement to access their properties, and the desire for fencing around the residential development. Chairman Dave Burns observed that these concerns were civil in nature and suggested the property owners approach Mr. McKenzie and the builder for guidance.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – May 24, 2021"

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Joseph Dyches as Agent for **PEFKOS LAND & TIMBER, LLC – PUBLIC HEARING (11)**
The applicant requests to **rezone** 0.9 acres from **R-1** to **AR-1** for **[Map# 364A Parcel# 36]** located at 1445 Old Dixie Hwy, for combination with an adjacent parcel. **(Third District)**

No one was present to speak for or against the rezoning.

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the applicant wished to combine the R-1 parcel to an adjacent AR-1 parcel, and use the currently R-1 zoned parcel as access; therefore it had to be rezoned for zoning compatibility.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Joseph Dyches as Agent for **PEFKOS LAND & TIMBER, LLC – PUBLIC HEARING (12)**
The applicant requests a **variance** for **[Map#364A Parcel#36 & Map# 364 Parcel# 31]** located at 1445 Old Dixie Hwy, to waive the 150' lot frontage required for an **AR-1** zoned parcel. **(Third District)**

No one was present to speak for or against the variance.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Jason & Nicole Rahn – PUBLIC HEARING (13) The applicant requests to **rezone** 39.65 of 257.38 acres from **AR-1** to **I-1** for **[Map#425 Parcels# 26, 27, & 27A]** located on Indigo Road, for a surface mine. **(Third District)**

Mr. Travis Bazemore was present to speak for the rezoning. Mr. Bazemore stated that the property had been a surface mine since 2002.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the property's I-1 zoning had expired and reverted back to AR-1, the rezoning was necessary to make the zoning proper for the usage, allowing for an EPD permit.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Larry Billeiter – PUBLIC HEARING (14) The applicant requests a **conditional use** for **[Map#391 Parcel#12C]** located at 1285 Ralph Rahn Road for a **rural business**: The Patriot's Bunker, a firearms sales business. **(Fourth District)**

Mr. Larry Billeiter was present to speak on his own behalf. Mr. Billeiter stated that the rural business was necessary to expand his business operations to other buildings on his property. He went on to state that there would not be range or test fire activity.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

James R. Gerbasi – PUBLIC HEARING (15) The applicant requests a **conditional use** for **[Map#412 Parcel#5A02]** located at 700 Race Path Road, for a **rural business**: Gerbasi Signs & Apparel, a printing business. **(Fourth District)**

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – May 24, 2021"

Mr. James Gerbasi was present and stated that he wished to use his existing shop to operate his business. He added that the business operation would occupy no more than 1,000 sq ft of the shop.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Gale H. Waters et al – PUBLIC NOTICE (16) The applicants request to **rezone** 4.9 acres from **AR-1** to **AR-2** for [Map#462 Parcels# 44, 45, & 46] located on Rincon Stillwell Road, to bring the parcels in to zoning compliance, allowing for recombination. **(Fifth District)**

Mrs. Gale Waters was present to speak on behalf of the rezoning. Mrs. Waters stated that the owners of the three parcels wished to "square the lots up".

Mr. Brad Smith made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Douglas Edwards as Agent for **Deland Properties, LLC – PUBLIC HEARING (17)** The applicant requests to **rezone** 1.73 acres from **B-3** to **I-1** for [Map# 465D Parcels# 12 & 13] located at 169 & 183 Commercial Court, to allow for increased use potential of existing commercial operations. **(Fifth District)**

Mr. John Fisher was present to speak on behalf of Douglas Edwards. Mr. Fisher stated that it was the applicant's desire to rezone to match zoning with surrounding properties and allow for manufacturing.

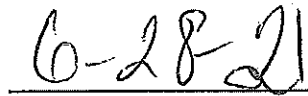
Mr. Alan Zipperer made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

VII. ADJOURNMENT

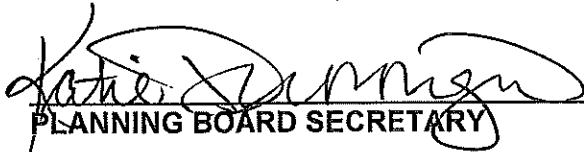
There being no further business, the meeting adjourned at 7:18 PM.



CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA



DATE



PLANNING BOARD SECRETARY



DATE