



**THE PLANNING BOARD OF EFFINGHAM COUNTY , GA**  
**JULY 23, 2018**

**I. CALL TO ORDER**

Chairman Dave Burns called the meeting to order at 6:00 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. Mr. Zipperer made a motion to approve the agenda as read. Mrs. Golden seconded the motion. The motion carried by unanimously.

**V. APPROVAL OF MINUTES**

Chairman Dave Burns asked if there were any corrections or additions to the June 23, 2018 meeting minutes. Mrs. Golden made a motion to approve the minutes as read. Mr. Higgins seconded the motion. The motion carried unanimously.

**Members Attending:** Mr. Peter Higgins, Mrs. Juanita Golden, Mr. Alan Zipperer, Mr. Dave Burns

**Members Absent:** Mr. Brad Smith

**Staff Present:** Mrs. Kayla Phillips, Planning Board Secretary

**Persons Attending:** Mr. RC Barenchik, Mr. Aaron Jarrell, Mr. Michael Wedincamp, Mr. Michael Sheffield, Mr. Renee Hatcher, Ms. Melissa Stille, Mrs. Vivian Howard, Mr. Dale Duff, Mr. Nolan Howard, Mr. Davy Jarrell, Mr. Matt Petrevitch, Mr. Ryan Sanders, Mrs. Glenda Newkirk, Mr. Mark Crapps, Mr. Richard Kohan

**VI. PUBLIC HEARINGS**

Chairman Dave Burns stated all items voted on would be presented at the August 21, 2018 Board of Commissioners meeting held at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

**Scott Funderburk - PUBLIC HEARING (1):** The applicant requests to rezone 1.5 acres for [Map# 326 Parcel# 36] located on Blue Jay Road from **AR-1** to **B-3** for mini storage units, RV & Boat storage. **(First District)**

Mr. RC Barenchik was at the meeting representing Mr. Scott Funderburk and stated that the property is located on Blue Jay Road adjacent to the property where the Dollar General is located. The access to the property will be on Blue Jay Road. They will maintain a 30' buffer between the B-3 zoning and the AR-1 zoning and a 15' buffer between the adjacent property with the Dollar General.

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

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

The motion was seconded by Mr. Zipperer. The motion carried unanimously.

**Aaron Jarrell - PUBLIC HEARING ( 2):** The applicant requests to rezone 2 acres for [Map# 330A Parcel# 11A] located at 125 Second Street from **AR-1** to **AR-2** to subdivide the property. **(First District)**

Mr. Aaron Jarrell stated that he has already had a home on the property for the past 13 years and he is replacing his home and the finance company is requiring that the property must be in his name as well as the home.

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

1. Lot meets the requirements of the AR-2 zoning district.
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. Subdivision plat must be approved by the zoning office and health department.

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

**Michael Wedincamp -PUBLIC HEARING (3):** The applicant requests to rezone 30.5 acres for [Map# 354 Parcel# 24] located at 2256 US Hwy 80 from **AR-1** to **I-1**. **(First District)**

Mr. Michael Wedincamp stated that he owns a trucking company and ships agricultural products to and from the mill. He receives lumber to the property and then the lumber is chipped, debarked, or cut down in size to be packed and shipped out.

He distributes to International Paper and to Georgia Ports. There are plans by GDOT to widen US Hwy 80 from a two lane highway to a four lane highway. There will be a turn lane installed to access the property. He stated that some of the neighboring residents are concerned that he has plans to have a medical or waste landfill for the property, he wants to assure everyone that that is not his intent at all. Mr. Mike Sheffield is an adjacent property owner and is against the rezoning, the buffers between a I-1 zoning and AR-1 zoning is 300 feet. Mr. Dennis Hales is a resident from George Road and stated that the traffic that is currently on US Hwy 80 is terrible and allowing the rezoning for this business will only create more traffic. Ms. Renee Hatcher owns property between both properties that Mr. Wedincamp is applying to have rezoned and she is also concerned about the traffic that this business will add, as well as the noise from the lumber being chipped or being altered. Ms. Hatcher feels that a traffic study should be conducted and submitted before approving this rezoning. Ms. Melissa Stille is a resident on George Road and she is concerned with the increased traffic that this will bring. She stated that the school busses no longer drive down George Road but stop on US Hwy 80 to drop the children off to walk home, she is concerned about busses stopping on US Hwy 80, the traffic and the children's safety. Mrs. Vivian Howard is a resident across the road from the parcel proposed to be rezoned and is against the rezoning. Mr. Nolan Howard stated that there are constantly trucks all day long on US Hwy 80 coming off of I-16 to get to Jimmy Deloach to head to the ports, how many more trucks will this business bring.

Chairman Dave Burns called for a motion. Mrs. Golden made a motion to deny the request. The motion was seconded by Mr. Zipperer. The motion carried unanimously.

**Michael Wedincamp -PUBLIC HEARING (4):** The applicant requests to rezone 4.23 acres for [Map# 354 Parcel# 29] located at 2486 US Hwy 80 from **AR-1** to **I-1**. **(First District)**

Chairman Dave Burns called for a motion. Mrs. Golden made a motion to deny the request. The motion was seconded by Mr. Zipperer. The motion carried unanimously.

Chairman Dave Burns called for a recess at 6:51 pm, and called the meeting back to order at 6:57 pm.

**Mary Petrevitch -PUBLIC HEARING (5):** The applicant requests to rezone 3.18 acres for [Map# 436 Parcel# 33] located at 123 Robin Road from **AR-1** to **AR-2** to subdivide the property. **(Second District)**

Mr. Matthew Petrevitch stated that he is giving his daughter and acre to build a house on.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to approve with staff recommendations:

1. Lot meets the requirements of the AR-2 zoning district.
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. Subdivision plat must be approved by the zoning office and health department.

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

**Heather Jones -PUBLIC HEARING (6):** The applicant requests to rezone 3.7 acres for [Map# 450D Parcel# 56] located at 100 Magnolia Drive South from **AR-1** to **AR-2** to subdivide the property. **(Second District)**

Mr. Wayne Whitley stated that his daughter owns the property and has applied for a VA loan to build a house. One of the requirements for a VA loan is that there cannot be two dwellings on one parcel.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to approve with staff recommendations:

1. Lot meets the requirements of the AR-2 zoning district.
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. Subdivision plat must be approved by the zoning office and health department.

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

**Beltline Energy -PUBLIC HEARING (7):** The applicant requests a conditional use for [Map# 365 Parcel# 27] located on Springfield Egypt Road to construct and operate a solar power facility, zoned **AR-1**. **(Third District)**

Mr. Ryan Sanders has previously permitted two other solar farms in Effingham County. They will have a 20 to 30 year contract to sell the power to Georgia Power. They plan to have a vegetative buffer around the project. Ms. Glenda Newkirk owns 34 acres across the road from the proposed project, she is asking for a 200 foot vegetative buffer. She is also concerned about the security and maintenance for the fencing, the lighting of the property, the decomposition of the solar arrays once no longer in use, and the entrance to the field. Mr. Mark Crapps asked is concerned about the drainage issues and the buffers. Mr. Dale Duff asked about the buffers for the property. Mr. Richard Kohan also stated that about the buffers. They adjacent property owners don't want to see the project, they want a significant vegetative buffer around the project. Mr. Ryan Sanders stated that the proposed site plan shows a 50' vegetative buffer that the plan to use one row of Leyland Cypress every six feet apart. There will be no outside lighting for the property, the sun is the only lighting on the property. At the time that the solar field will no longer in use they will complete a study on scrap yards for the materials to be disposed or recycled through. The fence is a six foot with an eighteen inch barb wire. The project takes about three weeks to construct and then the company makes about four visits to the site a year, it is a very low impact on the roads. Chairman Dave Burns stated that the adjacent property owners are not against the request for the solar farm they just don't want it to be visible.

Chairman Dave Burns made a motion to approve with staff recommendations:

5.1.2.9 Solar farms. An array of solar panels that is not an accessory to other uses on the property provided that the array meets all applicable buffer requirements; no new roads may be created for this use. The structures must meet all wind load requirements as referenced in the building code.

1. Vegetative buffers along three sides of the property line not including the property line adjacent the railroad tracks.

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

**Mickey Kicklighter -PUBLIC HEARING (8):** The applicant requests to rezone 274.28 acres for [Map# 477 Parcel# 1] located on Old Augusta Road South from I-1 / B-3 to I-1. (Fifth District)

Mr. RC Barenchik was at the meeting representing Mr. Mickey Kicklighter, they want to rezone the entire property back to I-1 zoning and remove the previous stipulations for the B-3 and the standard noise ordinance. The previous stipulation stated for no audible noise from the property line. They also want to rezone to I-1 for potential sale of property.

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

1. Lot meets the requirements of the I-1 zoning district.
  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. Subdivision plat must be approved by the zoning office and health department.
- The motion was seconded by Mr. Zipperer. The motion carried unanimously.

**VIII. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:50 pm.

_____	_____
<b>CHAIRMAN OF PLANNING BOARD EFFINGHAM COUNTY, GEORGIA</b>	<b>DATE</b>
_____	_____
<b>PLANNING BOARD SECRETARY</b>	<b>DATE</b>