



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
October 18, 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

Chairman Dave Burns led the pledge.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Mr. Peter Higgins made a motion to approve the agenda as presented. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the September 27, 2021 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as presented. Mr. Brad Smith seconded the motion. The motion carried unanimously.

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

Members Absent:

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

Persons Attending: Randy Hadden, Kyle Hadden, Amy Pierson, Dennis Morris, Doug Morgan, Billy Conyers, Teresa Conyers, Joe Fisher, Bethany Thorton, David Lloyd, Ricky Sarver, Ruth Assorg, Charles Upshaw, Kathy Gentry, Adam Davis, Cathy Garner, John Farmer, Kevin Sloan, Nolan Arledge, Kristy Rowe (via phone)

VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the November 2, 2021 Board of Commissioners meeting at 6:00 pm as a public hearing (*with the exception of residential business and pond requests.*)

Kyle Hadden – PUBLIC HEARING (1): The applicant requests to **rezone** 2.96 acres from **AR-1 to B-3** for **[Map# 302 Parcel# 166A]** to allow for the future development of a hardware store. Located on Highway 80. **(First District)**

Mr. Randy and Mr. Kyle Hadden were present to speak for the rezoning. Mr. Kyle Hadden stated that they had outgrown their current store location.

Chairman Dave Burns expressed concern over traffic increase, and asked where the entrance/exit would be. Mr. Hadden answered that access to the store would be on Sandhill Road so as not to increase traffic.

Ms. Amy Pierson was present to speak against the rezoning. Ms. Pierson expressed concern about proximity to residences, devaluation of property, and traffic problems.

Mr. Randy Hadden stated that he is a good neighbor focused on serving the community.

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

Dennis Morris – PUBLIC HEARING (2): The applicant requests to **rezone** 38.38 acres from **AR-2 & B-3 to I-1** for **[Map# 305 Parcels# 3,4,&4B & Map# 305A Parcels# 46 & 47]** to allow for development of an industrial warehouse. Located on Old River Road. **(First District)**

Mr. Doug Morgan, of EMC Engineering, was present to speak on behalf of the rezoning. When asked by Chairman Dave Burns whether or not traffic accessing the site would impact nearby residents, Mr. Morgan responded that, per the site plan, access would be on Old River Road.

Mr. Billy Conyers was present to speak against the rezoning. Mr. Conyers stated his concern that industrial rezonings led to more industrial rezonings. He added his concern regarding possible wetlands encroachment, and devaluation of property.

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

John Farmer as Agent for Yash Desai – PUBLIC HEARING (3): The applicant requests to **rezone** 20.12 acres from **B-2 to B-3** for **[Map# 329 Parcel# 41B]** located at Old River Road & I-16 to allow for the development of a truck stop and convenience store. **(First District)**

Ms. Teresa Concannon, Planning and Zoning Manager, stated that John Farmer wished to speak, but had been delayed.

Mr. Michael Larson made a motion to table this item to the end of the agenda. The motion was seconded by Mr. Peter Higgins and carried unanimously.

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Ricky Sarver – PUBLIC HEARING (4): The applicant requests a **variance** to waive the restriction that a private, unpaved road may serve no more than three lots, to allow for the creation of a home site for **[Map# 398 Parcel# 14A]**. Located at 385 Shearouse Road, zoned **AR-1**, proposed zoning **AR-2. (Second District)**

Mr. Ricky Sarver was present to speak on his own behalf. Mr. Sarver stated that it had been recommended by his banker that he separate 2 acres for a home site.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that Mr. Sarver required a variance to successfully rezone which would be necessary for division of the property.

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

Ricky Sarver – PUBLIC HEARING (5): The applicant requests to **rezone** 2 of 34 acres from **AR-1 to AR-2** for **[Map# 398 Parcel# 14A]** to allow for the creation of a home site. Located at 385 Shearouse Road. **(Second District)**

Mr. Ricky Sarver was present to speak on his own behalf.

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

Gavin Dwyer - PUBLIC HEARING (6): The applicant requests a **variance** for **[Map# 417B Parcel# 10]**, to waive the 3-acre minimum required for a rural business. Located at 818 Kolic Helmey Road. **(Second District)**

Ms. Teresa Concannon, Planning and Zoning Manager, stated that Mr. Dwyer currently met 3 of the 4 rural business conditions- lacking only the minimum 3 acres.

Multiple neighboring residents were present or had submitted, in writing, objection to the variance and rural business applications. Their concerns were:

- Odor
- Noise
- Safety, particularly for children and other dogs

Mr. Alan Zipperer made a motion to deny. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Gavin Dwyer - PUBLIC HEARING (7): The applicant requests **conditional use** for **[Map# 417B Parcel# 10]** for a **rural business**: Georgia Pine K, a dog training and boarding facility. Located at 818 Kolic Helmey Road, zoned **AR-1. (Second District)**

Mr. Alan Zipperer made a motion to deny. The motion was seconded by Mr. Peter Higgins, and carried unanimously.

Clint & Lisa Hurst – PUBLIC HEARING (8) The applicant requests a **variance** for **[Map# 320 Parcel# 23]** to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence. Located at 2540 Highway 119. **(Third District)**

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

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Ms. Teresa Concannon, Planning and Zoning Manager, stated that the applicants had an active building permit and construction was underway. The applicants wished to be on site to maintain their horses. Staff recommended a 6 month variance with the RV/camper to be vacated upon issue of a certificate of occupancy.

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

Schel Paulk – PUBLIC HEARING (9) The applicant requests to **rezone 19.56 acres** from **AR-1** to **AR-2** for **[Map# 370 Parcel# 16]** to allow for the future development of a residential subdivision. Located on Courthouse Road. **(Fourth District)**

Ms. Teresa Concannon, Planning and Zoning Manager, presented a conceptual layout of land use.

Ms. Ruth Assorgi was present to express concern about the rezoning. Ms. Assorgi expressed that future development could damage wetlands, have an impact on nearby wells, and cause conflict with wildlife.

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

Dave Burns – PUBLIC HEARING (10) The applicant requests approval of a **sketch plan** for **[Map# 388 Parcel# 4]** for: "Early Street Subdivision" a 5-lot residential subdivision. Located on Early Street. **(Fourth District)**

Chairman Dave Burns recused himself.

Mr. Doug Morgan, of EMC Engineering, was present to speak on behalf of the sketch plan. Mr. Morgan stated that the subdivision would have three parcels served by an easement and two parcels served by Early Street.

Mr. Charles Upshaw was present to speak against the sketch plan. Mr. Upshaw expressed dismay for the timbering that had occurred and concern for the potential increase in traffic.

Ms. Kathy Gentry was present to speak against the sketch plan, stating that the Early Street entrance location would cause headlights to shine directly into her home. Ms. Gentry suggested the subdivision should access Hawk Hammock.

Mr. Morgan answered that the developer was unable to tie into Hawk Hammock.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously among the 4 voting members.

Adam and Amanda Davis – PUBLIC HEARING (11): The applicants request a **variance** for **[Map# 391 Parcel# 8B01]** to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence. Located at 2180 McCall Road. **(Fourth District)**

Mr. Adam Davis was present to speak on his own behalf. Mr. Davis stated that they were waiting on plans in order to begin the permitting process for a residence.

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

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Catherine O. Garner & James F. Garner – PUBLIC HEARING (12): The applicant requests to **rezone** 1.97 of 57.3 acres from **AR-1** to **AR-2** for **[Map# 461 Parcel# 21]** to allow for the separation of a home site. Located at 381 Nellie Road. **(Fifth District)**

Ms. Cathy Garner was present to speak on her own behalf. Ms. Garner stated that they planned to separate her late father's home site so it would not be in CUVA.

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

John Farmer as Agent for Yash Desai – PUBLIC HEARING (3): The applicant requests to **rezone** f 20.12 acres from **B-2** to **B-3** for **[Map# 329 Parcel# 41B]** located at Old River Road & I-16 to allow for the development of a truck stop and convenience store. **(First District)**

Mr. Brad Smith made a motion to un-table this item. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Mr. John Farmer was present to speak for the rezoning. Mr. Farmer described future land use as a convenience store and truck stop with Old River Road being the only planned access.

Mr. Farmer was asked by board members about the planned buffer for the adjacent residential neighborhood. Mr. Farmer stated that planned buffers ranged from 60 to 104 feet and could be vegetative or opaque fence and that the applicant was open to a berm.

Multiple neighboring residents were present to speak against the rezoning. Their concerns were:

- Noise, air, light, and water pollution
- Property devaluation
- Difficulty of access from Old River Road (too narrow)
- Increase in crime

Ms. Kristy Rowe was present via phone. Ms. Rowe was in support of the truck stop citing the need for more overnight parking for truckers.

Chairman Dave Burns reflected that he struggled with the idea of overnight parking in that location, and that, if approved, there should be a significant buffer to protect neighboring properties.

Mr. Michael Larson made a motion to deny. The motion was seconded by Mr. Peter Higgins and carried unanimously.

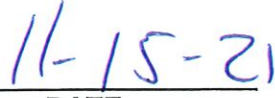
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VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:22 PM.



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



DATE



PLANNING BOARD SECRETARY



DATE