



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

**March 22, 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 February 22, 2021 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as presented. Mr. Michael Larson seconded the motion. The motion carried unanimously.

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

**Members Absent:** Mr. Brad Smith

**Staff Present:** Ms. Teresa Concannon: Planning and Zoning Manager, Ms. Katie Dunnigan: Planning Board Secretary

**Persons Attending:** Mr. Larry Fennell, Mr. Matthew Alan Crouch, Ms. Jeanette Mitchell, Mr. Thomas Morrison, Beverly Scott, Thomas Pennix, Michele Tedesco, Debra Williams, Ashley Morgan, Chad Zittrouer, Jim Arentz

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**VI. NEW BUSINESS**

Chairman Burns stated all items voted on would be presented at the April 20, 2021 Board of Commissioners meeting at 6:00 pm as a public hearing (*with the exception of residential business and pond requests*)

**Brittany Hagan & Dustin Graveline – PUBLIC HEARING (1):** The applicants request to **rezone** 2.532 of 15.94 acres from **AR-1** to **AR-2** for [Map# 300 Parcel# 2] located at 1760 Sand Hill Road for the creation of a home site. **(First District)**

No one was present to speak for or against the rezoning. Ms. Teresa Concannon, Planning & Zoning Manager stated that since the 2.532 parcel did not meet the requirements to remain AR-1, it must be rezoned to AR-2.

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

**Whitney Pippin – PUBLIC HEARING (2):** The applicant requests to **rezone** 1.44 acres from **AR-1** to **AR-2** for [Map# 375E Parcels# 19 & 20] located on 1425 Noel C Conoway Road to allow for the combination of adjacent parcels. **(Second District)**

Ms. Teresa Concannon, Planning & Zoning Manager presented that the combined acreage of the two parcels would still be under AR-1 standards so must be rezoned.

Mr. Larry Fennell was present to express concern with regards to the rezoning. Mr. Fennell, an adjacent property owner expressed his belief that the surveyor of the Pippin property had moved the marker to detract 35' from Mr. Fennell's property line. Mr. Fennell was encouraged by the Board to have his own survey done to verify property lines, and that the dispute was a civil one without bearing on the rezoning.

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

**Matthew Crouch – PUBLIC HEARING (3):** The applicant requests a **variance** for [Map# 375F Parcel# 36] located at 171 S. Effingham Plantation Drive to reduce the require side setback for an accessory structure from 10' to 5', zoned **R-1**. **(Second District)**

Mr. Matthew Crouch was present to speak on his own behalf. Mr. Crouch cited the unique shape of his parcel as to the reason he could not meet the required setback.

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

**Keith Turner – PUBLIC HEARING (4):** The applicant requests to **rezone** 5.05 of 17.9 acres from **AR-1** to **AR-2** for [Map# 436 Parcel# 2] located at 2339 Hodgeville Road to allow for a 3-lot subdivision. **(Second District)**

Mr. Keith Turner was present to represent his own interests.

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

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**Mitchell & Son Trucking, LLC - PUBLIC HEARING (5):** The applicant requests to rezone 19.27 acres from AR-1 to B-3 for [Map# 289 Parcel# 6A] located on Hwy 21 N, to allow for a future trucking business. (Third District)

Ms. Jeanette Mitchell was present to represent her own interests. Ms. Mitchell presented that the business, Mitchell & Son Trucking, LLC is a dump truck company and would be comprised of an office, parking, body shop, and fueling station.

Mr. Peter Higgins inquired as to the general scope of the business, to which Ms. Mitchell replied that the business had no plan to expand and would provide service only to the company's existing 13 trucks.

Several neighboring property owners were present to speak against the rezoning. Their common concerns were: property value, preserving the character of the area, noise, and environmental concerns to include erosion control and water contamination. Ms. Michele Tudesko was present and added that the trucking company would go against the County Development Plan in that the rezoning did not constitute an appropriate zoning transition.

To this last point; Ms. Teresa Concannon, Planning & Zoning Manager, acknowledged that the area was characterized as agricultural, but submitted that Hwy 21 is designated as a County trucking route.

Chairman Dave Burns commented that the area in question was bound to experience commercial growth, but speculated that now was not the time. Mr. Peter Higgins expressed concern over possible diesel contamination of well water.

Chairman Dave Burns made a motion for denial, based on spot-zoning. The motion was seconded by Mr. Peter Higgins and carried unanimously.

**Ashley A. Morgan - PUBLIC HEARING (6):** The applicant requests to rezone 1.49 of 15 acres from AR-1 to AR-2 for [Map# 381 Parcel# 32] located at 1935 Cloy Kildare Rd, to allow for the creation of a home site. (Third District)

Ms. Ashley Morgan was present to represent her own interests. Ms. Morgan elaborated that the 1.49 acres would be given to her daughter.

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

**Kern & Co., LLC as Agent for Various - PUBLIC HEARING (7):** The applicant requests approval of a sketch plan for [Map# 465 Parcel# 6 & Map# 477 Parcel# 15] located on Chimney Road & Old Augusta Road, for "Old Augusta Commerce Center". (Fifth District)

Chairman Dave Burns recused himself from this item.

Mr. Chad Zittrouer was present to speak for the rezoning. Mr. Zittrouer stated that several of the conditions set at the October 2020 rezoning had been met in the submitted sketch plan, and some would be met during development.

Vice Chairman Peter Higgins asked about access to the site through Goshen Road and whether it was to be limited to the construction pahse. Mr. Zittrouer replied that initially it would

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be an access for construction vehicles, and ultimately be limited to employees and emergency vehicles.

Mr. Jim Arentz was present to express his concern that the development proceed gradually, particularly with regards to truck traffic and water retention.

Ms. Teresa Concannon, Planning & Zoning Manager stated that this item was to heard at the April 6, 2021 Board of Commissioners meeting.

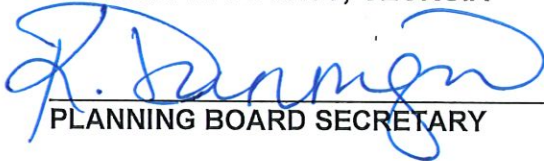
Mr. Alan Zipperer made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:57 PM.

  
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CHAIRMAN OF PLANNING BOARD  
EFFINGHAM COUNTY, GEORGIA

  
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DATE

  
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PLANNING BOARD SECRETARY

  
\_\_\_\_\_  
DATE