



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

August 23, 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. Ms. Teresa Concannon, Planning and Zoning Manager, stated that item #4 had been withdrawn. Mr. Peter Higgins 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 July 26, 2021 meeting minutes. Mr. Michael Larson made a motion to approve the minutes as presented. Mr. Brad Smith seconded the motion. The motion carried unanimously.

**Members Attending:** Mr. Dave Burns, Mr. Michael Larson, Mr. Peter Higgins, Mr. Brad Smith, Mr. Alan Zipperer (via phone)

**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:** Scott Funderburk, William Wilson, Thomas Wilson, George Malone, Jerry Hagan, Loral Hagan, Bo Langham, Phillip McCorkle, Chad Zittouer, Robert McCorkle, Mary Igou,

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**VI. NEW BUSINESS**

Chairman Burns stated all items voted on would be presented at the September 21, 2021 Board of Commissioners meeting 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** 2 of 94.14 acres from **AR-1 & B-2 to B-3** for [Map# 326 Parcels# 36 & 33] located at 4560 Blue Jay Road to allow for the expansion of a mini storage facility. **(First District)**

Items #1 and #2 were discussed concurrently.

Mr. Scott Funderburk was present to speak on his own behalf. Mr. Michael Larson verified that the intention of the rezoning was to allow for the addition of three storage buildings, and RV parking. Mr. Funderburk stated that was correct.

Chairman Dave Burns inquired as to the size of the cell tower site which the expansion would include. Ms. Teresa Concannon, Planning & Zoning Manager stated the platted area of the cell tower was 6.98 acres, which appeared to have been the standard size at the time of approval. Mr. Funderburk added that while the area rezoned for the tower was approximately 7 acres, the actual lease area only included the cell tower site itself.

Ms. Concannon stated that Staff recommended approval of the rezoning, but denial of the variance (Item #2) due to the fact the applicant had sufficient room for the expansion and there was no true hardship.

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

**Scott Funderburk – PUBLIC HEARING (2):** The applicant requests a **variance** for [Map# 326 Parcels# 36 & 33] located on 4560 Blue Jay Road to waive required buffers between differently zoned parcels. **(First District)**

Mr. Scott Funderburk was present to speak on his own behalf. Mr. Funderburk asked if it was possible to reduce the buffer, rather than eliminate it altogether.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the recommendation for denial was based on the request to eliminate the required buffer, and that Mr. Funderburk could amend the request to a reduction, suggesting 15'.

Mr. Michael Larson made a motion to approve the variance request, with both Staff Recommendations, and the added stipulation that the buffer be reduced to 15' rather than removed entirely. The motion was seconded by Mr. Brad Smith and carried unanimously.

**William Wilson as Agent for Thomas Wilson – PUBLIC HEARING (3):** The applicant requests to **rezone** 1 of 25.24 acres from **AR-1 to AR-2** for [Map# 415 Parcel# 32] located at 342 Otis Seckinger Road to allow for the creation of a home site. **(Second District)**

Mr. William Wilson and Mr. Thomas Wilson were present to speak on their own behalves.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the 1 acre home site did not meet the criteria for AR-1 and therefore must be rezoned.

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

**Frederick P. Goss – PUBLIC HEARING (4):** The applicant requests a **variance** for [Map# 465H Parcel# 106C] located at 216 Vale Royal Drive to reduce the require building setback, to allow for a home addition. **(Second District)**

This item was withdrawn from the agenda.

**George D. Malone Jr. – PUBLIC HEARING (5):** The applicant requests a **variance** for [Map# 408A Parcel# 1] located at 101 Teal Drive, to reduce required accessory structure setbacks, to allow for a pole barn. **(Fourth District)**

Mr. George Malone was present to speak on his own behalf. Chairman Dave Burns asked how much of a setback reduction Mr. Malone was seeking. Mr. Malone responded that the carport would be 6' from the side, and 6' from the house.

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

**Jerry Wallace Hagan Sr. & Laural T. Hagan - PUBLIC HEARING (6):** The applicants request a **conditional use** for [Map# 463 Parcel# 45] located at 3131 Rincon Stillwell Road, to allow for a cemetery, for family use. **(Fifth District)**

Mr. Jerry Hagan and Mrs. Laural Hagan were present to speak on their own behalves. Mr. Hagan stated that the conditional use would be for a small, family cemetery.

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

**Bo Langham as Agent for Laurel Mill, Inc. - PUBLIC HEARING (7):** The applicants request a **conditional use** for [Map# 475 Parcel# 58B] located on Old Augusta Road, to allow for a mobile office with commercial parking. **(Fifth District)**

Mr. Bo Langham was present to speak on his own behalf. Ms. Teresa Concannon, Planning and Zoning Manager, explained that B-3 zoning did not specifically permit my Langham's intended use, a variance was necessary for clarification purposes and to allow for conditions to be attached.

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

**Greg Coleman as Agent for Cowan Investments, LLC – PUBLIC HEARING (8)** The applicant requests to **rezone** 71.24 acres from R-1 to I-1 (Heavy Industrial) for [Map# 476 Parcel# 4B&4D] located on Old Augusta Road, to allow for the development of industrial warehouses. **(Fifth District)**

Chairman Dave Burns instructed that items 8-10 would be discussed together.

Mr. Phillip McCorkle was present to speak on behalf of the rezoning, sketch plan, and variance. Mr. McCorkle stated that the interest in developing warehouses in South Effingham stemmed from the need of ports in Savannah, the property to be rezoned met criteria for a warehouse site. With regard to the requested variance; the buffer requirement presented a detriment to the development plan, and Effingham County's buffer requirement was by far the

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most stringent, in comparison to surrounding areas. Mr. McCorkle added that the majority of the surrounding land would not be developed in the future, or was owned by the Cowans.

Multiple residents were present to speak against the proposed warehouses. These residents expressed concern regarding more industrial projects in the area, and protecting the boat landing, they also referred to a nearby warehouse project, where the 300' buffer was maintained for the residents of Silverwood.

Multiple residents were also present to support the project, stating that they had no issue with the development or the proposed buffer reduction.

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

**Greg Coleman as Agent for Cowan Investments, LLC – PUBLIC HEARING (9)** The applicant requests a **variance** for **[Map# 476 Parcel# 4B&4D]** located on Old Augusta Road, to reduce the required buffers between differently zoned parcels. **(Fifth District)**

Ms. Teresa Concannon, Planning and Zoning Manager stated that Staff recommended denial for the buffers, as presented. Chairman Dave Burns agreed that application including multiple buffers made it difficult to approve when presented together.

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

**Greg Coleman as Agent for Cowan Investments, LLC – PUBLIC HEARING (10)** The applicant requests approval of a **sketch plan** for **[Map# 476 Parcel# 4B&4D]** located on Old Augusta Road, for: Cowan Property – Proposed Warehouses. **(Fifth District)**

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

**Robert McCorkle III as Agent for Thomas Lee Exley Jr. – PUBLIC HEARING (11)** The applicant requests to **rezone** 102.75 acres from **AR-1** to **I-1** (Heavy Industrial) for **[Map# 478 Parcel# 1]** located on Old Augusta Road, to allow for the development of industrial warehouses. **(Fifth District)**

Chairman Burns instructed that items 11-14 would be heard together.

Mr. Robert McCorkle was present to speak on behalf of the rezoning, and variances. Mr. McCorkle stated that the parcel would be combined with the adjacent parcel to create a 2,000,000 square foot warehouse complex. He further stated that the project was consistent with other uses in the surrounding area.

Mr. McCorkle then addressed the variances, stating that the requested buffer between the two adjoin parcels was to avoid buffers within the same development, and allowed space to lessen wetlands impact. He also indicated that the 300 ft buffer from the adjacent, GDOT parcel should be granted a variance, as visual screening was not required due to lack of possible development and a heavy woods along the property line. Mr. McCorkle concluded that there were no issues with Staff's conditions.

Mr. Brandt Herndon, CEO of the Effingham County Industrial Development Authority was present to speak in favor of the requests. Mr. Herndon stated that the IDA was in favor of the proposed project.

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Ms. Teresa Concannon, Planning and Zoning Manager stated that the results of the DRI had been favorable.

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

**Robert McCorkle III as Agent for Robert Exley & Emily Badham Wood McCormick – PUBLIC HEARING (12)** The applicant requests a **variance** for **[Map# 477 Parcel# 1]** located on Old Augusta Road, to reduce required zoning buffers between industrial parcels. **(Fifth District)**

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the results of the DRI were favorable.

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

**Robert McCorkle III as Agent for Thomas Lee Exley Jr. – PUBLIC HEARING (13)** The applicant requests a **variance** for **[Map# 478 Parcel# 1]** located on Old Augusta Road, to reduce required zoning buffers between industrial parcels. **(Fifth District)**

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

**Robert McCorkle III as Agent for Thomas Lee Exley Jr. – PUBLIC HEARING (14)** The applicant requests a **variance** for **[Map# 478 Parcel# 1]** located on Old Augusta Road, to reduce required zoning buffers between differently zoned parcels. **(Fifth District)**

Mr. Peter Higgins made a motion to approve, with Staff Recommendations and the stipulation that roof runoff drain in to ponds. The motion was seconded by Mr. Michael Larson and carried unanimously.

**Chad Zittrouer as Agent for Helen Dasher Estate – PUBLIC HEARING (15)** The applicant requests to **rezone** 405 acres from **AR-1** to **I-1** (Heavy Industrial) for **[Map# 486 Parcel# 2]** located on Old Augusta Road, to allow for the development of industrial warehouses. **(Fifth District)**

Chairman Dave Burns instructed that items 16 - 19 would be heard together.

Chad Zittrouer was present to speak on behalf of the items. Mr. Zittrouer stated that the 100' buffer on the parcel adjacent to a Port Wentworth parcel met the Port Wentworth buffer requirements, adding that the 300' buffer would remain in place for the portion adjacent to Jasper Village, a residential community in Effingham County.

Mr. Brandt Herndon, CEO of the Effingham County Industrial Development Authority was present to speak in favor of the requests. Mr. Herndon stated that the IDA was in favor of the proposed project.

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

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**Chad Zittrouer** as Agent for **Helen Dasher Estate – PUBLIC HEARING (16)** The applicant requests a **variance** for **[Map# 486 Parcel# 2]** located on Old Augusta Road, to reduce required zoning buffers between industrial parcels. **(Fifth District)**

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

**Chad Zittrouer** as Agent for **Helen Dasher Estate – PUBLIC HEARING (17)** The applicant requests a **variance** for **[Map# 486 Parcel# 2]** located on Old Augusta Road, to reduce required zoning buffers between differently zoned parcels. **(Fifth District)**

Ms. Teresa Concannon, Planning and Zoning Manager stated that notification letters had been sent to adjacent property owners for Port Wentworth properties, and Staff had reached out to the City of Port Wentworth. No objections were raised by property owners or the City.

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

**Chad Zittrouer** as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust – PUBLIC HEARING (18)** The applicant requests a **variance** for **[Map# 486 Parcel# 2]** located on Old Augusta Road, to reduce required zoning buffers between industrial parcels. **(Fifth District)**

Mr. Zittrouer asked for clarification that if the rezoning was approved, there would be no need to reapply for a variance. Staff was in concurrence with Mr. Zittrouer's statement.

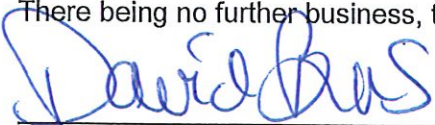
Mr. Michael Larson made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

**Chad Zittrouer** as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust – PUBLIC HEARING (19)** The applicant requests a **variance** for **[Map# 486 Parcel# 2]** located on Old Augusta Road, to reduce required zoning buffers between differently zoned parcels. **(Fifth District)**


Mr. Brad Smith 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