



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

April 26, 2021

I. CALL TO ORDER

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

II. INVOCATION

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

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

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: Victor Vanderlugt, Daniel Ben-Yisrael, Tim Weredyk, Katie Conley, Roberta Walden, Keith Walden, Meredith Scaccia, Thomas Williams, Lucia Williams, David Deason, Jack Williford, David Wood, Brittany Jameson, Kimberly Nettles, Joshua Jameson, Freddie Mitchell, Cathy Garner, Ray Pittman, Vince Drescher, Prakash Patel (via phone), Katie Conley, Pastor Mitch Conley,

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2021"

VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the May 18, 2021 Board of Commissioners meeting at 6:00 pm as a public hearing (*with the exception of residential business and pond requests*)

Victor Vanderlugt as Agent for Lena Faye T. Griner – PUBLIC HEARING (1): The applicant requests to rezone 2.532 of 15.94 acres from AR-1 to AR-2 for [Map# 304 Parcel# 4] located at 1064 Old River Road to allow for combination with adjacent parcels for the creation of a timber & grain distribution facility. (First District)

Mr. Victor Vanderlugt was present to speak on behalf of the rezoning. Mr. Vanderlugt described the proposed commercial use to include 10 rail cars at a time on site.

Mr. Alan Zipperer inquired about pavement or other dust control on the roads, Mr. Michael Larson echoed concern regarding dust control. Mr. Vanderlugt responded that access to the site would be a road going around the property, and added that he was willing to perform necessary road improvements.

Chairman Dave Burns asked Mr. Vanderlugt if there was a dwelling present on the property. Mr. Vanderlugt responded that the existing home site would be converted in to an office.

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

Victor Vanderlugt as Agent for Lean Faye T. Griner – PUBLIC HEARING (2): The applicant requests a variance for [Map# 304 Parcel# 4] located at 1064 Old River Road to reduce required zoning buffers. (First District)

Mr. Victor Vanderlugt was present to speak on behalf of the variance. Mr. Vanderlugt presented that the variance would reduce the buffer between Industrial properties to 25' and the buffer of the southern, AR-1 border to 75'.

Mr. Michael Larson asked Mr. Vanderlugt if he had talked to the owner of the property to the south. Mr. Vanderlugt stated that he had not. Mr. Alan Zipperer inquired as to the distance between the interior railroad track and the Georgia Central railroad track. Mr. Ray Pittman was present to speak on behalf of the variance and answered the distance was approximately 25'.

Ms. Teresa Concannon, Planning & Zoning Manager, stated that zoning buffers between Industrial and AR zoning were 150' – 300' depending on whether the industrial property was categorized as light or heavy industrial.

Mr. Michael Larson made a motion for denial. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Victor Vanderlugt as Agent for Odell Talley – PUBLIC HEARING (3): The applicant requests a variance for [Map# 304 Parcels# 9&9A] located at 1054 Old River Road to reduce required zoning buffers. (First District)

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2021"

Mr. Victor Vanderlugt was present to speak on behalf of the variance. Mr. Vanderlugt stated that the wetlands assisted in providing a buffer on part of the southern border. He also expressed that the intention was to have the property classified as light industrial.

Ms. Teresa Concannon, Planning & Zoning Manager stated that the variance would have the most potential impact on the residential subdivision adjacent to the property.

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

Drayton-Parker Companies, LLC as Agent for Robert & Lynette Waldhour – PUBLIC HEARING (4): The applicant requests to rezone 4.67 acres from AR-1 to B-3 for [Map# 326 Parcel# 17C] located at 4366 Hwy 17 S to allow for the future development of a convenience store and fueling station. (First District)

Mr. Daniel Ben-Yisrael was present to speak on behalf of the rezoning. Mr. Ben-Yisrael provided details of the proposed development: a 4200 sq ft "rural prototype" Parker's Kitchen. He added that Parker's had intentions of preserving the site's existing vegetation when possible.

Mr. Prakash Patel was present via phone and expressed concern that volume of business was not enough to support two such businesses, and the Parker's presented a risk to his livelihood.

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

Tim Weredyk as Agent for Phillip & Kathleen Morgan - PUBLIC HEARING (5): The applicant requests to rezone 54.74 acres from AR-1 to I-1 for [Map# 350 Parcel# 18A] located on Midland Road, to allow for a surface mine. (First District)

Mr. Tim Weredyk was present to speak for the rezoning. Mr. Weredyk described the proposed industrial activity as a 20-acre surface mine.

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

Robert Nolan Conley - PUBLIC HEARING (6): The applicant requests a variance for [Map# 417B Parcel# 38] located at 300 Zettler Loop, to allow for the use of an RV/camper as a dwelling during the construction of a residence. (Second District)

Mrs. Katie Conley was present to represent Mr. Robert Conley's interests. Mrs. Conley stated that the Conley family wished to live on site during the construction of their home. Pastor Mitch Conley was present to speak for the variance, and added that building plans were expected to be issued in May to allow for the building permit to be issued to start construction.

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

Keith D. & Roberta A. Walden - PUBLIC HEARING (7): The applicants request a variance for [Map# 436A Parcel#18] located at 111 South Ct, to reduce the required side setback from 25' to 15' to shade an existing slab. (Second District)

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

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2021"

Ms. Teresa Concannon, Planning & Zoning Manager highlighted a recommendation that, if the variance was approved, 13' would be a more appropriate setback request, due to possible measuring/mapping discrepancies and the angular nature of the lot.

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

Haydon Rollins as Agent for Creekside Savannah, LLC – PUBLIC HEARING (8)The applicant requests approval of a **sketch plan** for [Map# 436E Parcel#1M] located on Creekside Blvd, for "Creekside Phase 2". (Second District)

Mr. AL Craft of Hussey Gay Bell was present to speak on behalf of the rezoning.

Chairman Dave Burns asked if the project had received necessary wetlands approval from the US Army Corps of Engineers. Mr. Craft replied that they had.

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

Meredith Scaccia – PUBLIC HEARING (9) The applicant requests a **conditional use** for [Map#452A Parcel#3] located at 500 Keller Road, for a **rural business**: James Stables, LLC. (Second District)

Ms. Meredith Scaccia was present to represent her own interests. Ms. Scaccia restated that the property would be used for horse boarding and lessons.

Mr. Peter Higgins asked how many horses would be boarded. Ms. Scaccia replied she anticipated a maximum of 10 horses.

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

Thomas F. & Lucia Williams – PUBLIC HEARING (10) The applicants request to **rezone** 5.43 acre from AR-1 to AR-2 for [Map#269 Parcel#18] located at 2110 Hwy 17 N, for the separation of a home site. (Third District)

Mr. Thomas F. Williams was present to speak on his own behalf. Mr. Williams reiterated that the rezoning was to separate an existing home site.

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

David E. Deason – PUBLIC HEARING (11) The applicant requests to **rezone** 16.5 acres from AR-1 to AR-2 for [Map#273 Parcel#10] located on Honey Ridge Road, for the creation of a 5-lot subdivision. (Third District)

Mr. David E. Deason was present to represent his own interests. Mr. Deason stated that the lots would be in keeping with the character of Honey Ridge in size.

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

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2021"

Mr. James M. Carlson – PUBLIC HEARING (12) The applicant requests a **conditional use** for **[Map#345 Parcel#1]** located at 1979 Hwy 119 S, for the addition of a crematory to an existing funeral home. **(Third District)**

Mr. James M. Carlson was present to speak on his own behalf. Mr. Carlson described the location of the proposed crematory, saying it would occupy the existing rear building on the property, which had originally intended to house a crematory.

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

Jack E. Williford – PUBLIC HEARING (13) The applicant requests to **rezone** 8.9 acres from **AR-1 to B-3** for **[Map#297 Parcel#59C]** located at 1745 Hwy 17 S, for the future development of a church, and associated retail plaza. **(Fourth District)**

Pastor Jack E. Williford was present to speak on behalf of the rezoning. Pastor Williford stated that a site plan had been approved and that the church was currently seeking funding for the project. He added that the adjacent lot had the same ownership.

Teresa Concannon, Planning & Zoning Manager, clarified that a site plan had only been approved for the church itself, and that land disturbance activity might not be permitted until a full site plan was approved.

Mr. David Wood was present to speak and inquired whether there were plans to improve the neighboring intersection. Mr. Eric Larson, Assistant County Manager, was present and answered that the County was in the midst of developing a Traffic Master Plan to study intersection volume and improvements needs. Pastor Williford stated that, anticipating the potential impact to Hwy 17, access to the property would be on Midland Rd.

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

Ben H. Blackston Jr. – PUBLIC HEARING (14) The applicant requests a **variance** for **[Map#321 Parcel#7]** located on Pound Road, to waive the 150' road frontage requirement for an AR-1 zoned parcel. **(Fourth District)**

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

Mr. Peter Higgins made a motion to delay hearing the item until the end of the agenda. The motion was seconded by Mr. Brad Smith and carried unanimously.

Leon L. Hood Jr. – PUBLIC HEARING (15) The applicant requests to **rezone** 5 of 10 acres from AR-1 to AR-2 for **[Map#370C Parcel#2]** located at 256 Shirley Drive, for the creation of a 3-lot subdivision. **(Fourth District)**

Mr. Leon L. Hood Jr. was present to speak on his own behalf.

Ms. Teresa Concannon, Planning & Zoning Manager, elaborated on the proposed subdivision, stating the lots would consist of one 5 acre lot and two 2.5 acre lots.

Chairman Dave Burns stated that he was reluctant to set a trend of divided intended single home sites and asked Mr. Hood his plan for the subdivision. Mr. Hood responded that he would be building one additional home and using the middle lot as a buffer between the two homes sites.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2021"

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

Freddie H. Mitchell – PUBLIC NOTICE (16) The applicant requests a **variance** for [Map#393 Parcel#8A] located 205 White Branch Drive, to waive the restriction that a private, unpaved road may serve no more than three lots: allowing for the creation of two additional home sites. **(Fourth District)**

Mr. Freddie H. Mitchell was present to represent his own interests. Mr. Mitchell stated that his rezoning approval was contingent upon him receiving the variance.

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

Jean Marie McCann & William D. Shaw – PUBLIC HEARING (17) The applicants request to **rezone** 1.01 acres from R-1 to AR-2 for [Map#460C Parcel#23] located at 224 Chester Street, to allow for combination with an adjacent AR-2 parcel. **(Fourth District)**

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

Ms. Teresa Concannon, Planning & Zoning Manager, stated the purpose of the rezoning.

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

Catherine Garner – PUBLIC HEARING (18) The applicant requests a **variance** for [Map#461 Parcel#21] located at 381 Nellie Road, to waive the 150' road frontage requirement for an AR-1 zoned parcel. **(Fifth District)**

Ms. Catherine Garner was present to represent her own interests.

Teresa Concannon, Planning & Zoning Manager stated that an AR-1 parcel required, by ordinance, a minimum of 150" road frontage. Ms. Concannon added that, since the 60' frontage was created by choice, it was not a hardship.

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

Ben H. Blackston Jr. – PUBLIC HEARING (14) The applicant requests a **variance** for [Map#321 Parcel#7] located on Pound Road, to waive the 150' road frontage requirement for an AR-1 zoned parcel. **(Fourth District)**

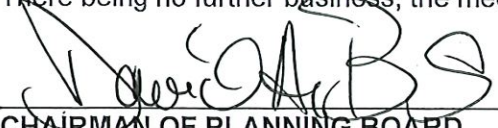
Mr. David Wood was present to speak against the variance. Mr. Wood's concerns included potential burden to the existing ash road and a possible subdivision being against the character of the area.

Mr. Brad Smith made a motion for denial. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2021"

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:41 PM.



CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

May 24 2021
DATE



PLANNING BOARD SECRETARY

5/24/2021
DATE