



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

July 26, 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 Teresa Concannon, Planning & Zoning Manager reported that items 4 and 5 had been withdrawn, and item 6 was postponed until the 8/23/2021 Planning Board meeting. 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 June 28, 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. Michael Larson, Mr. Peter Higgins, Chairman Dave Burns, Mr. Brad Smith

**Members Absent:** Mr. Alan Zipperer

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

**Persons Attending:** Kathy Gentry, Rebecca Wasson, Rikki Gerrald, Michael Gerrald, Charles Upshaw, Candace Hayes, Keith Hellman, John Cote, Dana Wedincamp, David Bus, Stephen Gentry, Keith Johnson

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

**VI. NEW BUSINESS**

Chairman Burns stated all items voted on would be presented at the August 17, 2021 Board of Commissioners meeting at 6:00 pm as a public hearing (*with the exception of residential business and pond requests.*)

**Kathy Shearouse – PUBLIC HEARING (1):** The applicant requests a **variance** for [Map# 398A Parcel# 49] located at 1882 Noel C Conaway Road, to waive the 3-acre minimum required for a rural business. (**Second District**)

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

Ms. Teresa Concannon, Planning and Zoning Manager, summarized that Ms. Shearouse desires to use an accessory structure for her business. She added that the proposed use did not necessitate 3 acres and would be unobtrusive to neighbors.

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

**Kathy Shearouse – PUBLIC HEARING (2):** The applicant requests a **conditional use** for [Map# 398A Parcel# 49] located at 1882 Noel C Conaway Road, for a rural business: Kat-Tails. (**Second District**)

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

Ms. Teresa Concannon, Planning & Zoning Manager, presented that the proposed business (silk floral arranging) met the conditions of a rural business, with the exception of a 3-acre minimum, which had been recommended for approval of a variance.

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

**Allen Burns Land Investors, LLC – PUBLIC HEARING (3):** The applicant requests to **rezone** 5.5 acres from AR-1 to R-1 for [Map# 388 Parcel# 4] located on Early Street for future residential development. (**Fourth District**)

Chairman Dave Burns recused himself for this item. Vice Chairman Peter Higgins presided.

Mr. Keith Johnson was present to speak on behalf of Allen Burns Land Investors, to support the rezoning request. Mr. Johnson summarized that the concept for future land use was 5 to 6 home sites for single family residential.

Vice Chairman Peter Higgins asked for clarification that the property would be served by public water and private sewage. Mr. Johnson confirmed and added that required soil tests had been performed on the site.

Multiple residents of surrounding parcels attended and expressed concern about the rezoning as it pertained to future development. There expressed concerns regarded:

- Drainage impact
- Wetlands interference

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

- Timbering activity
- Access via Hawk Hammock
- Devaluation of their property based on smaller, low quality homes
- Higher density building than was being currently presented

Ms. Rebecca Wasson queried as to whether Mr. Dave Burns, of Allen Burns had used his position as Planning Board Chairman to sway the opinion of the Board prior to the meeting. The Planning Board unanimously denied prior knowledge of the application before receiving agenda material the previous Friday, and stated Mr. Burns had not approached any of them directly at any time.

Mr. Dave Burns was present to speak on behalf of both Allen Burns Land Investors, LLC and himself. Mr. Burns stated that, as the property owner, he had legal right to harvest timber. Mr. Burns stated for the record that he had approached no one, Staff or Board members regarding this project. He reiterated that there would be no more than 6 lots to be developed and homes built would be comparable to those in the surrounding area.

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

**Charles Ortiz – PUBLIC HEARING (4):** The applicant requests a **variance** for **[Map# 409 Parcel# 32]** located at 812 Stillwell Road, to waive the 3-acre minimum required for a rural business. **(Fourth District)**

This item was withdrawn

**Kathy Shearouse – PUBLIC HEARING (5):** The applicant requests a **conditional use** for **[Map# 409 Parcel# 32]** located at 812 Stillwell Road, for a rural business: Italy Motor Sprtz. **(Fourth District)**

This item was withdrawn.

**Greg Coleman as Agent for Cowan Investments, LLC - PUBLIC HEARING (6):** The applicant requests to **rezone** 71.24 acres from R-1 to I-1 **Heavy Industrial** for **[Map# 476 Parcels# 4B&4D]** located on Old Augusta Road, to allow for the development of industrial warehouses. **(Fifth District)**

This item was postponed to the August 23, 2021 Planning Board meeting.

**Appendix C – Zoning Ordinance, Article VII - PUBLIC HEARING (7):** Planning Board, Section 7.1.2 Meetings; of the Effingham County Code of Ordinances, relating to meeting day.

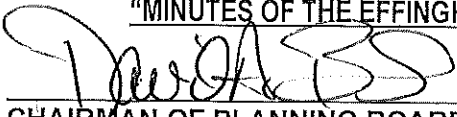
Ms. Teresa Concannon, Planning & Zoning Manager presented a proposal to move Planning Board meetings from the 4<sup>th</sup> Monday of the month, to the 3<sup>rd</sup> Monday of the month, for higher efficiency and shorter turn around time of agenda items.

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

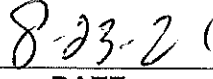
## **VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:10 PM.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - July 26, 2021"



CHAIRMAN OF PLANNING BOARD  
EFFINGHAM COUNTY, GEORGIA



DATE



PLANNING BOARD SECRETARY



DATE