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 2 was removed and now scheduled to be heard by the Planning Board during the February 2022 meeting. Mr. Alan Zipperer 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 December 20, 2021 meeting minutes. Mr. Brad Smith made a motion to approve the minutes as presented. Mr. Michael Larson seconded the motion. The motion carried unanimously.

Members Attending: Michael Larson, Alan Zipperer, Brad Smith, Dave Burns

Members Absent: Peter Higgins

Staff Present: Ms. Teresa Concannon: Planning and Zoning Manager, Mr. Brad Clement: Director of Development Services, Ms. Chelsie Fernald: Planner, Ms. Katie Dunnigan: Planning Board Secretary

Persons Attending: Alec Metzger, Jan Hall, Greg Coleman, Tracy Fleming, Celeste Drescher, Darren Pevey, Gina Pevey, Herbert Johnson, Carolvita Johnson, Justin Gunther, Johnnie May Martin, Harold Timmons, Warren Ratchford, Bekah Schonten, Malcolm Smith, Larry Handrix, Arnold Reddick,
VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the February 15, 2022 Board of Commissioners meeting at 6:00 pm as a public hearing (with the exception of residential business and pond requests.)

Josh Yellin as Agent for Ernest J. Oetgen & Frank Oetgen Jr. – PUBLIC HEARING (1): The applicant requests to rezone 7.8 acres from AR-1 to I-1 for [Map# 399 Parcels# 3R & 3T] for industrial use. Located on Godley Road. (First District)

Mr. Josh Yellin was present to speak for the rezoning. Mr. Yellin presented that the owner’s original understanding was the property had previously been rezoned for industrial use. He added that: because the parcel did not have a pin number at the time, it may have been misnamed and was in fact the land rezoned to industrial in 2014.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that parcel 3B was most likely the parent parcel but a plat had not been provided. Advice from the County Clerk and County Attorney was to proceed with this rezoning. Staff is recommending approval.

Mr. Yellin stated that 1.8 acres would be withdrawn from the original request and the owner was asking at this time to only rezone the 6 acres believed to already be I-1. Mr. Yellin went on to say Staff’s current conditions, being different than the 2014 conditions, could lead to potential issues.

Ms. Concannon clarified the conditions and that the original application was for an export yard- this request was being treated as a new application. Without a current sketch plan, the intention of the project was unclear and some conditions could potentially be removed.

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

Jerome S. Konter as Agent for JGH Commercial, LLC – PUBLIC HEARING (2): The applicant requests to rezone 18.67 acres from PD (Commercial) to PD (Residential) for [Map# 416 Parcel# 20D] to allow for multi-family residential development. Located on Hodgeville Road. (Second District)

This item was postponed and will be heard at the February 14, 2022 Planning Board meeting.

Greenland Developers as Agent for Helmy, LLP – PUBLIC HEARING (3): The applicant requests to rezone 170.36 acres from AR-1 to PD (Residential) for [Map# 418 Parcel# 2E] to allow for a single and multi-family residential development. Located at Hwy 30 & Kolic Helmy Road. (Second District)

Mr. Alec Metzger of EMC Engineering was present to speak for the rezoning. Mr. Metzger presented the proposed development as follows:
- 66 of 170 acres of the property is wetlands
- 340 total units
- Overall density of 2 units per acre
- Wetlands will help act as a naturally occurring buffer
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- Minimum 33’ buffer between single family units and adjacent single family residential community
- Buffer of at least 20’ between development’s single family and town home sections
- Townhomes to be located at rear of development
- Minimum 3 parking spots per unit (2 driveways, 1 garage)
- The applicant is willing to participate in County ROW intersection improvement
- Specific additional requirements for townhome HOA

Multiple neighboring residents were present to express concern in regards to the rezoning. Their common concerns included:
- Multi-family housing being inconsistent with the surrounding areas
- Worsening of already problematic traffic
- Impact on local schools
- Lack of infrastructure to support current local residents

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

**Tracy Fleming – PUBLIC HEARING (4):** The applicant requests a variance for [Map# 451C Parcel# 68] to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence. Located at 138 Pine Drive. (Second District)

Ms. Tracy Fleming was present to speak on her own behalf.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that Staff recommended approval of the variance up to 12 months. The RV would be required to disconnect from well, septic, and electricity immediately upon issuance of CO.

Ms. Celeste Drescher was present to inquire about the variance. Ms. Drescher questioned how septic to the RV would be handled. Ms. Concannon explained that EPH approval was required for all septic systems.

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

**Darren L. & Gina G. Pevey – PUBLIC HEARING (5):** The applicant requests to rezone 1.25 of 59.1 acres from AR-1 to AR-2 for [Map# 336 Parcel# 23] to allow for the creation of a home site. Located at 2544 Corinth Church Road. (Third District)

Daren Pevey was present to speak on his own behalf. Mr. Pevey explained the purpose of the rezoning was to create a 1.25 acre home site to give to his son.

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

**Herbert L. Johnson Jr. & Carolvita R. Johnson as Agent for Richdeaen Johnson – PUBLIC HEARING (6):** The applicant requests to rezone 4.37 acres from AR-1 to AR-2 for [Map# 309 Parcel# 3], to allow for the creation of a home site. Located at 309 Lehigh Circle. (Third District)

Mr. Herbert Johnson and Ms. Carolvita Johnson were present to speak on behalf of the rezoning and confirmed their desire to create a new home site.
Ms. Teresa Concannon, Planning and Zoning Manager, stated that the property is in an existing subdivision and therefore required a more extensive review. A similar split had been approved in 2018 with no known objections.

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

Justin Gunther - PUBLIC HEARING (7): The applicants request a conditional use for [Map# 369B Parcel# 46] for a rural business. Located at 124 Saddlehorn Drive, zoned AR-2. (Fourth District)

Mr. Justin Gunther was present to speak on his own behalf. Mr. Gunther presented his boarding business as being a "kennel-less kennel" with 6.5' fences. Mr. Gunther stated that he had submitted a video-tour of the facility to Staff and asked if it was available to be shown to the Board.

Ms. Teresa Concannon, Planning and Zoning Manager, offered the option to play the video if the applicant wished. Upon Mr. Gunter’s hesitation, Ms. Concannon stated she would submit still shots of the video for presentation to the Board of Commissioners.

Ms. Johnnie May Martin was present to express concern over the business. Ms. Martin stated that she had concern for the safety of neighborhood children, should the dogs get out.

Board discussion included questioning sufficient fencing.

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

Verizon Wireless as Agent for Kimberly J. Barnes, Charles K. Barnes, & Mary J. Barnes – PUBLIC HEARING (8) The applicant requests a conditional use 4.5 acres for [Map# 462 Parcel# 75] to allow for a telecommunications tower. Located on Old Augusta Road. (Fifth District)

Mr. Harold Timmons was present to speak on behalf of the conditional use. Mr. Timmons described the project as a monopole tower designed with a 100' fall radiance, 8' barbed wire topped chain-linked fence, and no sheltered building. Mr. Timmons submitted the request that landscaping conditions can be waived due to the heavily forested nature of the site's surroundings.

Ms. Teresa Concannon, Planning and Zoning Manager, responded to Mr. Timmons saying Staff would make a future site visit to evaluate vegetation and if found insufficient for coverage, a variance would be necessary.

Mr. Michael Larson asked if any space would be allotted for use by the County. Mr. Timmons answered space would be available for use at no charge; carriers would typically ask that local government use spots on the tower that were not commercially viable.

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

Warren Ratchford as Agent for Donnie R. Bazemore – PUBLIC HEARING (9) The applicant requests to rezone 1.61 acres from R-1 to B-3 for. [Map# 465J Parcel# 1C] to allow for an automotive sales lot. Located at 5947 Highway 21 S. (Fifth District)
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Mr. Warren Ratchford was present to speak on behalf of the rezoning. Mr. Warren presented that the rezoning was necessary to relocate Mr. Bazemore’s existing auto sales lot, and that they are asking for B-3 commercial zoning. Mr. Ratchford stated that the applicant was willing to increase the depth of the asphalt on Lewis Drive, add an additional 10’ planted buffer, PVC fence 1’ from property line, and signage 30’ from GA HWY 21. He concluded by saying the applicant wished to proceed, but protect neighboring residence and there was no existing covenants in place to prevent this activity.

Many neighboring residents were present to object to the rezoning. Their objections included:
- Perceived inevitable routing of traffic down Lewis Drive
- Light pollution
- Water pollution
- Damaging of neighboring wetlands
- Devaluing of homes
- Safety concerns
- Commercial use inconsistent with character of neighborhood
- Requesting the Board of Commissioners to be consistent in their denial of the project

Mr. Donnie Bazemore was present to speak on his own behalf. Mr. Bazemore asserted that a car lot would bring in much less traffic than “office professional use.”

Mr. Ratchford pointed out that HWY 21 and its traffic already existed and that the applicant was trying to work with the County to find a way to make the project happen.

Ms. Teresa Concannon, Planning and Zoning Manager, confirmed that Staff had met with Mr. Ratchford but had not given any assurances of success. Staff was recommending denial based on:
- Past Board of Commissioner denial
- Likelihood of traffic through the subdivision
- Suggestor of the future land use map that the property was in an area that was intended as residential, not commercial

She also stated that a minimum 30’ would be required for B-3 zoning.

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

**Greg Coleman as Agent for Old Augusta Partners – PUBLIC HEARING (10)** The applicant requests approval of a sketch plan for [Map# 477 Parcel# 1D] for: “Cowan Property – Proposed Warehouse”. Located on Old Augusta Road. (Fifth District)

Mr. Greg Coleman was present to speak on behalf of the sketch plan and presented the layout of the project.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that Staff had met with the applicant in November and recommended approval.

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

**PUBLIC HEARING (11):** Consideration to amend the 2022 Planning Board meeting schedule in order to move dates in conflict with observed holidays.
Ms. Teresa Concannon, Planning and Zoning Manager, stated that future 2022 Planning Board meetings were in conflict with President’s Day, on February 21st, and Juneteenth, which is to be observed on June 20th and warranted rescheduling.

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

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:31 PM.

[Signatures]

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

PLANNING BOARD SECRETARY