



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**FEBRUARY 25, 2019**

**I. CALL TO ORDER**

Chairman Dave Burns called the meeting to order.

**II. INVOCATION**

Board member 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. Mrs. Teresa Concannon stated that Item #3 is requesting to change the zoning to B-2 instead of B-3, and Item #9 has been withdrawn from the agenda completely. Board Member Peter Higgins made a motion to approve the agenda as read. Board Member Juanita Golden seconded the motion. The motion carried by unanimously.

**V. APPROVAL OF MINUTES**

Chairman Dave Burns asked if there were any corrections or additions to the January 28, 2019 meeting minutes. Board Member Juanita Golden made a motion to approve the minutes as read. Board Member Alan Zipperer seconded the motion. The motion carried by unanimously.

**Members Attending:** Mr. Alan Zipperer, Mr. Peter Higgins, Mrs. Juanita Golden, Mr. Dave Burns, Mr. Brad Smith

**Members Absent:**

**Staff Present:** Mrs. Teresa Concannon, Zoning Administrator and Mrs. Kayla Phillips, Planning Board Secretary

**Persons Attending:** Mr. Ray Pittman, Mr. Curtis Gay, Mr. David Woods, Mrs. Courtney Heller, Mrs. Brenda Herrington-Hardy, Mrs. Suzette Schmetz, Mr. Jay Schmetz, Mr. Scott Lewis, Mr. Hans Bliss, Mr. Don Johnson, Mr. Jack Abbott, Mr. Clifton Hall, Mr. Chris Burnsed, Mr. Johnny Garmin, Mr. Brad Johnson, Mrs. Betty Simmons, Mr. Wesley White, Mr. Timothy Usher, Mr. Brad Smith, Mr. Gregg Howze

**VI. NEW BUSINESS**

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - FEBRUARY 25 , 2019”**

Chairman Dave Burns stated all items voted on would be presented at the March 19, 2019 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**Gary Rowe (MEGR, LLC) - PUBLIC HEARING (1):** The applicant requests to rezone 44.4 acres for [Map# 299 Parcel# 65] located on Sandhill Road from **AR-1** to **I-1** to allow for a surface mine. **(First District)**

Mr. Ray Pittman stated that the parcel is approximately 160 acres and they would like to rezone about 44 acres for a surface mine to dig for fill dirt. After the mining operation has concluded the property would revert back to the AR-1 zoning. Mr. Curtis Gay spoke that he was neither for nor against the request, he is just concerned about the pumping of the water and possibilities of his property becoming more wet during the digging of the surface mine. Other surrounding property owners have concerns about the water table being affected, the increased truck traffic, the trash and pollutants, the drainage issues this may cause. All of the surrounding property owners that were present for the meeting were against the rezoning for the surface mine.

Mr. Peter Higgins made a motion to deny the request. The motion was seconded by Mr. Brad Smith. The motion was carried by 4/1 with Burns opposed.

**Grover Woods - PUBLIC HEARING ( 2):** The applicant requests a variance for [Map# 325 Parcel# 10] located at 3450 Hwy 17 South to allow for a camper as a temporary dwelling during the construction of a residence, zoned **AR-1**. **(First District)**

No one was present for or against the item requested. Mr. Dave Burns asked about how long Mr. Woods would need the variance for. Mrs. Teresa Concannon stated that a building permit has yet to be applied for.

Mr. Peter Higgins made a motion to deny the request. The motion was seconded by Mr. Brad Smith. The motion was carried by 3/2 with Burns and Zipperer opposed.

**Hans Bliss - PUBLIC HEARING ( 3):** The applicant requests to rezone .92 acres for [Map# 377 Parcel# 5 & 6] located on Roebling Road from **AR-1** to **B-2** to allow for a race shop. **(First District)**

Mr. Hans Bliss stated that he is looking for the best use of the property and to rezone the property that will allow for a race shop will be beneficial to the drivers and teams that travel and visit the track. He stated that people from all over the would come to the track to race. Mr. Don Johnson and Mr. Jack Abbott stated that they both are in favor of the rezoning for the parcel.

Mrs. Juanita Golden made a motion to approve the request with the following staff recommendation:

1. Each lot shall meet the requirements of the (B-2) zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Plat must be approved the Health Department and the Zoning Office

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - FEBRUARY 25 , 2019”**

The motion was seconded by Mr. Alan Zipperer. The motion was carried by all.

**Clifton Hall & Deborah Starling - PUBLIC HEARING ( 4):** The applicant requests a variance for **[Map# 269 Parcel# 20A & 23]** located at 2092 Hwy 17 North to allow for a 30' access easement, zoned **AR-1. (Third District)**

Mr. Clifton Hall stated that he is selling the property and the buyers and him are wanting to have a 30' easement instead of the required 60' easement.

Mr. Zipperer made a motion to approve the request with the following staff recommendation:

1. Lots meet the requirements of the AR-1 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Plat must be approved the Health Department and the Zoning Office

The motion was seconded by Mr. Brad Smith. The motion was carried by all.

**Chris Burnsed - PUBLIC HEARING ( 5):**The applicant requests to rezone 16 acres for **[Map# 315 Parcel# 8,8A & 9 and Map# 316 Parcel# 30]** located at 3554 Hwy 21 North from **B-3/R-4** to **I-1** to combine the parcels and allow for a manufacturing facility. **(Third District)**

Mr. Chris Burnsed stated that he is looking to purchase the property to move his business from Rincon to expand and hire more employees. His business is the manufacturing of small light weight products for Gulfstream. Mr. Brad Johnson, Mr. Wesley White and Mrs. Betty Simmons own property around the parcel and are against the rezoning. They are concerned that once the property is rezoned to industrial and the possibility of what may come in the future if Mr. Burnsed and his business is to go under or sell the property, who could be the future property owner be.

Mr. Dave Burns made a motion to deny the request. The motion was seconded by Mr. Peter Higgins. The motion was carried by all.

**Timothy Usher - PUBLIC HEARING ( 6):** The applicant requests to rezone 4 acres for **[Map# 365 Parcel# 13]** located at 388 Springfield Egypt Road from **AR-1** to **AR-2** to subdivide the property. **(Third District)**

Mr. Timothy Usher stated that he is selling a portion of the property to his son and daughter in law.

Mr. Alan Zipperer made a motion to approve the request with the following staff recommendation:

1. Each lot must meet the requirements of the AR-2 zoning district, including easement access to the road for the new parcel.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - FEBRUARY 25 , 2019”**

3. Subdivision plat must be approved the Health Department and the Zoning Office.

The motion was seconded by Mr. Brad Smith. The motion was carried by all.

**Michael Zoller - PUBLIC HEARING ( 7):** The applicant requests to rezone 4 acres for **[Map# 365 Parcel# 13]** located at 388 Springfield Egypt Road from **AR-1** to **AR-2** to subdivide the property. **(Third District)**

No one was present for or against the item requested.

Mr. Peter Higgins made a motion to approve the request with the following staff recommendation:

1. Each lot must meet the requirements of the AR-2 zoning district, including easement access to the road for the new parcel.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Subdivision plat must be approved the Health Department and the Zoning Office.

The motion was seconded by Mrs. Juanita Smith. The motion was carried by all.

Mr. Brad Smith recused himself for the next item on the agenda.

**Brad Smith - PUBLIC HEARING ( 8):** The applicant requests to rezone 5.01 acres for **[Map# 425 Parcel# 25]** located at 1123 Indigo Road from **AR-1** to **AR-2** to subdivide the property. **(Third District)**

Mr. Alan Zipperer made a motion to approve the request with the following staff recommendation:

1. Each lot must meet the requirements of the AR-2 zoning district, including easement access to the road for the new parcel.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Subdivision plat must be approved the Health Department and the Zoning Office.

The motion was seconded by Mrs. Juanita Smith. The motion was carried by all.

**Gregg Howze - PUBLIC HEARING ( 9):** The applicant requests to rezone 25 acres for **[Map# 465 Parcel# 2]** located on Goshen Road Ext. from **AR-1** to **B-2**. **(Fifth District)**

Mr. Peter Higgins made a motion to approve the request with the following staff recommendation:

1. Each lot must meet the requirements of the B-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Recombination plat must be approved the Zoning Office.

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - FEBRUARY 25, 2019”**

The motion was seconded by Mr. Alan Zipperer. The motion was carried by all.

**Gregg Howze - PUBLIC HEARING ( 10):** The applicant requests to rezone 25 acres for [Map# 465 Parcel# 2A] located on Goshen Road Ext. from **AR-1** to **B-2. (Fifth District)**

Mr. Peter Higgins made a motion to approve the request with the following staff recommendation:

1. Each lot must meet the requirements of the B-2 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Recombination plat must be approved the Zoning Office.

The motion was seconded by Mr. Alan Zipperer. The motion was carried by all.

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:47 pm.

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**CHAIRMAN OF PLANNING BOARD  
EFFINGHAM COUNTY, GEORGIA**

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**DATE**

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**PLANNING BOARD SECRETARY**

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**DATE**