I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:02 PM.

II. INVOCATION

Chairman Dave Burns gave the invocation.

III. PLEDGE TO THE FLAG

Chairman Dave Burns led the Pledge of Allegiance.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Mr. Brad Smith made a motion to approve the agenda as presented. Mr. Ryan Thompson seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the April 18, 2022 meeting minutes. Mr. Ryan Thompson made a motion to approve the minutes as presented. Mr. Peter Higgins seconded the motion. The motion carried unanimously.

Members Attending: Dave Burns, Peter Higgins, Ryan Thompson, Brad Smith

Members Absent: Mr. Alan Zipperer

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

VI. NEW BUSINESS

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

Stanley Redding III as Agent for Paula M. Redding – PUBLIC HEARING (1): The applicant requests to rezone 2.9 acres from AR-1 to AR-2 to allow for the separation of two home sites. Located on Redding Drive. (First District) [Map# 302 Parcel# 5]

No one was present to speak for or against this item.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the parcel needed to be rezoned as neither proposed lot would meet the 5-acre minimum size for AR-1.

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

Lonnie & Candace Bott – PUBLIC HEARING (2): The applicants request a variance to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence. Located at 300 Early Street Extension, zoned AR-1. (Fourth District) [Map# 388 Parcel# 15]

No one was present to speak for or against this item.

Ms. Teresa Concannon, Planning and Zoning Manager stated the applicants were in the process of building a home and had an active building permit.

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

Eric & Kristen Reamy – PUBLIC HEARING (3): The applicant requests to rezone 10.75 acres from AR-1 to AR-2 to allow for the separation of a home site. Located at 136 Bunyan Kessler Road. (Fifth District) [Map# 463 Parcel# 49]

Kristen Reamy was present to speak on behalf of her own interests. Ms. Reamy summarized the rezoning request as a means to create a home site for her daughter.

Ms. Arlene Spiker was present to speak against the request. Ms. Spiker expressed concern that a residential subdivision would be put on the property.

Ms. Teresa Concannon, Planning and Zoning Manager stated that AR-2 was compatible with surrounding properties, and that the assessment of whether the land was buildable would be determined by Environmental Health.
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Mr. Geoffrey Walshour was present to speak in support of the rezoning.

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

W.T. Wasden as Agent for Millen Timber Co. – PUBLIC HEARING (4): The applicant requests to rezone 46.62 acres of 52.8 acres from AR-1 to I-1 to allow for a surface mine. Located at 1080 Midland Road. (First District) [Map# 324 Parcel# 115]

Mr. W.T. Wasden was present to represent his own interests. Mr. Wasden summarized the proposed outcome of the rezone as a 10 acre pond, and noted that the site was less than 2 miles from GA Highway 17.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the I-1 zoning would apply to the mine only and no other industrial uses would be permitted. Ms. Concannon noted that surrounding properties were comprised of low density residential and agricultural parcels, the site was not located on a designated truck route, and no delineation had been submitted for what appeared to be a high level of wetlands coverage.

Multiple residents were present to speak against the rezoning. Their concerns included:
- Wetlands disturbance
- Drainage impact
- Lack of a definitive timeline
- Devaluation of property
- Noise and air pollution
- Truck traffic and damage to roads as a result
- Negative impact on quality of life

Mr. Ryan Thompson made a motion for denial. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Backwater Expeditions, LLC as Agent for Marie Raimondo – PUBLIC HEARING (5): The applicant requests to rezone 69.103 acres from AR-1 to PD Recreation, to allow for the development of an ecotourism site. Located at 545 Wyly Road. (Fourth District) [Map# 459 Parcel# 84]

Mr. Brian Cohen was present to represent his own interests. Mr. Cohen described the proposed development as an eco-friendly camp ground that would support local tourism and provide lodging.

Mr. Neil McKenzie was present to support the rezoning and elaborated on Mr. Coehn's description, stating that the lodging sites would include 63 RV sites, 13 primitive camping/tent sites, and 10 cabins. Mr. McKenzie characterized the project as low impact, and requested that the rezoning be approved, contingent upon water and sewer approval.

Mr. Ryan Thompson asked for a description of the natural buffer intended. Mr. McKenzie responded that the current intent was to use existing vegetation, which would be reinforced as needed.

Chairman Dave Burns asked about the approximate duration of stay for RVs. Mr. Cohen speculated most reservations would be under two weeks, but could as long as 6 months.

Multiple residents were present to oppose the request. Their objections included:
- Adjacent property access would force future commuting to be routed through the site
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- Insufficient infrastructure to support the project
- Violation of the County’s Comprehensive Plan
- Negative aesthetic impact
- Possible trespassing issues
- Noise pollution
- Increased traffic
- Negative impact to quality of life
- Erosion and other environmental impacts to surrounding land and water ways

After a discussion between Planning Board members, Mr. Brad Smith made a motion to deny. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Chairman Dave Burns called for a recess. Business resumed at 8:05pm.

3 Byrds Development, LLC - PUBLIC HEARING (6): The applicant requests to rezone 39.46 acres from AR-1 to R-3 to allow for a multi-family residential development. Located on Noel C Conaway Road. (First District) [Map# 352 Parcel# 18]

Mr. Michael Hussey was present to represent the applicant.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that Staff recommended denial; the 355 proposed townhomes presented higher than advisable density for the area.

Multiple residents were present to oppose the request. Their objections included:
- Traffic burden
- “Transient residency”
- Crime increase
- School burden
- Noise pollution
- Drainage impact

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

Chesterfield, LLC as Agent for Janis Z. Bevill et al. - PUBLIC HEARING (7): The applicant requests a variance to reduce required buffer between industrial and various zoned parcels. Located on Hodgeville Road, zoned I-1. (Second District) [Map# 434 Parcels# 24,24A,26,26C]

Mr. Ryan Thompson recused himself from item numbers 7-11.

Mr. Chance Raehn was present to speak on behalf of the request. Mr. Raehn stated that a resident meeting had been held to address concerns such as traffic, drainage, and wetlands. One warehouse orientation had been altered to better shield nearby residences from light and noise pollution, and the buffer would be increased to 150’, including a 75’ berm.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the proposed development represented a significant impact on area residents, Staff recommended denial.

Many residents were present to oppose the rezoning. Their objections included:
- Noise, air, and light pollution
- Drainage impact
- Wetlands/wildlife impact
- Privacy
Mr. Peter Higgins made a motion to deny. The motion was seconded by Mr. Brad Smith and carried unanimously.

**Stature Investments** as Agent for **Ashley Ron Moore** – PUBLIC HEARING (8) The applicant requests to **rezone** 22.01 acres from AR-1 to I-1 to allow for the development of an industrial warehouse facility. Located off Abercorn Road. *(Fifth District)* [Map# 477 Parcel# 8]

Chairman Dave Burns instructed that items 8-11 would be heard together.

Mr. Chance Raehn was present to speak for the rezoning. Mr. Raehn stated that since application, two additional properties had been put under contract, and two more identified, these would give the project access on Old Augusta Road.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the project had been submitted for DRI, and there was concern about the location of the project to the Savannah water line, and access on and off Abercorn Road as submitted at time of application.

Multiple residents were present to speak against the request. Their concerns included:
- Traffic and road impact
- Noise pollution
- Devaluation of property
- Impact on quality of life
- Well contamination

Mr. Raehn requested to withdraw all 4 applications.

**Stature Investments** as Agent for **Ashley Ron Moore** – PUBLIC HEARING (9) The applicant requests a **variance** to reduce the required buffer between industrial and various zoned parcels. Located off Abercorn Road, zoned AR-1, proposed zoning I-1. *(Fifth District)* [Map# 477 Parcel# 8]

Withdrawn

**Stature Investments** as Agent for **Chester R. Porter & Clint R. Porter** – PUBLIC HEARING (10) The applicant requests requests to **rezone** 84.38 acres from AR-1 to I-1 to allow for the development of an industrial warehouse facility. Located on Abercorn Road. *(Fifth District)* [Map# 477 Parcel# 9]

Withdrawn.

**Stature Investments** as Agent for **Chester R. Porter & Clint R. Porter** – PUBLIC HEARING (11) The applicant requests a **variance** to reduce the required buffer between industrial and various zoned parcels. Located on Abercorn Road, zoned AR-1, proposed zoning I-1. *(Fifth District)* [Map# 477 Parcel# 9]

Withdrawn.
Discussion of June Meeting Date – Discussion (12) Consideration to cancel the scheduled June, 2022 Planning Board meeting and call a special meeting to hear those scheduled agenda items on June 27, 2022

The Planning Board agreed that the scheduled June 2022 meeting could be canceled and a special meeting called during the month, dependent on the possible cancelation of the July 5, 2022 Board of Commissioners meeting.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 9:45 PM.

[Signature]
CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

6/13/22
DATE

[Signature]
PLANNING BOARD SECRETARY

6/13/2022
DATE