THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
June 13, 2022

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:01 PM.

II. INVOCATION

Mr. Alan Zipperer 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. Ms. Teresa Concannon stated that item number 6 had been withdrawn. Mr. Peter Higgins made a motion to approve the agenda with the change. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the May 13, 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, Alan Zipperer

Members Absent:

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

Persons Attending: William Wilson, Tami Dollar, Winston Hencely, Betty Widner, Travis Bazemore, Linda Sims
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.)

**William Wilson – PUBLIC HEARING (1):** The applicant requests to rezone 1 of 24.24 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 342 Ottis Seckinger Road. (Second District) [Map# 415 Parcel# 32]

Ms. Teresa Concannon, Planning and Zoning Manager stated that the applicant wished to create a 1-acre home site, a previous site had proven to be undevelopable.

Mr. William Wilson was present to speak on his own behalf. Mr. Wilson agreed with Ms. Concannon’s summary, adding that the intended site has existing well and septic.

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

**Mamie H. Johnson – PUBLIC HEARING (2):** The applicant requests to rezone 2.53 acres from AR-1 to AR-2 to allow for the creation of a home site. Located 540 Brogdon Road. (Third District) [Map# 319 Parcel# 13]

Ms. Teresa Concannon, Planning and Zoning Manager stated that a portion of the entire property was located in the City of Guyton.

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

Chairman Dave Burns asked if City of Guyton zoning regulations would apply. Ms. Concannon responded that the applicant would be able to attempt to annex or denannex to have the entirety of the property under one jurisdiction. The 2.53 acres in Effingham County was appropriately sized for rezoning.

Ms. Tami Dollar was present and asked how many home sites could be located on the property. Ms. Concannon responded that current zoning would allow for two dwellings.

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

**Leo M. Sullivan – PUBLIC HEARING (3):** The applicant requests to rezone 3 acres from AR-1 to AR-2 to allow for the division of a parcel. Located at 486 Whitaker Road. (Third District) [Map# 441A Parcel# 14]

Ms. Teresa Concannon, Planning and Zoning Manager stated that the parcel was located in Whitaker subdivision and had been previously combined, but not rezoned to bring to zoning conformity.

Mr. Leo Sullivan was present and added that the subdivision of the parcel would allow for the sale of a lot.

Mr. Alan Zipperer made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Ryan Thompson and carried unanimously.
Rodney A. Durrance & Gloria M. Durrance – PUBLIC HEARING (4): The applicant requests to rezone 5 acres from AR-1 to AR-2 to allow for a 3-lot subdivision. Located at 290 Shirley Drive. (Fourth District) [Map# 370C Parcel# 3]

Ms. Teresa Concannon, Planning and Zoning Manager stated that the applicants were unable to attend the meeting, and wished to create another home site on their property, and therefore had to subdivide and rezone.

Chairman Dave Burns commented that he had concerns regarding the increasingly common occurrence of splitting of planned large lots, he went on to question if there should be a limited amount of time during which such lots could be subdivided.

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

Winston Hencely as Agent for Vicki Hencely Fountain & Michael Fountain – PUBLIC HEARING (5): The applicant requests to rezone 12.66 acres from AR-1 & AR-2 to AR-1 & AR-2, to allow for a recombination of parcels. Located at 3033 Ebenezer Road & 550 Exley Road South. (Fourth District) [Map# 471 Parcels# 22&49]

Ms. Teresa Concannon, Planning and Zoning Manager, summarized the proposed rezoning and recombination by stating the result would be the same in that there would be two parcels, one AR-1 and one AR-2.

Mr. Winston Hencely was present and added that the recombination would create a home site so he could be closer to family for health reasons.

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

3 Byrds Development, LLC - PUBLIC HEARING (6): The applicant requests approval of a sketch plan for “North Tract Development”. Located on Noel C Conaway Road, zoned AR-1, proposed zoning R-3. (Fourth District) [Map# 370 Parcel# 16]

This item was withdrawn.

Braly Investments as Agent for Lamar Allen - PUBLIC HEARING (7): The applicant requests to rezone 15.32 of 96.42 acre from AR-1 to R-6 to allow for a single family residential development. Located on Courthouse Road. (Fourth District) [Map# 390 Parcel# 1]

Chairman Dave Burns instructed that items 7&8 be heard together.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the main criteria for R-6 approval was water and sewer availability, which would be provided by the City of Springfield.

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

Braly Investments as Agent for Lamar Allen – PUBLIC HEARING (8) The applicant requests approval of a sketch plan for “Hosswood Subdivision”. Located on Courthouse Road, zoned AR-1, proposed zoning R-6. (Fourth District) [Map# 390 Parcel# 1]

Ms. Teresa Concannon, Planning and Zoning Manager described the layout of the project.
Mr. Brad Smith made a motion for approval. The motion was seconded by Mr. Ryan Thompson and carried unanimously.

**Linda Sims** as Agent for **Eric Edwards** – **PUBLIC HEARING (9)** The applicant requests to **rezone** 7.01 acres from I-1 to B-3 to allow for commercial development. Located at 1204 Mill Pond Road. **(Fifth District)** [Map# 446 Parcel# 7C]

Chairman Dave Burns instructed that items 9-11 would be heard together.

Ms. Teresa Concannon, Planning and Zoning Manager stated that the parcel was zoned industrial and the applicant had submitted for a buffer variance. The applicant had then withdrawn and requested B-3 zoning with a conditional use to accommodate the scope of the proposed project with B-3 buffers.

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

**Linda Sims** as Agent for **Eric Edwards** – **PUBLIC HEARING (10)** The applicant requests a **conditional use** to allow for the repair and painting of aviation parts in B-3 zoning. Located at 1204 Mill Pond Road, zoned I-1, proposed zoning B-3. **(Fifth District)** [Map# 446 Parcel# 7C]

Ms. Teresa Concannon, Planning and Zoning Manager stated that painting of aviation parts was similar in scope to automotive painting, which is a conditional use in B-3 zoning.

Mr. Peter Higgins asked what aviation parts would be worked on, and how solvents would be disposed of. Mr. Eric Edwards, who was present to speak on his own behalf, answered that wheels, brakes, and landing heat were examples of the parts that would be delivered for repair and painting. The disposal method of solvents would follow mandates from both DOT and the FAA.

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

**Linda Sims** as Agent for **Eric Edwards** – **PUBLIC HEARING (11)** The applicant requests approval of a **sketch plan** for: “ACTION OVERHEAD DOOR WAREHOUSES”. Located at 1204 Mill Pond Road, zoned I-1, proposed zoning B-3. **(Fifth District)** [Map# 446 Parcel# 7C]

Ms. Linda Sims was present to speak on behalf of the sketch plan and responded to an inquiry from Mr. Ryan Thompson that there might be an opportunity to share a driveway with an adjoining parcel, making the access more aligned with that across the street.

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

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:42 PM.