I. CALL TO ORDER

Vice-Chairman Peter Higgins called the meeting to order at 6:00 PM.

II. INVOCATION

Mr. Ryan Thompson gave the invocation.

III. PLEDGE TO THE FLAG

Vice-Chairman Peter Higgins led the Pledge of Allegiance.

IV. AGENDA APPROVAL

Vice-Chairman Peter Higgins asked if there were any changes to the agenda. Ms. Katie Dunnigan, Panning Board Secretary, stated there were no changes to the agenda. Mr. Alan Zipperer made a motion to approve the agenda as presented. Mr. Ryan Thompson seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Vice-Chairman Peter Higgins asked if there were any corrections or additions to the June 13, 2022 meeting minutes. Mr. Brad Smith made a motion to approve the minutes as presented. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

Members Attending: Peter Higgins, Ryan Thompson, Brad Smith, Alan Zipperer

Members Absent: Dave Burns

Staff Present: Ms. Chelsie Fernald: Planner, Ms. Katie Dunnigan: Planning Board Secretary

VI. NEW BUSINESS

Vice-Chairman Peter Higgins 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.)

**Gloria Sheppard – PUBLIC HEARING (1):** The applicant requests to **rezone** 2 OF 45 +/- acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 2306 Sandhill Road. *(First District)* [Map# 300 Parcel# 6]

Ms. Gloria Sheppard was present to speak on her own behalf. Ms. Sheppard stated the proposed new parcel would serve as a home site for her nephew.

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

**Etheridge Dasher – PUBLIC HEARING (2):** The applicant requests to **rezone** 2 acres from AR-1 to AR-2 to allow for future recombination with an adjacent parcel. Located on 4224 Highway 17 South. *(First District)* [Map# 326 Parcel# 15]

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

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

**TPHC, Inc. as Agent for Nancy Gordon – PUBLIC HEARING (3):** The applicant requests to **rezone** 7.88 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 295 North Magnolia Drive. *(First District)* [Map# 328 Parcel# 2]

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

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

**Lynn Jean Grimes – PUBLIC HEARING (4):** The applicant requests to **rezone** 2.33 of 9.43 acres from AR-1 to AR-2 to allow for the separation of a home site. Located at 1411 Goshen Road. *(Second District)* [Map# 451 Parcel# 24]

Ms. Lynn Jean Grimes was present to speak on her own behalf.

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

**Bobby Lee Dotson & Ambrea Audrayana Dotson as Agents for Robbie Lee & Helen Roper – PUBLIC HEARING (5):** The applicants request to **rezone** 1.83 of 20.18 acres from AR-1 to AR-2, to allow for the creation of a home site. Located at 896 Egypt Ardmore Road. *(Third District)* [Map# 245 Parcel# 13]

No one was present to speak for or against the rezoning.
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Mr. Alan Zipperer made a motion for approval. The motion was seconded by Mr. Brad Smith and carried unanimously.

**Franklin & Gaylon Smith - PUBLIC HEARING (6):** The applicant requests to **rezone** 12.01 acres from AR-1 to AR-2 to allow for a 3-lot subdivision. Located at 200 Clyo Shawnee Road. *(Third District)* [Map# 313 Parcel# 30]

Mr. Gaylon Smith was present to speak on his own behalf.

Mr. Mike Phillips was present to inquire about lot frontage and express concern over preserving the area’s large sized lots and rural character. Mr. Smith responded that all lots would have frontage.

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

**Beverly Sapp - PUBLIC HEARING (7):** The applicant requests to **rezone** 8.54 acres from AR-2 to AR-1 to allow for a second dwelling for an immediate family member. Located at 121 Needlepointe Drive. *(Fourth District)* [Map# 369C Parcel# 115]

Ms. Beverly Sapp was present to speak on behalf of the rezoning. Ms. Sapp explained the purpose of the 2nd dwelling was to allow for the care of an infirmed family member.

Ms. Katie Dunnigan, Planning Board Secretary, stated that Staff felt it preferable to rezone to allow the second dwelling than to subdivide the parcel and create a lot inconsistent in size to the rest of the subdivision.

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

**David D. Smith as Agent for Effingham County Industrial Development Authority – PUBLIC HEARING (8):** The applicant requests to **rezone** 6.96 acres from B-2 to B-3 to allow for the development of a fueling station and convenience store. Located on Old River Road. *(First District)* [Map# 330 Parcel# 46]

Mr. David Smith was present to speak on behalf of the rezoning.

Ms. Chelsie Fernald, Planner, described the proposed future development as a Parker’s Kitchen with fueling stations, adding that the submitted DRI had not yet been received by Staff.

Multiple residents were present to speak against the rezoning. Their collective concerns included:

- Traffic volume and safety
- Destruction of the area’s character
- Access not properly located on a truck route
- Light, sound, and environmental pollution

Mr. Ryan Thompson made a motion to table the item until such time as the DRI report became available. The motion failed.

Mr. Brad Smith made a motion for denial. The motion was seconded by Mr. Alan Zipperer carried 3-0, with Mr. Ryan Thompson abstaining.
WD Glassvase Import, Inc. as Agent for Terry Griner – PUBLIC HEARING (9) The applicant requests to rezone 7.38 acres from B-3 to I-1 to allow for the development of a distribution center. Located at the intersection of Highway 17, Pound Road, and Go Cart Road. (Third District) [Map# 296 Parcel# 46F]

Mr. Terry Griner was present to speak on his own behalf.

Multiple residents were present to speak against the rezoning. Their common concerns were:
- Increase in traffic
- Destruction of the area’s agricultural character
- Negative impact on quality of life.

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

James Carlson – PUBLIC HEARING (10) The applicant requests to rezone 5 of 20 acres from AR-1 to B-2 to allow for commercial development. Located on Highway 119 South. (Third District) [Map# 320 Parcel# 74]

Mr. James Carlson was present to speak on his own behalf.

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

James Carlson – PUBLIC HEARING (11) The applicant requests a conditional use to allow for a crematory. Located on Highway 119 South, zoned AR-1, proposed zoning B-2. (Third District) [Map# 320 Parcel# 74]

Mr. James Carlson was present to speak on his own behalf. Mr. Carlson described the proposed use as a pet crematory.

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

Joseph Alan Kersey – PUBLIC HEARING (12) The applicant requests to rezone 3.32 acres from B-3 to I-1, to allow for the increased use potential of existing commercial structures. Located at 119, 131, 145, 149 Commercial Court. (Fifth District) [Map# 465D Parcels# 14,15,16,17]

Ms. Chelsie Fernsld, Planner, presented that the applicant wished to rezone to allow for light industrial/manufacturing uses to draw more tenants.

Mr. Joseph Kersey was present to speak on behalf of the rezoning.

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

Joseph Alan Kersey – PUBLIC HEARING (13) The applicant requests a variance, to allow for a reduction in buffers between industrial and various –zoned parcels. Located at 119, 131, 145, 149 Commercial Court, zoned B-3, proposed zoning I-1. (Fifth District) [Map# 465D Parcels# 14,15,16,17]
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Ms. Chelsie Fernald, Planner, presented that a buffer elimination was necessary since the existing buildings lacked sufficient distance to meet any buffer requirements.

Mr. Ryan Thompson requested clarification that the applicant wished to remove all buffer requirements completely. Staff confirmed and added that a similar rezoning and variance had been approved for adjacent parcels within the same development.

Mr. Gregg Howze was present and spoke in support of the variance.

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

Oleg Mitnik – PUBLIC HEARING (14) The applicant requests to rezone 5.8 acres from B-3 to I-1, to unify zoning within two parcels. Located off Commerce Court. (Fifth District) [Map# 466C Parcels# 2&3]

Ms. Chelsie Fernald, Planner, described the proposed rezoning as an effort to clarify zoning on multiple parcels as the prior I-1 rezoning had left 5 acres outstanding with no recorded plat to define the location.

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

Stature Investments as Agent for Joye Polk et al. – PUBLIC HEARING (15) The applicant requests to rezone 130.58 acres from AR-1 to I-1 to allow for the development of industrial warehouses. Located on Old Augusta Road. (Fifth District) [Map# 477 Parcels# 8&9 Map# 477A Parcels# 6,7,8,9,10]

Mr. Ryan Thompson recused himself from items 15 and 16.

Mr. Chance Raehn was present to speak on behalf of the rezoning.

Ms. Chelsie Fernald, Planner, presented that the application replaced a previous rezoning application that had been withdrawn and resubmitted to include additional parcels, allowing for access on Old Augusta Road.

Ms. Cindy Howze was present to speak in support of the rezoning.

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

Stature Investments as Agent for Joye Polk et al. – PUBLIC HEARING (16) The applicant requests a variance to reduce required buffers between industrial and non-industrial parcels to allow for the development of industrial warehouses. Located on Old Augusta Road, zoned AR-1, proposed zoning I-1. (Fifth District) [Map# 477 Parcels# 8&9 Map# 477A Parcels# 6&10]

Mr. Chance Raehn was present to speak on behalf of the variance. Mr. Raehn stated that the need for buffer reduction was most critical to the southern part of the site. He asked for clarification from Staff that applications had been submitted for industrial rezonings for contiguous parcels. Ms. Katie Dunnigan, Planning Board Secretary, verified that application had been received for multiple parcels.
Mr. Alan Zipperer made a motion for approval. The motion was seconded by Mr. Brad Smith and carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 8:02 PM.

[Signatures and dates]

DAVID A. BS
CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

2/15/22

DATE

PLANNING BOARD SECRETARY

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