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 of Allegiance.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Ms. Teresa Concannon, Planning and Zoning Manager stated that the applicant for item #12 had requested postponement. Mr. Alan Zipperer made a motion to approve the agenda with item #12 postponed. 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 July 18, 2022 meeting minutes. Mr. Ryan Thompson made a motion to approve the minutes as presented. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

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

Members Absent:

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

Persons Attending: Israel Daniel Paez, Carol Stone, Roberta Tremblay, Melissa Dufford, James Allen, Tony Sunderhaus, Amber Edenfield, Kristyl Ipsen, Chris Hedden, Cindy Howze, Gregg Howze
VI. NEW BUSINESS

Chairman Dave 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.)*

**Tammy Y. Green as Agent for James F. Moore – PUBLIC HEARING (1):** The applicant requests to rezone 1.62 of 17.91 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 390 South Laurel Circle. *(First District) [Map# 303 Parcel# 12]*

Ms. Teresa Concannon, Planning and Zoning Manager, presented the proposed plat and case for rezoning.

No one was present to speak for 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.

**Melinda Moser – PUBLIC HEARING (2):** The applicant requests to rezone 2 of 30 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 4208 Courthouse Road. *(First District) [Map# 324 Parcel# 59]*

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the proposed home site would be 2 acres with road frontage, adjacent to similar sized parcels.

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.

**Israel Daniel Paez – PUBLIC HEARING (3):** The applicant requests to rezone .97 acres from AR-2 to AR-1 to allow for a combination of parcels. Located on Floyd Avenue. *(Third District) [Map# 296 Parcel# 16]*

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the applicant wished to combine adjacent parcels, the smaller parcel would be changed to match zoning with the larger.

Mr. Israel Daniel Paez was present to speak on his own behalf and agreed with the presentation, adding that he wished to combine the parcels for entry in to CUVIA.

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

**Colby & Carol Stone – PUBLIC HEARING (4):** The applicants request to rezone 1 of 75.45 acres from AR-1 to AR-2, to allow for the separation of a home site. Located at 2414 Corinth Church Road. *(Third District) [Map# 336 Parcel# 16]*

Ms. Teresa Concannon, Planning and Zoning Manager, presented that there were a total of 3 proposed lots, the home site would be under 5 acres and therefore required rezoning.
Ms. Carol Stone was present to speak on her own behalf, and elaborated that the larger 2 lots would remain in CUVA.

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

Brooke Graham – PUBLIC HEARING (5): The applicant requests a variance to reduce the 150' of frontage required for an AR-1 parcel. Located at 310 Kieffer Hill Road, zoned AR-1. (Third District) [Map# 387 Parcels# 10 & 11]

Chairman Dave Burns recused himself from this item.

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the applicant proposed to combine parcels and then subdivide in to 3 lots, one lot would have insufficient frontage, and there was insufficient benefit to rezone in order to accommodate frontage requirements.

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

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

Guy & Roberta Tremblay - PUBLIC HEARING (6): The applicants request to rezone 5 acres from AR-1 to AR-2 to allow for the separation of a home site. Located at 1447 Ebenezer Road. (Fifth District) [Map# 460B Parcel# 1]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the parcel was part of Phase One of the subdivision known as Long Bridge Estate. Ms. Concannon observed that no other lots were currently under 5 acres, and added it was unknown if the applicants planned future subdivision.

Ms. Roberta Tremblay was present to speak on her own behalf and stated that the family member who had been occupying one of the dwellings had passed away, and the property was to be divided to allow for renting of the vacant home.

Mr. Ryan Thompson asked for verification that there were no plans to further subdivide. Ms. Tremblay agreed.

Mr. Peter Higgins made a motion for approval, with Staff Recommendations and the additional condition that further subdivision be disallowed. The motion was seconded by Mr. Ryan Thompson and carried unanimously.

Melissa Dufford - PUBLIC HEARING (7): The applicant requests a conditional use for a residential business. Located at 2165 Highway 17 South, zoned AR-1. (First District) [Map# 297B Parcel# 33]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the proposed business met residential business criteria as defined in the ordinance.

Ms. Melissa Dufford was present to represent her own interests.

Mr. Ryan Thompson made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.
Krystle Jewell – PUBLIC HEARING (8) The applicant requests a conditional use for a residential business. Located at 539 Central Avenue, zoned AR-1. (First District) [Map# 330A Parcel# 14D]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the applicant’s proposed salon required customers on site, which was not allowed with a regular Home Occupation type business license.

Mr. James Allen was present to express concern regarding the proposed business. Mr. Allen inquired as to whether the business would impact taxes on surrounding homes and stated he had heard it would be necessary for the applicant to put in commercial parking. Staff stated that the business should not impact Mr. Allen, and no commercial parking was required.

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

Tony Sunderhaus – PUBLIC HEARING (9) The applicant requests approval for a pond less than one acre in size. Located at 617 Nease Road, zoned AR-2. (Second District) [Map# 375 Parcel# 35B01]

Ms. Teresa Concannon, Planning and Zoning Manager, presented the requirements for installing a pond.

Mr. Tony Sunderhaus was present to represent his own interests.

Mr. Alan Zipperer asked the applicant if water discharge was being directed to the ditch. Mr. Sunderhaus replied affirmatively.

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

Amber Edenfield – PUBLIC HEARING (10) The applicant requests a conditional use to allow for a home daycare in R-1. Located at 521 Adelante Lane, zoned R-1. (Fourth District) [Map# 348A Parcel# 96]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the applicant had begun the conditional use process after complaint driven code enforcement action. Ms. Concannon added that, if approved, the applicant would need screening and buffering.

Ms. Amber Edenfield was present to speak on her own behalf. Ms. Edenfield stated that she planned to care for 3-5 children.

Multiple citizens were present to speak against the conditional use. Their collective concerns included:
- Large numbers of unsupervised children
- High increase in traffic causing dangerous conditions, including an accident
- Trespassing

Ms. Krystl Ipson of the Lonesome Oak HOA was present to speak against the conditional use. Ms. Ipson stated that the applicant was aware that her activities violate coveniance, as she signed a coveniance order at the time of closing on her home.

Ms. Edenfield stated that she would still keep children, for free.
Mr. Brad Smith made a motion for denial. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Cindy Howze as Agent for Ansgarhay, LLC – PUBLIC HEARING (11) The applicant requests to rezone 72.15 acres from AR-1 to I-1, to allow for future industrial use. Located at 108 Godley Road. (First & Second Districts) [Map# 419 Parcel# 1A]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the parcel proposed for rezoning extended into Chatham County, and there had been no DRI submitted, due to a lack of development plans. Ms. Concannon added that the City of Bloomingdale opposed the rezoning, and that Staff recommended denial.

Ms. Cindy Howze was present to speak on behalf of the rezoning and stated that a dirt pit had already been approved and this request would unify the zoning of the parcel. Ms. Concannon responded that while the request to rezone had been approved, no plat had ever been submitted. Ms. Howze went on to say that the property had access through the Chatham County boundary.

Mr. Gregg Howze was present to speak in favor of the rezoning, stating that a buyer existed for the entire property.

Mr. Ryan Thompson made a motion for denial. The motion was seconded by Mr. Alan Zipperer and carried 4-1, with Chairman Dave Burns opposing.

Cindy Howze as Agent for Mary E. Igou et al. – PUBLIC HEARING (12) The applicant requests to rezone 60.43 acres from AR-1 to I-1, for future industrial use. Located on Old Augusta Road and Abercorn Road (Fifth District) [Map# 477 Parcels# 5,6,7 Map# 477A Parcels# 2,3,4,5]

This item was postponed.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:28 PM.

[Signature]
CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

[Signature]
PLANNING BOARD SECRETARY

DATE
9/19/22