I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:00 PM.

II. INVOCATION

Mr. Ryan Thompson 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 there were no changes. Mr. Peter Higgins made a motion to approve the agenda as presented. 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 August 15, 2022 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as presented. Mr. Ryan Thompson 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, Ms. Chelsie Ferrald: Planner, Ms. Katie Dunnigan: Planning Board Secretary

Persons Attending: Brenda Ennis, Carley Dunn, Tad Segars, Alec Metzger, Emily Williams, Trpper Barnard, Victor Vanderlugt, Ashley Mosely, Richard Neidlinger, Dennis Morris, Kenny Reddick, Warren Shelley, Thomas Smith, Fred Evans, Richard Bruce, Rebecca Lawson, Donnie Bazemore
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.)

Carley & Tyler Dunn – PUBLIC HEARING (1): The applicant requests a variance to reduce required building setbacks, to allow for the replacement of a dwelling. Located at 100 Hagin Street, zoned AR-1. (First District) [Map# 296A Parcel# 44]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that, due to the size of the lot and location of the drainfield, a variance to reduce the rear building setback to 15' was required to allow for a comparable replacement dwelling.

Ms. Brenda Innis and Ms. Carley Dunn were present to speak on behalf of the variance and agreed with Staff’s presentation.

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

Tad Segars – PUBLIC HEARING (2): The applicant requests to rezone 1.28 acres from I-1 to AR-2 to allow for combination with an adjacent parcel. Located on Roebling Road. (First District) [Map# 377 Parcel# 2]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the rezoning would allow for both the elimination of an industrial-zoned parcel, and permit the applicant to combine the lot with an adjacent AR-2 property.

Mr. Tad Segars was present and agreed with Staff’s presentation. Mr. Segars thanked Staff for their assistance.

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

Richard A. Neidlinger – PUBLIC HEARING (3): The applicant requests a variance to reduce required building setbacks, to allow for the replacement of a dwelling. Located on Highway 119 South, zoned AR-1. (Fourth District) [Map# 367 Parcel# 54]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the applicant wished to replace a mobile home. Due to prevalence of wetlands and the location of the existing drainfield, a variance to the rear building setback was appropriate.

Mr. Richard Neidlinger was present and agreed with Staff’s presentation, reaffirming that the proposed site was the only suitable location for the dwelling.

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

Emily Williams as Agent for Suzanne Selph – PUBLIC HEARING (4): The applicants request to rezone 6.3 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at 205 Sage Point Drive. (Fourth District) [Map# 393B Parcel# 6]
Ms. Teresa Concannon, Planning and Zoning Manager, presented that the existing subdivision was comprised of conforming AR-1 lots in the rear, with smaller lots along the front.

Ms. Emily Williams was present to speak on behalf of the rezoning. Ms. Williams stated that the entirety of the parcel belonged to her mother and, while division was required for home financing, both proposed lots would remain in the family.

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

**John Morgan Bolt & Kelsi Shea Bolt** as Agents for **Kirby Scott Willis (5):** The applicant requests to **rezone** 2.15 of 11.52 acres from **AR-1 to AR-2,** to allow for the separation of a home site. Located at 421 Highbluff Road. **(Fourth District)** [Map# 459 Parcel# 63]

Ms. Teresa Concannon, Planning and Zoning Manager, presented the applicants’ request.

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

Mr. Ryan Thompson asked to clarify that the rezoning would only impact the front 2.15 acres. Ms. Concannon verified.

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

**Ashley Mosley** as Agent for **Victor Vanderlught - PUBLIC HEARING (6):** The applicant requests approval of a **sketch plan** for “Savannah Marine Terminal Bloomingdale Transloading Fac.”. Located on Old River Road, zoned **I-1. (First District)** [Map# 304 Parcel# 9]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the parcel had been rezoned and permitted a buffer variance in 2021, however the sketch plan submitted with the current application differed greatly from the initial concept plan, while revisions had been made since, Staff had not had sufficient time to review and therefore recommended denial. Ms. Concannon acquiesced that Staff’s recommendation of

Mr. Victor Vanderlught and Mr. Ashley Mosely were present to speak for the sketch plan. Mr. Vanderlught stated that the original proposed pond had been relocated for aesthetic purposes, and that containers would no longer be stacked. Mr. Mosely defended the original submitted sketch plan as reflecting comments from the County Engineer.

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

**Dennis Morris - PUBLIC HEARING (7):** to **rezone** 9.21 acres from **AR-2 to I-1** to allow for combination with adjacent industrial-zoned parcels. Located on Old River Road. **(First District)** [Map# 305 Parcel# 4A]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the parcel proposed for rezoning had been presented in application to serve as a pond for the five contiguous parcels previously rezoned I-1.
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Mr. Alec Metzger of EMC Engineering was present to speak on behalf of the rezoning. Chairman Dave Burns asked if there was any proposed change to required buffers. Ms. Concannon replied that the next item concerned buffers. Mr. Metzger stated that the shape of the parcel was unable to accommodate a broad range of uses.

Mr. Dennis Morris was present to speak on behalf of the rezoning and restated that the parcel would strictly be a pond.

Several residents were present to voice objection to the rezoning. Their concerns included:
- Impact on local, with an emphasis on endangered, wildlife.
- Environmental and noise/light pollution.
- Flooding of neighboring properties.
- Truck traffic, and an increase to current issues with existing truck traffic.

Mr. Metzger responded that environmental studies had yet to be done, and that all flood prevention requirements would be met during the design process, and that a preliminary wetlands delineation was pending USACE approval.

Mr. Ryan Thompson asked if the submitted concept was based on the proposed variance, Ms. Concannon responded that it was. Mr. Thompson then asked if Mr. Metzger had overlaid FEMA data on the property. Mr. Metzger answered that he had not and noted that drainage was not typically part of rezoning. Ms. Concannon contributed that a LOMR would be required.

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

Dennis Morris – PUBLIC HEARING (8) The applicant requests a variance to reduce the required buffer between industrial and non-industrial zoned parcels, to allow for industrial development. Located on Old River Road, zoned I-1 & AR-2, proposed zoning I-1. (First District) [Map# 305 Parcels# 3,4,4A,4B Map# 305A Parcel# 46,47]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that Staff recommended denial on the proposed variance, due to significant change in concept. Ms. Concannon added that, if approved, the variance should be tied to the original concept plan.

Mr. Alec Metzger was present to speak for the variance and stated that a 300’ buffer would be unworkable, the proposed reduction was 150’-200’ site wide.

Mr. Dennis Morris was present to speak on behalf of the variance and stated that the property was under contract and was not sure of the buyer’s opinion of the original concept.

Chairman Dave Burns voiced concern over getting a precedent of buffer reductions.

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

Fred Evans – PUBLIC HEARING (9) The applicant requests to rezone 8 of 35.86 acres from AR-1 to I-1 to allow for a GDOT approved borrow source, for a GDOT project. Located on Turkey Trail. (Second District) [Map# 452A Parcel# 10]

Ms. Teresa Concannon, Planning and Zoning Manager, presented that material from the site would be transported directly to the construction area for the Effingham Parkway on an adjacent site.
Several residents were present to voice objection to this item. Their concerns included:
- Disruption to livestock,
- Wildlife/environmental impact,
- Traffic issues and road damage,
- Condition of subsequent pit (will it hold water?).

Representatives from Balfour Beatty were present to speak for the rezoning. They stated that environmental studies would be performed, and that the timeline (in response to a question posed by Chairman Burns) would be 3 months to a year.

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

**Gregg Howze – SKETCH PLAN (10)** The applicant requests approval of a sketch plan for “Parcel 465-3TPO Clearing and Grading”. Located on Highway 21 South. *(Fifth District)* *(Map# 465 Parcel# 3TPO)*

Ms. Teresa Concaron, Planning and Zoning Manager, presented that this sketch plan was a precursor for an LDA application and had met the requirements of the County Engineer.

Multiple residents expressed concern over the clearing of the site and subsequent development. Among their concerns were:
- Destruction of wildlife habitat
- Destruction of wetlands
- Possible traffic on Azalea Road

The observation was made that previous clearing and construction had brought an influx of feral hogs on to residential properties.

Mr. Alec Metzger was present to speak for the sketch plan, and clarified that access to the property would be GA Highway 21.

Mr. Donnie Bazemore was present in support of the sketch plan, noting that the clearing would reduce the presence of feral hogs. Mr. Bazemore asked what side of the project the proposed berm would be on. Chairman Burns responded that the berm would be on the applicant’s property.

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 8:15 PM.

[Signature]
CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

[Signature]
PLANNING BOARD SECRETARY

10-17-22
DATE

10/17/2022
DATE