



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
September 27, 2021

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.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Ms. Teresa Concannon, Planning and Zoning Manager, stated that item #2 had been postponed, pending regional review. Mr. Peter Higgins made a motion to approve the agenda with the change. 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 August 23, 2021 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as presented. Mr. Michael Larson seconded the motion. The motion carried unanimously.

Members Attending: Mr. Dave Burns, Mr. Michael Larson, Mr. Peter Higgins, Mr. Brad Smith, Mr. Alan Zipperer

Members Absent:

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

Persons Attending: Justin Osteen, Warren Ratchford, Doug Morgan, Erica Minshall, J.C. Helmy, Tim Pajari, Robert Lamb, Mia Conner, Keith Zipperer, Lamar Zipperer, Clinton Watts, Brian Gracen, Bertie Nesmith, Theron Rahn, O'Bryant Davis, Jake Patrick, Jason Chambless, Chad Zittrouer

VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the October 19, 2021 Board of Commissioners meeting at 6:00 pm as a public hearing *(with the exception of residential business and pond requests.)*

Justin Osteen as Agent for Allen Lewis – PUBLIC HEARING (1): The applicant requests to **rezone** 95.93 acres from **AR-1** to **I-1** for **[Map# 277 Parcel# 4]** located on 4560 Sandhill Road to allow for the creation of a surface mine. **(First District)**

Mr. William Justin Osteen was present to speak on behalf of the rezoning, stating that the rezoning would serve to extend an existing sand mine on an adjacent property.

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the proposed surface mine would require a state review, and Staff had added a condition for a traffic study. Mr. Eric Larson, Assistant County Manager elaborated, that the scope of the traffic study would focus on traffic conditions, road width, and volume as directly pertaining to the mine.

Mr. Alan Zipperer asked if the mine would use the existing road. Mr. Osteen responded that it would, and there would be no change that would impact the public.

Mr. Peter Higgins inquired as to mine depth. Mr. Osteen answered that depths varied, but averaged 20'-25'.

Mr. Michael Larson made a motion for approval, with Staff Recommendations and the additional stipulation that a traffic study be conducted. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

John Farmer as Agent for Yash Desai – PUBLIC HEARING (2): The applicant requests to **rezone** 20.12 acres from **B-2** to **B-3** for **[Map# 329 Parcel# 41B]** located at Old River Road & I-16 to allow for the development of a truck stop and convenience store. **(First District)**

This item was postponed, pending regional review.

The Ratchford Firm as Agent for Terrell G. Johnson Jr. & Layla Maria Johnson – PUBLIC HEARING (3): The applicant requests a **variance** for **[Map# 351 Parcel# 6A]** located at 3585 Blue Jay Road to waive the restriction that a private, unpaved road may serve no more than three lots, to allow for a minor subdivision. **(First District)**

Mr. Warren Ratchford was present to speak on behalf of the variance. Mr. Ratchford stated that a smaller parcel was to be recombined to equal 5 acres and required access to the private road, allowing the applicants daughter to build a residence.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the private road served many parcels already. Staff recommended denial, based on ordinance.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – September 27, 2021"

Mr. Ratchford responded that the number of parcels stemmed from division of the Conaway Estate, the road was well maintained, and no road services were being sought from the County.

Mr. Michael Larson made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Dave Burns as Agent for **Michael Larson – PUBLIC HEARING (4)**: The applicant requests to **rezone** 83.29 acres from **AR-1** to **R-6** for **[Map# 352 Parcel# 58]** located at 780 Noel C Conaway Road to allow for the development of a 225-lot residential subdivision. **(First District)**

Chairman Dave Burns and Board Member Michael Larson recused themselves from this item.

Mr. Doug Morgan of EMC Engineering was present to speak on behalf of the rezoning. Mr. Morgan stated that the proposed lot sizes were consistent with the adjacent subdivision, with which the proposed development would have connectivity to.

Ms. Erica Mitchell was present and asked there were plans to improve existing area infrastructure. She further inquired if it would be possible to have a 15' tree buffer to preserve the view from adjacent properties.

Mr. Morgan responded that there would be a 25' buffer around the project, which was original Phase II of the western neighboring subdivision. Mr. Brad Smith asked if the buffer was treed, Mr. Morgan answered that there were specific oak trees identified for preservation.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously among the three voting members.

Dave Burns as Agent for **Michael Larson – PUBLIC HEARING (5)**: The applicant requests approval of a **sketch plan** for **[Map# 352 Parcel# 58]** located at 780 Noel C Conaway Road for: "Hwy 30 Development". **(First District)**

Chairman Dave Burns and Board Member Michael Larson recused themselves from this item.

Mr. Doug Morgan of EMC Engineering was present to speak on behalf of the sketch plan. Mr. Morgan stated that he had met with Staff to discuss additional open space.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously among the three voting members.

New Horizon Development Company, LLC as Agent for **Cay Weaver & Andrea McCown - PUBLIC HEARING (6)**: The applicant requests to **rezone** 36.83 acres from **AR-1** to **R-6** for **[Map# 375 Parcel# 50]** located on Nease Road, to allow for a 53-lot expansion of a residential subdivision. **(Second District)**

Mr. JC Helme of New Horizon Development Company, LLC was present to speak for the rezoning. Mr. Helme presented that Buckingham Plantation, Phase III would connect to the existing phases via an undeveloped lot in the rear of the subdivision. In response to Board member questions, Mr. Helme stated that the new phase would use the same entrance/exit point as the existing phases, and lots and homes would be consistent.

Multiple residents of Buckingham Plantation were present to express concern about the rezoning. Their main objections were:

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – September 27, 2021"

- The insufficiency of a single entrance and exit point to the existing number of homes, as well as a commercial development by the sole access.
- The burden on traffic within the community, as well as safety concerns with increased traffic
- Burden to existing infrastructure, with specific concern focused on water pressure

Mr. Alan Zipperer made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Richard Flanders as Agent for **Cay Weaver & Andrea McCown - PUBLIC HEARING (7):** The applicant requests approval of a **sketch plan** for **[Map# 375 Parcel# 50]** located on Nease Road for: "Buckingham Plantation Phase III". **(Second District)**

Mr. JC Helmeley was present to speak on behalf of the sketch plan.

Mr. Alan Zipperer made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Brad Smith and carried unanimously.

Richard Flanders as Agent for **D.M. Jones Construction, Inc. – PUBLIC HEARING (8)** The applicant requests approval of a **sketch plan** for **[Map# 397 Parcel# 39]** located Buckingham Drive & Noel C Conaway Road for: "Buckingham Plantation Townhomes". **(Second District)**

Mr. JC Helmy was present to speak on behalf of the sketch plan. Mr. Helmy described the project as 15 townhomes, split in to 3, 5-unit sections.

Multiple residents were present to oppose the sketch plan. They cited the same concerns as presented in item # 6, adding also:

- Concern for the aesthetic impact to the entrance of Buckingham Plantation
- Possible devaluation of neighbors properties
- Loss of green space
- Multifamily residences not in keeping with needs, or character of the area

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the parcel in question was never included as part of Buckingham Plantation, and that, under B-3 zoning, could build multifamily residential as a permitted use: Staff had no basis on which to deny the sketch plan.

Mr. Alan Zipperer made a motion for approval, with Staff Recommendations. The motion was seconded by Mr. Michael Larson. The motion was denied by a vote of 3-2; Chairman Dave Burns, Mr. Peter Higgins, and Mr. Brad Smith voted against approval.

Mr. Brad Smith made a motion to deny. The motion was seconded by Mr. Peter Higgins, and carried by a vote of 3-2; Mr. Michael Larson and Mr. Alan Zipperer voted against denial.

Bell & Son as Agent for **Michael J. Smith – PUBLIC HEARING (9)** The applicant requests a **variance** for **[Map# 416A Parcel# 93]** located at 136 Green Paddock Circle, to reduce the required rear building setback, allowing for construction of a screened pool enclosure. **(Second District)**

Mr. Michael Smith was present via phone to speak on behalf of his own interests.

Ms. Teresa Concannon, Planning and Zoning Manager, presented that the attachment of the pool enclosure meant the structure had to meet residential setbacks, this was not possible, due to the irregular, slanted shape of the property.

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – September 27, 2021"

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

Keith Zipperer – PUBLIC HEARING (10) The applicant requests to **rezone** 1.87 of 24.07 acres from **AR-1** to **AR-2** for **[Map# 432 Parcel# 43]** located at 659 Blue Jay Road, to allow for the separation of a home site. **(Second District)**

Mr. Keith Zipperer was present to represent his own interests.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the home site would be less than 5 acres, and therefore must be rezoned.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Lamar Ernest Zipperer – PUBLIC HEARING (11) The applicant requests to **rezone** 102.75 acres from **AR-1** to **I-1** for **[Map# 434 Parcel# 24]** located on Hodgeville Road, to allow for future industrial use. **(Second District)**

Board Member Alan Zipperer recused himself from this item.

Mr. Lamar Zipperer was present to represent his own interests. Mr. Zipperer stated that he was pursuing selling the land to be combined with an adjacent, I-1 zoned, property. He added that this combination would allow connectivity to the future Effingham Parkway.

Mr. Clinton Watts was present to express concern about the rezoning. Mr. Watts stated apprehension given the unknown future land use, which could involve many potential projects, some potentially loud, or dangerous.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that this was a speculative rezoning, the future owner would have to submit a sketch plan for use. Staff recommended approval of the rezoning based on the proximity to other I-1 parcels.

Chairman Dave Burns asked Mr. Zipperer if he had any knowledge regarding future use. Mr. Zipperer responded that he had been told the use would be warehouses.

Mr. Michael Larson made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Break - Chairman Dave Burns called for a recess at 7:15PM, Chairman Burns called the meeting back to order at 7:21PM.

Frederick P. Goss – PUBLIC HEARING (12): The applicant requests a **variance** for **[Map# 465H Parcel# 106C]** located at 216 Vale Royal Drive to reduce the required side building setback, to allow for a home addition. **(Second District)**

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

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the variance would drop the side setback of the home plus addition to 5'. Staff recommended approval based on the minimal impact to neighboring residences.

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

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – September 27, 2021"

Brian Gracen as Agent for **Craven Industrial Construction Company – PUBLIC HEARING (13)** The applicant requests to **rezone** 6 acres from **AR-1** to **AR-2** for **[Map# 269 Parcel# 21]** located at 2038 Hwy 17N, to allow for the creation of a home site. **(Third District)**

Mr. Brian Gracen was present to speak on behalf of the rezoning. Mr. Gracen restated the intent of the rezoning.

Mr. Brad Smith made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Bertie Ruth Nesmith. – PUBLIC HEARING (14) The applicant requests to **rezone** 6.4 acres from **AR-1** to **AR-2** for **[Map# 271 Parcel# 37]** located at 961 Gracen Road, to allow for the separation of a home site. **(Third District)**

Ms. Bertie Ruth Nesmith was present to represent her own interests. Ms. Nesmith stated that she wished to separate her home site to allow for division of her remaining estate.

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

Jack Carter Construction as Agent for **O'Bryant Davis – PUBLIC HEARING (15)** The applicant requests a **variance** for **[Map# 288 Parcel# 30]** located 180 Pearl Davis Road, to reduce the required front building setback, allowing for a home addition. **(Third District)**

Mr. Theron Rahn and Mr. O'Bryant Davis were present to speak for the variance. Mr. Davis expressed displeasure in having to go through the variance, as the addition did not change the existing building setback.

Mr. Alan Zipperer made a motion to approve, with Staff Recommendations. The motion was seconded by Mr. Michael Larson and carried unanimously.

Schel Paulk as Agent for **Calvin Childers – PUBLIC HEARING (16)** The applicant requests to **rezone** 2 of 21.56 acres from **AR-1** to **AR-2** for **[Map# 370 Parcel# 16]** located at 1887 Courthouse Road, to allow for the separation of a home site. **(Fourth District)**

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

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

Shirley Ann & Scott Earl Lamb – PUBLIC HEARING (17) The applicant requests a **variance** for **[Map# 430 Parcel# 36]** located at 106 Orville Road, to waive the restriction that a private, unpaved road may serve more than three lots, to allow for a minor subdivision. **(Fourth District)**

Mr. Scott Lamb was present to speak on his own behalf. Mr. Lamb stated that the purpose of the variance was to create a separate home site. Chairman Dave Burns asked Mr. Lamb if there was opposition from neighbors, Mr. Lamb responded that there was no objection, and that he himself maintained the road.

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

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – September 27, 2021"

Toss Allen as Agent for **John P. & Rebecca Shea – PUBLIC HEARING (18)** The applicant requests to **rezone** 15.11 of 20.11 acres from **AR-1 & AR-2** to **R-6** for **[Map# 446 Parcels# 11& 12]** located at 702 & 756 Ebenezer Road, to allow for the development of a 45-lot residential subdivision. **(Fifth District)**

Mr. Jake Patrick was present to speak for the rezoning. Mr. Patrick stated that phase II of Oglethorpe Landing would utilize "stub outs" to connect with phase one. The 5 acre, AR-1, remainder of land would be kept by the Sheas as a home site.

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

Toss Allen as Agent for **John P. & Rebecca Shea – PUBLIC HEARING (19)** The applicant requests approval of a **sketch plan** for **[Map# 446 Parcels# 11& 12]** located at 702 & 756 Ebenezer Road, for: "Oglethorpe Landing Phase II". **(Fifth District)**

Mr. Jake Patrick was present to speak for the sketch plan.

Mr. Peter Higgins asked if the subdivision would have the required sidewalks. Mr. Patrick responded it would.

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

Jason Chambless as Agent for **Various – PUBLIC HEARING (20)** The applicant requests approval of a **sketch plan** for **[Map# 477 Parcel# 1 & Map# 478 Parcel# 1]** located on Old Augusta Road, for: "McCormick/Exley Tracts". **(Fifth District)**

Mr. Jason Chambless was present to speak for the sketch plan.

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

Chad Zittrouer as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust – PUBLIC HEARING (21)** The applicant requests to **rezone** 50 of 223.926 acres from **B-3** to **I-1** for **[Map# 478 Parcel# 2]** located on Old Augusta Road, to allow for the development of industrial warehouses. **(Fifth District)**

Mr. Chad Zittrouer of Kern and Co. was present to speak on behalf of the rezoning. Mr. Zittrouer stated that the intention of the rezoning was "clean up" from previous rezoning and variances.

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

Chad Zittrouer as Agent for **Claude M. Kicklighter & Elizabeth E. Kicklighter Revocable Trust – PUBLIC HEARING (22)** The applicant requests approval of a **sketch plan** for **[Map# 478 Parcel#2 & Map# 486 Parcel# 2]** located on Old Augusta Road, for: "Kicklighter – Hobbs Industrial Development". **(Fifth District)**

Mr. Chad Zittrouer of Kern and Co. was present to speak on behalf of the sketch plan.

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

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:43 PM.



CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

10-18-21

DATE



PLANNING BOARD SECRETARY

10/18/21

DATE