THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
April 8, 2025

I.. CALL TO ORDER

Chairman Ryan Thompson called the meeting to order at 6:00 PM.

II. INVOCATION

Mr. Walter Boykin gave the invocation.

III. PLEDGE TO THE FLAG

Mr. Walter Boykin led the pledge.

VI. AGENDA APPROVAL

Chairman Ryan Thompson explained there are no changes to the agenda. Ms. Kimberly Barlett stated that there are no changes to the agenda. Mr. Neal Kessler made a motion to approve the agenda. Mr. Walter Boykin seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Ryan Thompson asked if there were any corrections or additions to the March 11, 2025, regular meeting minutes. Mr. Jake Patrick made a motion to approve the regular meeting minutes. Mr. Walter Boykin seconded the motion. The motion carried unanimously.

Members Attending:	Chairman Ryan Thompson, Mr. Jake Patrick, Mr. Walter Boykin, Mr. Neal Kessler, Ms. Lyndsay Smith
Members Absent:	
Staff Present:	Mr. Steve Candler, Director of Development Services; Ms. Chelsie Fernald, Planning Manager; Ms. Kimberly Barlett, Planning Board Clerk; Jonathan Hulme, County Engineer
Persons Attending:	Mr. Manning Graham, Mr. Jason Rahn, Mr. Chad Zittrouer, Ms. Amalah Matthews, Ms. Julie Jackson, Mr. Edward Jovan, Mr. Warren Kennedy, Mr. Dwayne Ragan, Mr. Alex Royal

VI. NEW BUSINESS

Chairman Ryan Thompson stated all items voted on would be presented at the May 6, 2025, Board of Commissioners meeting at 6:00 pm as a public hearing.

Manning Graham - PUBLIC HEARING (1): requests to **rezone**+/- 33.5 acres from **AR-1** to **LI** to allow for industrial uses. It is located on Old Augusta Road. **(Fifth District) [Map# 476 Parcel# 4E]**

Ms. Chelsie Fernald presented this item.

Mr. Manning Graham asked to move the item because he is waiting for Chad Zittrouer.

Chairman Ryan Thompson moved forward to item two.

Susan Nicole Rahn- PUBLIC HEARING (2): requests to **rezone**+/- 6.13 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located at 240 Bethany Road. **(Fourth District) [Map# 442 Parcel # 15]**

Ms. Chelsie Fernald presented this item.

Mr. Jason Rahn explained that they plan to subdivide to give their daughter a portion of the land.

No one was present to speak in opposition.

Ms. Neal Kessler made a motion for approval with staff recommendations, which Ms. Lyndsay Smith seconded. The motion carried unanimously.

Manning Graham - PUBLIC HEARING (1): requests to **rezone**+/- 33.5 acres from **AR-1** to **LI** to allow for industrial uses. It is located on Old Augusta Road. **(Fifth District) [Map# 476 Parcel# 4E]**

Chairman Ryan Thompson reintroduced **Mr.** Graham's item.

Mr. Chad Zittrouer stated he has no objections to the staff report. He stated that this property is located near the industrial corridor of Old Augusta. Due to the configurations of this particular parcel of land, its use is limited. They do have a purchaser in mind, but whatever the use, it will require buffers for screening. They are waiting on some of the wetlands verification to come back; there are more wetlands on the property than there were 10-12 years ago, caused by saturation from the spray field to the west.

Mr. Neal Kessler asked how much of the property is wetlands.

Mr. Chad Zittrouer said it is about 23 of 33 acres, primarily to the south. They acknowledge that the buffer to the north will have to be significant because that is where the residences are.

Chairman Ryan Thompson explained his concern about the buffer to the north. He ensured that the applicant knew that it wasn't a future justification for a variance against the buffers due to the wetlands.

Mr. Walter Boykin asked for clarification on how much land is usable for building. Mr. Zittrouer states they are hoping for 10 acres, of which will be used for buffers.

Chairman Ryan Thompson asked what this parcel is expected to be on the future land use map. Ms. Fernald said Industrial.

Ms. Lyndsay Smith asked about the potential use in relation to the residential that is butts up to the property.

Mr. Chad Zittrouer stated it would be a yard-type operation with some truck traffic.

Ms. Chelsie Fernald stated they would have to come back before the board with the site plan.

Chairman Ryan Thompson asked the applicant if they would be willing to add a condition limited to light industrial uses and the change to 1-1 zoning.

Ms. Chelsie Fernald presented a list of the industrial uses.

Ms. Debbie Haut asked for clarification about a warehouse listed in Light Industrial and expressed her concern. Chairman Thompson explained that it could be allowed as another use if the Commissioners agreed.

Ms. Amala Mattews explained she would like to oppose this request due to traffic, numerous warehouses already there, heavy-duty truck traffic that destroys the road, trees being cut down, wildlife running amok, and the well water being affected. It's a disruption to her everyday life.

Chairman Ryan Thompson explained that there are legitimate concerns for this area, but Old Augusta Road is a truck route.

Mr. Jake Patrick stated that he doesn't see an issue with warehouse use based on the FLUM and the presence of warehouses around it.

Mr. Jonathan Hulme explained the road improvements coming to that area and projected dates.

Ms. Lyndsay Smith expressed concerns about the upland being close to the neighborhood to the north.

***MR. Jake Patrick made a motion to approve 5.12.1 with the option to put a warehouse** if **it meets buffers and setbacks, which Mr. Walter Boykin seconded. Mr. Neal Kessler and Ms. Lyndsay Smith opposed. The motion carried** 3 to 2.*

Julie Jackson - PUBLIC HEARING (3): requests to **rezone**+/- 5.38 out of 41.11 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1350 Silver Hill Church Road. **(Third District) [Map # 338 Parcel# 13)**

Ms. Chelsie Fernald presented this item.

Ms. Julie Jackson explained that the majority of the land will remain in CUVA, but the six acres that are being subdivided are for their three children.

Chairman Ryan Thompson asked if the plat has already been recorded.

Ms. Julie Jakson explained that there was previous approval, but they were notified to correct it.

Ms. Chelsie Fernald explained there was a mistake with the staff, but they are correcting the issue.

No one was present to speak in opposition.

Mr. Walter Boykin made a motion for approval with staff recommendations, which Ms. Lyndsay Smith seconded. The motion carried unanimously.

Edward Jovan- PUBLIC HEARING (4): requests to **rezone**+/- 2.50 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 247 Pine St. **(First District) [Map# 302 Parcel# 47)**

Ms. Chelsie Fernald presented this item.

Chairman Ryan Thompson asked for clarification on subdividing under one acre.

Ms. Chelise Fernald explained that they can go down to half an acre in AR-1, as long as they have public water or sewer.

Mr. Edward Jovan stated he is setting up an account with water utility management for water service and subdividing that amount of acreage for his brother-in-law.

No one was present to speak in opposition.

Mr. Jake Patrick asked if they couldn't be rezoned to R-1.

Ms. Chelsie Fernald stated that the surrounding properties are the AR districts.

Mr. Neal Kessler made a motion for approval with staff recommendations, which Mr. Walter Boykin seconded. The motion carried unanimously.

Warren Kennedy- PUBLIC HEARING (5): requests to **rezone+/-** 3.66 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Elm Street. **(First District) [Map# 302 Parcel# 136]**

Ms. Chelsie Fernald presented this item.

Mr. Warren Kennedy stated he is subdividing into three-acre lots for his children to live next to him.

No one was present to speak in opposition

Mr. Walter Boykin made a motion for approval with staff recommendations, which Mr. Jake Patrick seconded. The motion carried unanimously.

Dwayne Ragan - PUBLIC HEARING (6): requests to **rezone+/-** 1.468 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 4363 Clyo-Kildare Road. **(Third District) [Map# 309 Parcel# 6]**

Ms. Chelsie Fernald presented this item.

Chairman Ryan Thompson asked for clarification on adding to the existing non-conforming lot.

Mr. Dwayne Ragan stated they are just trying to rectify the property lines for his father-in-law's house.

Ms. Chelsie explained the need to be a non-conforming lot into conformity based on the ordinance.

No one was present to speak in opposition

Chairman Ryan Thompson explained that this solution solves a unique situation and does not justify supporting a future AR-2 rezoning request in this general area.

Mr. Walter Boykin made a motion for approval with staff recommendations, which Mr. Neal Kessler seconded. The motion carried unanimously.

The board discussed non-conforming lots with staff, the dilemma they are facing, and how we are currently addressing this issue.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 PM.

5/13/25

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PLANNING BOARD SECRETARY

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