Effingham County Georgia
Board of Commissioners

THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
May 14, 2024

I. CALL TO ORDER

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

II. INVOCATION

Mr. Alan Zipperer gave the invocation.

III. PLEDGE TO THE FLAG

Mr. Alan Zipperer led the pledge.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Ms. Kimberly Barlett, Planning Board Secretary stated that there were changes to the agenda, item 1, has been withdrawn. Mr. Alan Zipperer made a motion to approve the agenda. 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 April 9, 2024, minutes. Mr. Ryan Thompson made a motion to approve the minutes as presented. Mr. Brad Smith seconded the motion. The motion carried unanimously.

Members Attending:	**Mr. Ryan Thompson, Chairman Dave Burns, Mr. Brad Smith, Mr. Alan Zipperer**
Members Absent:	**Mr. Peter Higgins**
Staff Present:	**Mr. Steve Candler: Director of Development Services, Ms. Chelsie Fernald: Senior Planner, Ms. Samantha Easton: Planner II, Ms. Kimberly Barlett: Planning Board Secretary, Mr. Jonathan Hulme: County Engineer**
Persons Attending:	**Scott Thompson, Lyndsay Smith, Tiffany Thompson, Chris Lord, Brenda Lord, Ryan Poythress, Shane Vorous, Troy Smith, Rusty Windsor, Talon Wagon**

VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the June 4, 2024, Board of Commissioners meeting at 6:00 pm as a public hearing.

Scott Thompson as agent for Coastal Water Utilities LLC– PUBLIC HEARING (1): the applicant requests a **conditional use** to allow for outdoor screened storage in **B-2.** Located at 550 Hwy 17 S. **(Third District) [Map# 295 Parcel# 17]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one. She stated that at the January 16, 2024 meeting the rural business was approved.

Mr. Scott Thomspon stated that he closed on the property last Wednesday so Coastal Water Utilities is no longer the owner, and he will be the sole owner and user of the property.

Mr. Ryan Thompson asked is the use at the other property that was approved will move to this location. Mr. Scott Thompson said yes.

Chairman Dave Burns asked what's the use of the property.

Mr. Scott Thompson stated he will be storing portable restrooms and small dumpsters. The location was previously used by Mr. Sam Mayor to hold auction equipment.

Mr. Ryan Thompson asked if the screening standards are clear.

Mr. Scott Thompson stated he is unsure, but he will comply with the type of screening needed because it was not previously screened.

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

AmSon Group LLC as agent for Shirley White– PUBLIC HEARING (2): requests to **rezone** +/- 5.55 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Lamons Drive. **(Fourth District) [Map # 460C Parcel # 11]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one.

No one was present or spoke on behalf on this.

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

Troy Smith as agent for Jon Burns – PUBLIC HEARING (3): requests to **rezone** +/- 5.799 acres out of 16 acres from **I-1** to **R-1** to allow for subdivision to create new homes sites. Located on Midland Road. **(Fourth District) [Map# 373 Parcel# 17]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one.

Mr. Ryan Thompson asked if this was zoned I-1 back when that was the only option for a surface mine. Ms. Chelsie Fernald said yes.

Ms. Chelsie Fernald stated the applicant will have to provide that the reclamation requirements shall be met for the surface mine.

Mr. Troy Smith stated that this area was originally planned for the mine, and they've adjusted the plan. No portion of the mine will be on the lots that are being cut out. The mine stays to the left of the 60-foot access easement. The soil work and wetlands work has been done. There will be one acre of developable land on each lot. He has worked with the health department on doing plot plans. The

surface mine is still active and will be finished within the next 6 to 12 months. It will be five lots with a 20-acre lake next to it.

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

Consideration of an amendment to the Code of Ordinances – **PUBLIC DISSUSSION (4): Part II – Official Code, Appendix C – Article III – Section 3.5 – Community Tree Management**

Withdrawn

Consideration of an amendment to the Code of Ordinances – **PUBLIC DISSUSSION (5): Part II – Official Code, Appendix B– Subdivisions**

Mr. Steve Candler stated at the workshop we presented some amendments to the subdivision ordinance, and he plans to make changes that were suggested and then bring back a finished copy.

Mr. Ryan Thompson asked if it should be tabled because he would like a final draft to go to professionals in the industry that work in the county to get their feedback. He is not asking for their approval just their comments.

Chairman Dave Burns asked that when they see the ordinance again will it be cleaned up.

Mr. Steve Candler suggested the board can table for 30 days.

Mr. Ryan Thompson made a motion to table for 30 days. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Consideration of an amendment to the Code of Ordinances – **PUBLIC DISSUSSION (6): Part II – Official Code, Appendix C– Zoning Ordinance – Article II- Definitions**

Mr. Steve Candler stated that they have made some minor changes to Article II, and this of course will be an ongoing document. Changes include Family, Minor subdivision based on the changes from the subdivision ordinance- changing the name to simple subdivision. There are more grammatical changes throughout.

Mr. Ryan Thompson asked if this should be tabled to go along with the subdivision ordinance timeline.

Mr. Ryan Thompson made a motion to table for 30 days. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

VII. SKETCH PLAN

Ryan Poythress as agent for Andy Zoller (1): requests approval of **sketch plan** for "Southeast Packers, LLC. Abattoir". Located on Stillwell Clyo Road, zoned **AR-1. (Third District) [Map# 425 Parcel# 2C]**

Ms. Samantha Easton presented this item and staff is recommending alternative one.

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

Rusty Windsor as agent for Andrew Charlson (2): requests approval of **sketch plan** for "Creekside Phase 3". Located on Noel C Conaway Road, zoned **PD. (Second District) [Map# 436 Parcel# 46]**

Ms. Sammantha Easton stated there is a small adjustment to the staff report that a condition needs to be added that if approved tonight the applicant will need to submit for a PD text amendment to increase the number of townhomes. Also not shown on the sketch plan the 20-foot vegetated buffer behind the townhomes to the property line. Staff is recommending alternative two.

Mr. Rusty Windsor with Kimley Horn and Mr. Talon Wagon with Dreamfinders would like to talk about the buffer, they were originally planning on proposing an 8-foot privacy fence as opposed to a 6-foot fence to create a that buffer.

Mr. Steve Candler stated that a privacy fence was done on phase A and that's acceptable.

Mr. Rusty Windsor stated then they would like to propose the fence instead of doing the 20-foot vegetated buffer. As far as the PD amendment is concerned, this is the first that he's heard about it. He was told that if they didn't increase the total number of units by more than 10% then they wouldn't be required to do a PD text amendment. There were 400 allowed for the PD and they are at 406. Yes, they are more than the 185 that were originally planned but its only six over at 406 units' total. He is wondering where the amendment came up.

Ms. Samantha Easton stated the 10% that's allotted is not for PD text, that's for R zonings. PD text goes by the exact number that you're telling you're going to put in there so that's what we have to go by.

Mr. Steve Candler stated PDs are a little different- there's a lot more flexibility in PD's than there are in the regular R zonings. The R zoning is where you have that variance where we can allow, but they should put it in writing and let's see how it looks.

Mr. Rusty Windsor stated he doesn't have a problem with that he was just trying to figure out timelines and whether the sketch plan will be approved with that condition.

Mr. Ryan Thompson asked if there is a variance request for the buffer.

Mr. Steve Candler said technically there would be.

Ms. Chelsie Fernald stated that if they are doing the PD text amendment, they can put that within the PD text as an exclusion and write that into the PD text as well as the eight-foot fences. Mr. Steve Candler concurred and said to add specifically what lots they are behind. Such as eight-foot fence behind lots 101-105 and everything else would be the buffer.

Mr. Ryan Thomspon asked what the rear yard setbacks are Mr. Rusty Windsor said 15 feet.

Chairman Dave Burns asked if phase one and two have been built out completely. Mr. Talon Wagon said correct he's not sure if phase one is completely built out and phase two is in vertical construction now. Chairman Dave Burns asked if they are the ones doping phase two as well. They said yes. Chairman Dave Burns asked if phase two will connect directly to this. They said yes.

Mr. Ryan Thompson is asking what's the need to not have the 20-foot buffer.

Mr. Rusty Windsor stated just a tight configuration of the units just above that location. Basically, you would lose a number of units.

Mr. Steve Candler stated that in 2A it was the configuration of the road to avoid the wetlands without having impact and the road was in the buffer and up against some existing fence lines so to have consistency with the fence line Creekside decided to use fences.

Mr. Talon Wagon stated they would make a board-on-board fence eight feet with post caps and then painted Charleston Green so it's not just a typical picket fence, it will look good and match what they did in 2B. They are proposing an additional two feet of height to work with neighboring parcels. They will be taking their fences down that encroach on the property and replace them with their eight-foot fence.

Mr. Ryan Thompson asked if they had talked to them, and if they know about the fence.

Mr. Talon Wagon stated they just found out with the survey, so they are going to talk to them.

Mr. Alan Zipperer made a motion for approval with an eight foot privacy fence contingent upon the applicant working with staff on the overage of units from 400 to 406 (PD text amendment). The motion was seconded by Mr. Brad Smith and carried 3 to 1. (Mr. Ryan Thompson opposed)

X. ADJOURNMENT

There being no further business, the meeting adjourned at 8: 37 PM.

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

6-11-24
DATE

PLANNING BOARD SECRETARY

6/11/24
DATE