Effingham County Georgia
Board of Commissioners

THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
April 9, 2024

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:01 PM.

II. INVOCATION

Mr. Ryan Thompson gave the invocation.

III. PLEDGE TO THE FLAG

Mr. Ryan Thompson 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 12, has been postponed and a request to3 move item 14 to item 11. Mr. Ryan Thompson made a motion to approve the agenda. Mr. Peter Higgins seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the March 12, 2024, minutes. Mr. Brad Smith made a motion to approve the minutes as presented. Mr. Ryan Thompson seconded the motion. Chairman Dave Burns asked if there were any corrections or additions to the February 13, 2024, workshop meeting minutes. Mr. Peter Higgins 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. Peter Higgins**
Members Absent:	**Mr. Alan Zipperer**
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:	**Dee Moncrief, Joel Stuart, Shelly Payne, Dennis Hales, Sharon Hales, Ryan Poythress, Mike Davis, Kristine Sega, David Richardson, Adrian Hoover, Catherine Shinogle, Steve Morris,**

Brad Layton, Mary Layton, Ed Cook, Kathy Cook, Dennis J. Helmly, Duane Gilchrist, Steven Smiley, Cathy Sheffield, J. Michael Love, Ricky Stille, Dee Griffin, Taylor Stein, Rusty Sessions, Julie Sessions, Robert Bowers, Catherine Lee, Alec Metzger, Clinton Watts, John Boston, Michael Mabry, Jarrod Tifton, Melissa Stille, Dale Nixon

VI. OLD BUSINESS

Chairman Burns stated all items voted on would be presented at the May 21, 2024, Board of Commissioners meeting at 6:00 pm as a public hearing.

Sue Anderson as agent for SB Homes, LLC– PUBLIC HEARING (1): requests to **rezone** +/- 6.982 acres from **AR-1** to **R-1** to allow for an addition to residential lots. Located on Old Louisville Road. **(Third District) [Map # 272 Parcel # 27]**

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

No one was present or spoke on behalf on this.

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

VII. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the May 21, 2024, Board of Commissioners meeting at 6:00 pm as a public hearing.

Tim Jones – PUBLIC HEARING (1): the applicant requests a **conditional use** to allow for a private and public event venue in **AR-1.** Located at 2872 Noel C. Conaway. **(Second District) [Map# 418 Parcel# 26A]**

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

No one was present or spoke on behalf on this.

Mr. Ryan Thompson asked for clarification on no parking taking place along Noel C Conaway or the right of way.

Ms. Chelsie Fernald stated as per the applicant they can only park on the site not along the right of way.

Chairman Dave Burns asked if there are already structures on the property.

Ms. Chelsie Fernlad explained that there is an existing Church building that is renovated and used for the event venue.

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

Catherine Shinogle– PUBLIC HEARING (2): the applicant requests a **conditional use** for a **Rural business.** Located at 475 Shearouse Road. **(Second District) [Map# 398 Parcel# 12A]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one. Chelsie stated that this item came before the board 11/14/2023 as a residential business but a condition of that was the business takes place within the residence and now, she would like to move the business to an accessory structure.

Chairman Dave Burns asked what the square footage requirement for a rural business is.

Ms. Catherine Shinogle stated they have completed construction on a she-shed and it is set up as a single person salon. She expects to have 3 or 4 clients a day, 4 days a week and clients will park in her driveway.

Mr. Ryan Thompson asked for clarification on the difference in this proposal and that last it was heard.

Ms. Catherine Shinogle stated it will be separate structure as opposed to the residence, which is about 290 sqft.

Ms. Chelsie Fernald stated the square footage requirement is 1000 sqft.

Chairman Dave Burns asked if she will be the only employee.

Mr. Peter Higgins asked if it would have restroom facilities and is hooked up to the septic.

Ms. Catherine Shinogle stated she is the only employee, and it does have restrooms. She has had a new septic system installed and everything is approved with the Health Department.

Mr. Greg Tillman stated that he lives across from the Shinogles and they are very clean and fine people. He states the she- shed is a very clean facility and built as good as a house and it won't be a problem. He is in favor of building your own business and supporting yourself.

Chairman Dave Burns stated we received an email from Mr. Joshua Jameson, who could not attend, but he does have a high interest in what purpose the new building would be serving but by his interpretation he is not in favor of it.

Mr. Ryan Thompson agreed that is what the email read. He believes that he was the one who asked in the last meeting if the business would be in the residence and the answer was yes.

Chairman Dave Burns stated he does not think the trips per day, or the number of clients will change.

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

Ryan Poythress as agent for Andy Zoller – PUBLIC HEARING (3): the applicant requests a **conditional use** to allow for an abattoir to a proposed butcher shop in **AR-1.** Located at 1654 Stillwell- Clyo Road. **(Third District) [Map# 425 Parcel# 2]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one. The conditions were read as follows:

- Approval from the Department of Public Health or the Department of Agriculture shall be obtained if applicable.
- Only 20 animals shall be allowed in the stockade at one time.
- Hours of Operation shall be limited to Monday – Saturday 8:00am to 5:00pm.
- An outdoor lighting plan shall be submitted to Development Services for review and approval.
- A Life Safety plan shall be submitted to the Fire Inspector for review and approval.

- The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
- A Sketch Plan shall be approved by the Effingham County Board of Commissioners.
- All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 Buffers.**
- The requirement set forth in ***Appendix C, Article III, Section 3.30.5.2 – Surfacing for all retail sales and services, business services, and professional services*** shall be waived. – They do not have to pave their entire parking lot.

Mr. Ryan Poythress stated he is available for any questions.

Chairman Dave Burns asked if he had any concerns with the stipulations presented by staff.

Mr. Ryan Thompson asked for clarification on the asphalt pavement label and whether that was just to cross the county Right of way.

Mr. Ryan Poythress stated the pavement per the standards of the county would be in the right of way. Everything else besides dumpster pad, couple sidewalks and handicap will be gravel.

Mr. Peter Higgins asked if this will be a slaughterhouse, essentially euthanizing them and put them in a butcher shop.

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

Graham Metzger as agent for Alec Metzger– PUBLIC HEARING (4): the applicant requests a **conditional use** for a **Rural business.** Located at 475 Shearouse Road. **(Second District) [Map# 398 Parcel# 12A]**

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

Mr. Alec Metzger stated his son is absent because he at school getting ready for graduation, he has been doing paint and body work as a hobby for about five to seven years and now wants to start small business to get started once he graduates. It will take place in a farm shop behind the house where presently does the work now for personal hobbies on their farm equipment. It is well buffered and direct access from Mock Road. Family surrounds the property.

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

JD Bankston Enterprises, INC. - PUBLIC HEARING (5): requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 126 Mclaws Road, zoned **AR-1. (First District) [Map# 296A Parcel# 70]**

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

Ms. Dee Moncrief stated that she is the owner of JD Bankston Enterprises, and this is her daughter's home. This is a Historic property in Pineora, the property has an unowned 20-foot lane on the side of the property. They did a title search to find the owner and they could not. The adjacent parcel is owned by the Board of Commissioners. The other side of the parcel was used to install a new septic system. She stated her son in law is a veteran and he can't purchase the home in its current condition with a VA loan.

Mr. Ryan Thompson made a motion for approval with staff recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Dee Moncrief as agent for Sovereign Resources, LLC. - PUBLIC HEARING (6): requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 105 Parkway Drive, zoned **I-1. (Fifth District) [Map# 466C Parcel# 1C02]**

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

Mr. Ryan Thompson asked if the adjourning property has a building on the property line.

Ms. Chelsie Fernald stated the buffers for this property and surrounding properties have had variances to eliminate buffers, but she can't speak on the other properties.

Mr. Peter Higgins asked if the surrounding parcel is Industrial.

Ms. Dee Moncrief stated that there was a variance that was already approved for the buffers, and it is surrounded by similar zoning. There is already cement pons that would not inhibit the parking lot that already exists.

Chairman Dave Burns asked about the Variance.

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

Catherine Lee– PUBLIC HEARING (7): requests to **rezone** +/- 3.32 acres from **AR-1** to **AR-2** to allow for new home site. Located at 180 Saxon Drive. **(First District) [Map # 301 Parcel # 46]**

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

Mr. Ryan Thompson asked for clarification on the zoning for surrounding parcels.

No one was present or spoke on behalf on this.

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

Duane Gilchrist – PUBLIC HEARING (8): requests to **rezone** +/- 0.494 acres from **AR-1** to **AR-2** to allow for subdivision to create new homes sites. Located on Laurel Circle. **(First District) [Map# 302 Parcel# 84]**

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

Mr. Brad Smith asked if there will be an easement to access the second parcel.

Ms. Chelsie Fernald explained that they both have access to a road, which currently splits the parcels, and they will plat the split.

Mr. Duane Gilchrist state the road does separate the houses. There used to be a house on the rectangular parcel, but it burned down years ago and now they want a mobile home there. The setbacks need to be adjusted to AR-2 to fit the new home.

Mr. Peter Higgins asked if the road is an easement or an actual road.

Mr. Duane Gilchrist stated that it is a real road – Laurel Circle, but it's not much of a road.

Mr. Brad smith said it must be county maintained.

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

Chris Murphy– PUBLIC HEARING (9): requests to **rezone** +/- 2 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site. Located on Sixth Street. **(First District) [Map# 297 Parcel# 32]**

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

Mr. Ryan Thomspon asked if these parcels are non-conforming AR-1.

Chairman Dave Burns asked if the parcels will be accessed by Sixth Street.

Mr. Chris Murphy stated there are two homes on the parcel and the owners want to separate the homes into two separate parcels to sell one parcel from the estate. They just want to conform to the current usage and the usage will remain the same.

Ms. Melissa Muncher states she owns 252 Sixth Street, she is in favor if it's just a subdivision of the one parcel, but she is against it if it's going to allow for more houses. She states that she owns the all the road frontage, and they already gain access from her property, and they've already cut in roads without her permission. She has asked them not to and she doesn't want any further encroachment on her property. She is not okay with anymore driveways or any more traffic.

Chairman Dave Burns explained they are just dividing the two parcels and if they want to do more than that they would have to go through this process again.

Mr. Bill Boyd states he lives directly behind the Munchers states that as long as there are no additional structures on the property then he is okay with it, but he is the one that currently maintains the easement. He owns the heavy equipment, and it is quite expensive to maintain. Where Sixth street ends there is an easement that is a dirt road that accesses all their properties, and no one contributes to the cost of maintenance. Their main concern is additional traffic.

Chairman Dave Burns asked for clarification on Sixth Street being the road that he is maintaining. He reiterated the purpose for the rezoning.

The board discussed the road conditions and the county maintaining the road.

Mr. Steve Candler stated that AR-2 only allows for one unit per lot.

Mr. Ryan Thompson proposed maybe suggesting another easement to provide access to the other lots.

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

James Holton– PUBLIC HEARING (10): requests to **rezone** +/- 4.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site. Located at 5237 GA Hwy 17 South. **(First District) [Map# 352 Parcel# 43]**

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

Mr. Peter Higgins asked if the parcels are being combined.

No one was present or spoke on behalf of this.

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

Donald Barnard– PUBLIC HEARING (14): requests to **rezone** +/- 4.91 of 9.91 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Fair Street. **(Third District) [Map# 422 Parcel# 41B]**

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

No one was present or spoke on behalf of this.

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

Brian Quigley as agent for Jeremy Nease– PUBLIC HEARING (11): requests to **rezone** +/- 102.67 acres from **I-1** to **I-1** to allow for the amendment of previously approved conditions. Located on US Hwy 80. **(First District) [Map# 354 Parcel# 21, 21B, 21C]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one. This item was previously approved with conditions at the June 2023 Meeting. The applicant would like to revise the conditions, the new proposed buffer a width of 200 feet with a 20 -foot landscape berm and a 35-foot undisturbed buffer along George Road. This would exceed our current buffer ordinance.

Mr. Steve Candler asked Ms. Chelsie Fernald to explain how it exceeds the current ordinance.

Chairman Dave Burns asked if the current is 150 feet and clarification on the proposed buffer and if it will border the outside of the property.

Mr. Ryan Thompson asked if there was a condition about the orientation of the buildings.

Ms. Chelsie Fernald stated that it was a condition of the first rezoning, but they have not asked to have that removed. The original approval was a singular warehouse, and the truck court was opposite George Road.

Chairman Dave Burns stated he thought the buildings were turned parallel.

Mr. Peter Higgins stated the backs of the buildings would face George Road and now it looks like the truck entrances are on the sides.

Mr. Steve Candler asked if it was a rezoning and a Sketch Plan.

Mr. Ryan Thompson explained that the plan submitted does not match the language about the truck courts being on the opposite side. It needs to be clarified because that was a condition of the rezoning.

Mr. Steve Candler asked for clarification about number 10 on the conditions which reads: *10. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.*

Mr. Ryan Thompson states that are not what is proposed tonight and wants to clarify the request.

Ms. Chelsie Fernald stated that the application was just the buffers.

Mr. Taylor Stein stated it was intention that the new buildings are turned perpendicularly to have them removed because the previously approved plan is almost 2000 ft of continuous façade, they are adjacent to Goerge Road and by turning the buildings in the proposed way it would be at 1080 for building frontage along the Goerge Road properties. As far as the truck court, typically trucks are 13 ½ feet tall, whereas their berm would be 20 feet tall and then have the new landscaping as required. So, the trucks would be completely screened, and the buffer decrease did meet the 300 feet buffer as required but under the new ordinance it can be decreased to 200 feet and a 16 feet berm, and they are proposing a 20-foot berm for additional screening with trees and landscaping along George Road.

Chairman Dave Burns went through the list of conditions. He stated items one through six are standard. Item seven will remain. He asked if item 8, the 10 feet non access easement along George Road would be gone. Mr. Taylor Stein assured that would remain. He then asked about item 10 and if the applicant is asking to orient the building in a different manner. Mr. Taylor Stein stated yes, because they believe it offers less building frontage and it would be less unsightly and the berm with trees on top would be tall enough, so the trucks won't be seen. He then asked about item 11, the lighting plan. Mr. Taylor Stein assured that will be part of the development process of providing a photometric lighting plan showing no effect to the residences along George Road.

Mr. Dennis Hales stated this is directly behind his home, they have fought hard not to have a warehouse but hey accepted that they've lost. He is concerned that previously it was one long warehouse now there's three of them. Originally, they were told the trees that border them would remain. He stated that the 20-foot berm is not sufficient and normally he has seen where the trees are not maintained on top. He is also concerned with the two driveways.

Mr. Dale Nixon stated he is not here for this item, but he wants to speak because it's not fair that it was already approved one way and now this company is changing it. The orientation of the building will change the noise level.

Mr. Ricky Stille stated he also fought this warehouse, but they have conceded to the conditions set forth, he would prefer if it stayed the way it was decided. He feels that the noise will increase if they turn the warehouses and buffer won't stop the noise. Another big concern he has is the two driveways off Highway 80, when originally it was one, which may change from an employee driveway to a truck driveway.

Chairman Dave Burns asked for clarification on the previous berm height.

Ms. Chelsie Fernald stated a specific height weas not given. Which the minimum would normally be 10 feet.

Mr. Rusty Sessions of 159 George Road had a question about drainage, by dropping back the 100 foot and adding the 20-foot berm he thinks it will handle the light and noise, but he wants to know what side the drainage ditch is on.

Chairman Dave Burns stated the berms are required to haver pipes under them or through them.

Ms. Samantha Easton stated what they are proposing is the 35-foot undisturbed, the 15-foot drainage and then the berm.

Mr. Keith Floyd of 2431 US Hwy 80, wanted to bring up the Ebenezer Scenic Byway which was developed between Meldrim Road and Hwy 17 and the discussion is about the impact from all the money and things that was done to develop it and it is something that should be considered. He agrees that it was already decided, and they should leave it be. *He provided a copy of his documents to Mr. Steve Candler.*

Ms. Melissa Stille stated that she is against them changing the buffer and seems like more traffic down Highway 80. They would like to keep as it was.

Mr. Taylor Stein explained that the drainage ditch is 15 feet. You have your property line then 35 feet undisturbed and then a 15-foot drainage ditch to help deal with runoff. As far as the access, with US 80 being a GDOT road, they have provided a traffic study that will go through with the development plan which concurs with the new access that was recommended by GDOT. GDOT also recommends that the road be widened and add a left turn lane to prevent queuing up onto US 80. He stated the original berm standards have changed and they are now getting it updated.

Mr. Ryan Thompson asked did they actually apply to change the orientation of the building.

Ms. Chelsie Fernald stated that the application specifically only said the berm. However, she suggested that the board can make it a condition.

Mr. Ryan Thompson stated Hwy 80 does have some scenic byways overlay on it, but it is a transitioning area. He knows that the orientation of the building was a big thing last time. Personally, he doesn't feel like they should have to identify it was a condition that needed to be removed and he would not make that motion for them. He understands tweaking the buffers however this one does have a single-family neighborhood adjacent and maybe the 300 plus buffers were necessary.

Chairman Dave Burns stated the 20-foot berm is more effective. He has been on this property, and it is not heavily wooded so a 10-foot berm really wouldn't help but when you back the building up that helps. He does think a 20-foot berm would help with the noise. He does agree with the people that there was compromise made for a reason.

Mr. Peter Higgins stated the orientation of the buildings has him stumped because it was sketched out and agreed to.

Mr. Ryan Thompson stated he knows that was a big thing and saw a benefit to the people the fact that it wasn't specifically requested as part of the amendment he doesn't feel comfortable fixing that.

Mr. Ryan Thompson made a motion to approve the request to reduce the buffer to 200 feet wide with a 20-foot height berm as an amendment of number nine with Staff Recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Chairman Dave Burns motioned for a 5-minute recess.

Back to order at 7:28PM

Chairman Dave Burns announced as request of staff, the sketch plan for item 11 will be moved up.

VIII. SKETCH PLAN

Brian Quigley as agent for Jermey Nease, Randy Hadden, & Charles Hildabrandt (1): requests approval of **sketch plan** for "Warehouses". Located on US Hwy 80, zoned **I-1 proposed zoning PD. (First District) [Map# 354 Parcel# 21]**

Ms. Samantha Easton stated due to condition number 10 not being removed during the rezoning we just heard staff cannot recommend approval at this time.

Mr. Taylor Stein stated the thought for the three buildings was the benefit that there was not as much frontage along George Road, and it overall less square footage that the original proposed building. He thinks its about a 14% reduction. The way that the loads are calculated for these buildings and the density doesn't correlate to the size of the buildings which is called gross floor area. The three building would also allow for better circulation.

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

Robert McCorkle, III as agent for The Coopers– PUBLIC HEARING (12): requests to **rezone** +/- 280.5 acres from **AR-1** to **I-1** to allow for warehousing ang logistics. Located on Old River Road. **(First District) [Map# 304 Parcel# 10]**

This item has been postponed.

Bryant Ligon as agent for T & T 9G, LLC – PUBLIC HEARING (13): requests to **rezone** +/- 288.36 acres from **AR-1** & **I-1** to **PD** to allow for residential development. Located on Midland Road. **(Second District) [Map# 396 Parcel# 62 & 62A]**

Ms. Chelsie Fernald presented this item and staff is recommending alternative one.
The applicant is requesting to rezone to Planned Development (PD) to incorporate both R-5: Single Family Detached Residential and R-3: Multifamily Residential in the same area. The approximate total number of units being 460, 320 of that being the single family detached and The Planned Development (PD) overall allowed density will not exceed 3.0 units per acre. The Lot information is as follows:

- **Detached Single Family**
  Lot Area: 6,000 SQFT
  Lot Width: 45 ft minimum
- **Attached Single Family**
  Unit Width: 24' minimum
  Max units/building: 5
  Min 3' depth variation between individual units along front façade.

Per the Effingham County Code of Ordinances, the total common open space required is 20%. The applicant has provided 36.53% of proposed common open space for this PD. This development will be served by Effingham County water and sewer.

Mr. Travis Burke with Coleman Company stated this proposal was brought before the board about a year ago with a request to rezone to R-5 & R-3, but it was denied and based on that feedback they came up with a PD, which allows for more flexibility. They also reduced the proposed density, the original submittal had about 549 homes and townhomes and the new plan has reduced that down to 460. They have 288 acres which is an excess to the required 20 acres for PD. There is a minimum width requirement of 300 linear feet and their narrowest section where they have road frontage along Midland Road is 743 feet. The DRI's have been submitted to the state with the previous submittal at a higher density. The tract is under single ownership. They are proposing a detached single-family dwelling and attached single family (townhomes). The flexibility of them to integrate the zoning throughout. They are proposing

density at 3 units per acre and a 24-foot wide minimum on that unit widths for the individual townhomes and limiting them to five units per building. Proposing a variation between the facades where they'll have depth in between each one so it doesn't look like a single façade. They are also increasing the setback requirements with the attached single family, whereas the buildings cannot be closer than 20 feet to one another either side by side or back-to-back, which provides a 40 Feet separation. They have increased the front setbacks to be measured from the right of way instead of from the street to ensure plenty of room for sidewalks and parking. As far as the detached single family they are requesting a 5-foot reduction in lot width from 50 feet to 45 feet. Then a 600 square foot reduction on the lot area from 6,600 sqft. To 6,000 sqft. Then a 2.5-foot reduction in the side yard. The common open space is at 36%, which is a total of 105 acres. The PD text does explain the use and size of the in open space areas. They are including connectivity with trails and sidewalks throughout the neighborhood. They are placing architectural standards requirements on the houses that are being proposed. They have minimum over roof overhangs of 12 inches, architectural singles, front porches that have a minimum depth of six feet. They are also introducing that the side elevations on corner lots are not blank but also have trim and windows consistent with the front elevations. You can't have colors or homes of the same façade within a row.

They are proposing amenities on both sides of the property. Trails providing some interconnectivity stub outs to adjacent properties for future development. They are also prosing an emergency access so there isn't one point of access into the property on the Northeast of the property.

Mr. Steve Candler asked if we are doing a rezoning tonight and a PD text approval or just a rezoning.

Chairman Dave Burns started we are doing a rezoning.

Mr. Ryan Thomspon asked about what the perimeter buffers are.

Mr. Travis Burke stated the buffers are 35 feet, which is not stated and will be added to the final text. He asked for clarification on the process.

Ms. Chelsie Fernald stated the after the recommendation, you will have to come back before the board with the preliminary plat, which is typically known as the sketch plan and the text.

Mr. Peter Higgins stated that the proposed 460 units is 920 cars going to come out of there.

Mr. Steve Candler stated what they are proposing is to rezone from the current zoning to PD-R.

Mr. Ryan Thompson asked for clarification on the text associated with it.

Chairman Dave Burns stated he thinks on a PD its fair. The text is open to discussion.

Mr. Steve Candler asked if they had reviewed the text.

Mr. Ryan Thompson expressed confusion on how to decide without the PD text. He said he has never seen it that way, the PD text is now the ordinance that governs the zoning. He cannot make decision without knowing the text that he's approving. He understands it can be amended in the future.

Mr. Steve Candler stated the preliminary plan process is the second phase after the text and after the rezoning.

Chairman Dave Burns stated he understood what Steve was saying about if it makes sense to move this to a PD and then argue about what the PD text looks like.

Mr. Steve Candler stated you base your rezoning on the PD text, but they can change it after feedback from the tonight and the commissioners. The numbers can change. The preliminary plat will come next. He wants to reiterate that the text can change. So, the focus is the text but the PD--R is the primary.

Chairman Dave Burns stated that since they are presenting this as a text that is a fair discussion.

Mr. Peter Higgins asked for clarification on whether they are deciding if the zoning is plausible rather than the text. Mr., Steve Candler answered and what he is proposing to do in his text is residential and what the types of units that are in. He asked if Mr. Burke if they have delineated the wetlands yet. Mr. Travis Burke stated yes.

Mr. Peter Higgins asked if the I-1 is a surface mine. The answer is yes it was, but it was never acted upon.

Several surrounding parcel owners came forward to voice their objections to the proposal voicing their concerns and opposition to the rezoning:

- Traffic
- Wetlands and drainage
- Flooding
- Stormwater
- Infrastructure
- Buffers
- Density increase
- noise pollution
- Wildlife habitat
- No more Trees
- Won't be the country anymore
- Buffers
- School buses can't handle the loads
- Townhomes
- Overcrowded schools
- Drain on the county resources
- Lot sizes and amount of homes
- One entrance (singles access point – issue from previous submission)
- Too many unknowns
- The location of the proposed emergency access
- Increased crime (hood housing)
- Human warehousing
- Illegal Immigrants and vagrants
- Fire Hazard
- "No Renters"
- "God don't want this"
- Increased taxes
- Increased 911 calls
- Decrease in quality of life
- Who will maintain the infrastructure

Mr. Alex Long asked for clarification on the PD text process, he is used to the process of rezoning the PD zoning along with the text, because the text becomes the zone.

Chairman Dave Burns explained that the buffers are a requirement and nonnegotiable with the PD text.

Mr. Steve Candler explained that they can suggest buffers in the PD text but the current buffer to AR-1 is 30 feet. Also, the commissioners can set conditions on the rezoning.

Chairman Dave Burns and Steve Candler both explained the reason for the PD. Split zoning is not something that they want to approve so the PD allow the two uses in be used together.

Mr. Jonathan Hulme stated when it gets time for the development plan review that's when stormwater, traffic, wetlands, and floodplain will come into account, and he will be the one doing the technical review for that. There is a local stormwater management plan, and they will have to follow the requirements that are set. They cannot release the water off the site any faster than they are today, which is verified through a stormwater report that they'll have to submit and be reviewed by him. The process must be done by an engineer and be calculated with storm water models. The detentions will have to be maintained.

Mr. Bryant Ligon stated they hosted a community meeting and heard what folks had to say and Yancy Ford the school superintendent was at the meeting and stated that he had been planning for this growth for a long time and he felt the schools were prepared for it. He also wants to address the number of homes; he states that he lives in a neighborhood like this one because that's what his family can afford. He feels people want to live in Effingham County because of the great schools and great community feel. He just wants to provide opportunity for people and provide a place for everyone to live.

Mr. Travis Burke stated he knows the property is very wet and low it may be tough to develop. The current land plan has about 36 acres of pond proposed. They are engaged with a FEMA Consultant who is doing the FEMA flood study for the area, which is currently A. Based on the flood study they have discovered that Midland Road is basically a barrier that prevents the headwaters of St. Augustine Creek from draining and it only has one culvert underneath it, which is not maintained. It is half full of sediment and there are areas where other culverts need to be installed as well as ditches that need to be maintained. They can help with alleviating the drainage issues that in that area and clean ditches out to be a partner to the community. They have done traffic studies, let and right turn lanes will be required to accommodate the traffic coming and out the development.

Mr. Ryan Thompson encouraged people to look at older subdivisions and there is no open space, every lot is a privately platted lot and new smaller lot subdivisions have open space and commonly own drainage areas, stormwater improvements that are required which were not required decades ago. One point of access is still a concern of his. He is also interested in the buffers.

Chairman Dave Burns stated townhomes are on of his biggest concerns. Most townhomes have been on State Highways, and he has a fear of opening that door for future development of townhomes throughout the county. The commissioners have not put any real perimeters on where townhomes should be. Also, the density is one of his concerns.

Mr. Peter Higgins stated he doesn't personally like the density of the project, and he will probably vote against it.

Ms. Chelsie Fernald explained R-5 the maximum density is 5.17.3 (ordinance) is Minimum zero point one five-acre lot, with no more than five dwelling units per net usable acre.

Mr. Peter Higgins made a motion for denial The motion was seconded by Mr. Brad Smith and carried unanimously.

X. ADJOURNMENT

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

5/14/24

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

5/14/24

PLANNING BOARD SECRETARY

DATE