



**THE PLANNING BOARD OF EFFINGHAM COUNTY , GA
FEBRUARY 26, 2018**

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order.

II. INVOCATION

Board member Juanita Golden 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. Board Member Peter Higgins made a motion to approve the agenda as read. Board Member Juanita Golden seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the January 22, 2018 meeting minutes. Board Member Juanita Golden made a motion to approve the minutes as read. Board Member Alan Zipperer seconded the motion. The motion carried by unanimously.

Members Attending: Mr. Alan Zipperer, Mr. Peter Higgins, Mrs. Juanita Golden, Mr. Dave Burns

Members Absent: Mr. Brad Smith

Staff Present: Mr. R.C. Barenchik, Zoning Administrator and Mrs. Kayla Phillips, Planning Board Secretary

Persons Attending: Mr. Eddie Broadnax, Mr. Randall Bell, Mr. Danny Cox, Mr. Rayford Thomas, Mr. Billy Hill

VI. NEW BUSINESS

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Chairman Dave Burns stated all items voted on would be presented at the March 20, 2018 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Eddie Broadnax - PUBLIC HEARING (1): The applicant requests to rezone 2.06 acres for [Map# 352F Parcel# 1H] located at 490 Noel C. Conaway Road from **PD to B-3. (First District)**

Mr. Eddie Broadnax stated he would like to rezone the property to potentially sell. The master plan for the subdivision shows the property as PD and allows for commercial use. B-3 zoning would allow for a convenience store or gas station, etc.

Mrs. Juanita Golden made a motion to approve the request with the following stipulations:

1. Lot meets the requirements of the B-3 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.

The motion was seconded by Mr. Peter Higgins. The motion was carried by all.

William Bell & Craig Bell - PUBLIC HEARING (2): The applicant requests to rezone 1.88 acres for [Map# 355A Parcel# 7A & 9A] located at 3081 US Hwy 80 from **AR-1 to B-3** to allow for a used car lot. **(First District)**

Mr. Randall Bell stated that they would like to rezone the property to B-3 for a used car lot, the hours of operation would be Monday through Saturday 9:00 am to 6:00 pm and closed on Sundays. The property would be used for just sales, no mechanic work would be conducted on site. Mr. Danny Cox a deacon for the Faulkville Baptist Church spoke and is concerned about the traffic in and out of the property, and the view, would it be an eye sore? Mr. Rayford Thomas asked if Mr. Bell will put a fence up on the property to block the view of the car lot from the church. Mr. Billy Hill who owns a car lot just down the road stated that he welcomes the business. He stated that the Bell's will be good neighbors.

Mrs. Juanita Golden made a motion to approve the request with the following stipulations:

1. Lot meets the requirements of the B-3 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved by the zoning office and health department.

The motion was seconded by Mr. Alan Zipperer. The motion was carried by all.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:19 pm.

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - FEBRUARY 26,
2018”

**CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA**

DATE

PLANNING BOARD SECRETARY

DATE