



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JANUARY 28, 2019

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order.

II. INVOCATION

Chairman Dave Burns 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 Alan Zipperer 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 December 17, 2018 meeting minutes. Board Member Juanita Golden made a motion to approve the minutes as read. Board Member Brad Smith seconded the motion. The motion carried by unanimously.

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

Members Absent:

Staff Present: Mrs. Teresa Concannon, Zoning Administrator and Mrs. Kayla Phillips, Planning Board Secretary

Persons Attending: Wilson Burns, Brandon Peszynski, Susan Mohanney, Sandra Parker, Richard Graham, Harold Brackett, Jr., Stacy Bragg, Richard Sumner, Thomas Drake, Jimmy Blakey, Mike Devoe, Corde Wilson, Warren Ratchford,

VI. NEW BUSINESS

Chairman Dave Burns stated all items voted on would be presented at the February 19, 2019 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

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Jon G. Burns - PUBLIC HEARING (1): The applicant requests to rezone 16 acres for [Map# 373 Parcel# 17] located at 2613 Midland Road from **AR-1** to **I-1** to allow for a surface mine. **(First District)**

Wilson Burns stated that the adjacent parcel was rezoned a few years back for a surface mine and now they are wanting to extend the dirt mine into the adjacent parcel

Mr. Alan Zipperer made a motion to approve the request with the following stipulations:

1. Lot meets the requirements of the I-1 zoning district.
2. Meet the requirements of **Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands**
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.
5. Subdivision plat must be approved by the zoning office and health department.
6. The applicant shall notify the Zoning Administrator at the time of final reclamation of the borrow pit and close out of this mining operation, and upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner, a minor recombination subdivision plat shall be submitted to the County and the zoning of the property shall revert to its original AR-1 zoning.

The motion was seconded by Mrs. Juanita Golden. The motion was carried by all.

Jon G. Burns - PUBLIC HEARING (2): The applicant requests a variance for [Map# 373 Parcel# 17] located at 2613 Midland Road to eliminate the required buffers along the northern and western property lines to adjoin the two adjacent parcels for the existing mining operations. **(First District)**

Mr. Alan Zipperer made a motion to approve the request. The motion was seconded by Mrs. Juanita Golden. The motion was carried by all.

Jon G. Burns - PUBLIC HEARING (3): The applicant requests a variance for [Map# 373 Parcel# 18IND] located at 2613 Midland Road to eliminate the required buffers along the southeastern property line to adjoin the two adjacent parcels for the existing mining operations. **(First District)**

Mr. Alan Zipperer made a motion to approve the request. The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously

Brandon Peszynski - PUBLIC HEARING (4): The applicant requests to rezone 3 acres for [Map# 450D Parcel# 34A] located at 124 Maple Drive from **AR-1** to **AR-2** to subdivide the property. **(Second District)**

Mr. Brandon Peszynski stated that he wants to subdivide the property to allow for a mobile home. Several neighbors from the surrounding area were present at the meeting and stated their opinion of requesting the denial from the board for the rezoning request. There is already an existing septic on the property.

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Mr. Alan Zipperer made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the AR-2 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

The motion was seconded by Mr. Brad Smith. The motion carried 4/1 with Mr. Dave Burns opposed.

Michael Devoe - PUBLIC HEARING (5): The applicant requests a conditional use for **[Map# 252 Parcel# 2A]** located on Old Louisville Road to allow for a shooting club, zoned **AR-1. (Third District)**

Mr. Michael Devoe is looking to purchase the property to open a private, membership only shooting club.

Mr. Brad Smith motioned to approve the request. Mr. Peter Higgins seconded the motion. The motion carried unanimously.

Thomas & Hutton - SKETCH PLAN (6): The applicant requests a sketch plan approval for **[Map# 347 Parcel# 7 & 8]** located on Courthouse Road for “Barrister Landing”. **(Fourth District)**

Mr. Corde Wilson stated that the sketch plan is for a redesign for the community septic system.

Mr. Brad Smith motioned to approve the request. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

Boomer Homes, Inc. - PUBLIC HEARING (7): The applicant requests a variance for **[Map# 369G Parcel# 22, 23, 24, 25 & 26]** located on Boomer Court to reduce the front property setbacks from 25’ to 15’, zoned **AR-2. (Fourth District)**

Mr. Warren Ratchford stated that the request is to allow for a bigger backyard and to set the homes constructed further off of Courthouse Road.

Mr. Brad Smith motioned to approve the request. Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

Mr. Warren Ratchford also asked for the board to approve the name change of the road from Windsor Forest Drive to Boomer Court.

Mr. Brad Smith motioned to approve the request. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

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Next Phase Development - PUBLIC HEARING (8): The applicant requests a variance for [Map# 428 Parcel# 15] located at Shadowbrook Phase 4 to eliminate the required sidewalks, zoned R-1. (Fourth District)

Mr. Corde Wilson stated that with the different elevations and deep ditches within phase 4 of Shadowbrook, sidewalks are impractical. There are sidewalks in the first three phases of Shadwobrook.

Mr. Brad Smith motioned to approve the request. Mr. Dave Burns seconded the motion. The motion carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:11 pm.

_____	_____
CHAIRMAN OF PLANNING BOARD EFFINGHAM COUNTY, GEORGIA	DATE

_____	_____
PLANNING BOARD SECRETARY	DATE