



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
February 24 , 2020

I. CALL TO ORDER

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

II. INVOCATION

Chairman Burns gave the invocation

III. PLEDGE TO THE FLAG

Chairman Burns led the pledge.

IV. AGENDA APPROVAL

Chairman Burns asked if there were any changes to the agenda. Mr. Alan Zipperer made a motion to approve the agenda. Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the January 27, 2020 meeting minutes. Mrs. Juanita Golden made a motion to approve the minutes as read. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

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

Members Absent: Mr. Brad Smith

Staff Present: Mrs. Diane Proudfoot: Zoning Administrator, Mrs. Teresa Concannon: County Planner, Mr. Charlie George: Development Services Director/County Engineer, Ms. Katie Dunnigan: Planning Board Secretary

Persons Attending: Mr. Robert Sandburg, Mr. Mark Maier, Mr. Alan Zipperer, Mr. Harold Wheeler Jr., Mr. Thomas Wilson, Mr. Chad Zipperer, Mr. Devin Zipperer, Mr. Chris Lewis, Mrs. Heather Sandstrom, Mr. Ryan Thompson, Mr. Darrell Carter, Mr. Randal J. Ledet

VI. NEW BUSINESS

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Chairman Burns stated all items voted on would be presented at the March 17, 2020 Board of Commissioners meeting at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

Communications Tower Group, LLC. (1): The applicant requests to rezone .23 acres for [Map # 376 Parcel #9] located at 291 Louborn Road from **AR-1** to **B-2**.
(Second District)

Mr. Robert Sandburg was present to represent Communications Tower Group. Mr. Sandburg stated the rezoning request was to place an FAA approved monopole tower.

Mrs. Diane Proudfoot, Zoning Administrator cited the ordinances governing a cell tower:

The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9.

Article V - Telecommunications Regulations

Section 14-133 Permitted Uses (2) Monopole towers shall be as a matter of right within the general commercial (B-2) and industrial (I-1) districts;

(b) Conditional use rezoning. (1) If the tower or antenna is not a permitted use under subsection (a) above, then a conditional use rezoning shall be required for the construction of a tower or the placement of an antenna in all zoning districts.

Mrs. Proudfoot went on to read the staff recommendations:

Staff is recommending approval of the Conditional Use Rezoning of .229 acres from AR-1 to B-2 for a monopole cell tower lease area, with the following stipulations:

Meet the requirements of Article V – Telecommunications Regulations Ordinance.

Future site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

Written statements from the FAA, FCC, and any appropriate state review authority stating that the proposed tower complies with regulations by that agency or that the tower is exempt from those regulations.

And all wetland impacts permitted by USACE.

Mr. Peter Higgins asked if the tower was for a specific carrier. Mr. Sandburg replied that the tower would serve all cellular providers, but Verizon would be the “Anchor Carrier”. Mr. Higgins asked what the signal direction would be, Mr. Sandburg stated it would be “omnidirectional”.

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

Mark Maier - PUBLIC HEARING (2): The applicant requests to rezone 20.38 acres for [Map# 415 Parcel# 33, 33A, 33B] located at Blue Jay Road and Otis Seckinger Road from **AR-1** to **AR-2** to allow division in to ten, two acre lots. **(Second District)**

Boardmember Alan Zipperer recused himself from the item due to a conflict of interests.

Mr. Mark Maier was present to speak for Mary Brinson, property owner. Mr. Maier stated that the planned lots would be for homes 2,000 sq ft and over, all have paved

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driveways, maintain the maximum amount of trees, and observe the 50’ buffer for wetlands which are present in the rear of the parcels. He also said the proposed development is almost identical to an existing community.

Mr. Peter Higgins observed that Blue Jay Road is a 50 MPH road and asked if the driveways would empty on to Blue Jay Road. Mr. Maier said that driveways as planned would use Blue Jay Road. Mr. Higgins asked if there was room for an access road instead and expressed concern for potential safety issues from backing on to Blue Jay Road. Mr. Maier replied that they may submit for something less impactful at the time a sketch plan was presented for approval, but there is already precedence for driveways on Blue Jay Road.

Chairman David Burns stated that the existing subdivision of similar scope is Emerald Plantation, which was held to GA DOT standards during development, and questioned what would happen to driveways when Blue Jay Road was extended. Mr. Maier responded that the plans might be altered, but he was unsure of having an access road because of existing easements.

Mrs. Diane Proudfoot read the staff recommendations:

Approval with the following stipulations:

- 1. Sketch Plan must be submitted for review, and conform to requirements of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, 5.1 Sketch Plan.**
- 2. Development shall comply with the requirements of the AR-2 zoning district.**
- 3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.**
- 4. All wetland impacts permitted by USACE.**

Mrs. Proudfoot also reminded the Board that the agenda item for this meeting was solely a question of rezoning.

Mr. Alan Zipperer was present to speak against the request. Mr. Zipperer owns a neighboring property and stated that while the plan was for 10 lots, 2 acres in size, the zoning change could allow for up to 18 lots which amount to up to 30 driveways on Blue Jay Road in the immediate vicinity. Mr. Zipperer went on to say that the speed limit, traffic volume, and number of driveways amounted to a safety hazard. Mr. Zipperer said the request should be denied due to potential future implications. Mr. Zipperer continued, saying he would not be opposed if the number of access points to the subdivision was limited, and that rezoning to AR-2 gave opportunity for many potential lots.

Mr. Harold Wheeler Jr. was present to speak against the rezoning. Mr. Wheeler, owner of a neighboring property, stated that he has concerns about adding driveways to Blue Jay Road. Mr. Wheeler observed that Blue Jay Road is one of the County’s few North/South thoroughfares and, while he understood the proposed plan, he has seen intentions change; an AR-2 zoning could mean more parcels than currently planned.

Mr. Thomas Wilson, who owns the property behind the requested rezoning, was present to speak against the request. Mr. Wilson expressed concern over adding more properties, stating that there was already too much traffic and emergency vehicle noise.

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Mr. Chad Zipperer was present to speak against the request. Mr. Zipperer was also concerned with potential increase of future driveways and asked that traffic from Hodgeville Road and Staffordshire be considered.

Mr. Devin Zipperer was present to speak against the rezoning. Mr. Zipperer is considering building a house in the area and stated that the request should be denied due to the possible change in the number of potential driveways a rezoning could cause. Mr. Zipperer expressed concerns to the commuter congestion caused by additional stops on school bus routes. He went on to say that Staffordshire already has flood problems, and added that Mr. Maier had stated in Mr. Zipperer's presence that he was not concerned about the rear wetlands on the properties.

Mr. Chris Lewis was present to speak against the request to rezone. Mr. Lewis suggested that 10 additional driveways would add 20 additional cars to Blue Jay Road traffic. Mr. Lewis went on to say that he had concerns of approval setting a precedent for AR-2 zoning in the area, and that he agreed with limited the proposed developed community access points.

Mr. Peter Higgins made a motion to deny. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

S&P Automotive Specialists - PUBLIC HEARING (3): The applicant requests to rezone .53 acres for [Map# 465 Parcel# 25] located on Hwy 21 South from B-2 to B-3 to allow for used automotive sales (**Second District**).

Mrs. Heather Sandstrom was present to speak on behalf of S&P Automotive Specialists. Mrs. Sandstrom stated that S&P Automotives intends to lease the property for used automotive sales.

Chairman David Burns asked Mrs. Diane Proudfoot for clarification that auto sales were permitted in B-3 zoning but not B-2. Mrs. Proudfoot confirmed.

Mrs. Sandstrom said that S&P does body work in their main building which is on the adjacent property.

Mrs. Diane Proudfoot, Zoning Administrator noted that no agreement had been made with City of Rincon for city water because that process was pending the outcome of the rezoning application. Mrs. Proudfoot then gave the Staff Recommendations: **The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text. Zoning district B-3-Highway Commercial permits automotive sales, service, and storage, wholesale operations, recreation facilities, medical facilities, multifamily housing, and guest accommodations (Section 5.11). Water and Sewer for this project will be served by the City of Rincon.**

Staff Recommendation: Approval with the following stipulations:

- 1. Site development plan must be submitted for review, and conform to requirements of Appendix E – Development Plan Ordinance, Section 3, Requirements for a Complete Application.**
- 2. Must meet the requirements of the B-3 zoning district.**

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3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

Mr. Peter Higgins asked as to whether the property shared an access easement with the Rincon Inn and Suites. Mrs. Sandstrom answered yes; their driveway was shared by all three connected lots.

Mr. Alan Zipperer made a motion to approve with staff recommendations. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

Chesterfield, LLC - PUBLIC HEARING (4): The applicant requests a variance for [Map# 466 Parcel# 3, 33A, 33B] located on Hwy 21 South to waive the maximum 100' sign area for a multitenant sign panel. **(Second District)**

Mr. Ryan Thompson of Thomas & Hutton was present to speak on behalf of Chesterfield, LLC. Mr. Thompson stated that the actual variance ordinance was dated. The sign would not actually have multitenant panels and would stay under the maximum allowable height. Chesterfield, LLC's sign plan would include wayfinding signs for information purposes, the signs will be of a size to allow for legible font size.

Mr. Peter Higgins asked what material the signs would be made of. Mr. Thompson answered that the signs would be painted aluminum and non-lit.

Mr. Alan Zipperer asked if there would only be one sign on Hwy 21. Mr. Thompson said that there would be another, meant mostly for worker traffic, that he anticipated would meet the sq ft requirements.

Mrs. Teresa Concannon, County Planner, was present and stated that existing sign ordinances are limited; having come in to effect prior to projects the scope of the one in question. She elaborated, saying that while there existed a Gateway Program for buffer guidance, it had never been developed.

Mr. Alan Zipperer observed that trucks required signage of sufficient size to see in time to safely enter.

Mr. Alan Zipperer made a motion to approve with staff recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Darrel J. Carter - PUBLIC HEARING (5): The applicant requests to rezone 2.23 acres for [Map# 428 Parcels# 5] located at 611 Log Landing Road from **AR-1** to **AR-2** to make the parcel compliant with current zoning standards. **(Fourth District)**

Chairman David Burns inquired about Mr. Carter's desire to make the parcel compliant with zoning standards. Mrs. Diane Proudfoot, Zoning Administrator clarified the zoning distinctions and read the Staff Recommendations:

The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more. The applicant wishes to subdivide 2-acres for a residential dwelling and therefore must rezone the parcel to

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AR-2.

Staff Recommendation: Approval with the following stipulations:

- 1. The lot must meet the requirements of the AR-2 zoning district, including setbacks.**
- 2. Site development plans must 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 Health Department and the Zoning Administrator.**

Mr. Alan Zipperer asked how many houses Mr. Carter would plan on building upon rezoning and splitting the parcel. Mr. Carter responded that he would build possibly two houses.

Chairman Burns asked if the property access would be Log Landing Road and if the lot was wide enough to accommodate Mr. Carter's plan. Mr. Carter responded affirmatively to both questions.

Mr. Peter Higgins made a motion to approve with staff recommendations. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

Randal J. & Michelle G. Ledet - PUBLIC HEARING (6): The applicant requests a variance for [Map# 445C Parcel# 93] located at 185 Cubbedge Drive to reduce the required building setback from 35' to 15' to allow for construction based on existing drawn plans, zoned **R-1 (Fourth District)**.

Mr. Randal Ledet was present to speak on his own behalf. Mr. Ledet stated that he originally been unaware that the zoning setbacks differed from the setbacks specific to the Ramsey Landing covenants. Mr. Ledet's current building plans were the ones based on Joffee's guidelines. He went on to say that if the County were to approve the plans, they would also be approved by Joffee. Mr. Ledet feels his plans blend with and compliment the lot.

Mr. Alan Zipperer mentioned that if the planned garage was detached (as opposed to the planned attached design) that there would be no issue as far as setbacks. Mr. Ledet agreed, but added he didn't understand why there should be a difference in the first place.

Chairman David Burns asked who "Joffee" was. Mr. Ledet answered that Joffee is the land owner of the subdivision. Chairman Burns then asked for clarification that the Home Owner's Association had already approved the plans being presented. Mr. Ledet affirmed that was case.

Mrs. Teresa Concannon, County Planner stated that was no recorded discussion existed from the 2006 Board of Commissioner's meeting where Ramsey Landing setbacks were discussed, but that it was not uncommon for subdivisions to have specific setbacks. Mr. Ledet added that in a conversation between himself and Commissioner Phil Kieffer, Commissioner Kieffer mentioned that when the subdivision plat was signed, the lots were intended to be shaped differently.

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Chairman Burns shared that while he found it necessary for the County to have rules, if the HOA had approved the plans and Joffe supported the, he had a hard time arguing against.

Mr. Alan Zipperer made a motion for approval. The motion was seconded by Mr. Peter Higgins and carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:02 PM.

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

PLANNING BOARD SECRETARY _____ **DATE**

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