



THE PLANNING BOARD OF EFFINGHAM COUNTY , GA

March 26, 2018

I. CALL TO ORDER

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

II. INVOCATION

Board Member Alan Zipperer 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. Mr. Alan Zipperer made a motion to approve the agenda as read. Mrs. Juanita Golden seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the February 26, 2018 meeting minutes. Mrs. Juanita Golden made a motion to approve the minutes as read. Mr. Peter Higgins seconded the motion. The motion carried unanimously.

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

Members Absent:

Staff Present: Mr. RC Barenchik, Zoning Administrator and Mrs. Kayla Phillips, Executive Assistant

Persons Attending: Mr. Billy Oglesby, Mr. Mike Love, Mr. Paul Clark, Mr. Kerry Wendelken, Mr. Tim Weredyk, Mr. James Derryberry, Mr. Walt Waters

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the April 17, 2018 Board of Commissioners meeting held at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

Tasia Oglesby & Billy Oglesby - PUBLIC HEARING (1): The applicant requests a conditional use for [Map# 304 Parcel# 14] located at 115 Bay Road to construct a shop and office and a storage yard for dump trucks and trailers, zoned **B-2. (First District)**

Mr. Billy Oglesby stated that they are planning to build a 4 to 5 bay shop with an office area. His business has 31 trucks, and his employees arrive at the shop between 6:15 and 6:45 in the morning to get their trucks and leave the site, and they do not return to the shop until around 4:30 pm. Mr. Mike Love owns property located across the street at 116 Bay Road, he is concerned about the amount of noise from the trucks, the impact on his property value and the quality of life in the area. Mr. Love feels that the type of business that will be operated on the property is a “motor-freight terminal”, which is not allowed in the B-2 or B-3 zoning. Zoning Administrator RC Barenchik stated that the request is for automobile services and commercial parking which is allowed in the B-2 zoning. Mr. Love stated that he would like to know more information about the buffer.

Chairman Burns called for motion. Mrs. Juanita Golden made a motion to approve the request with the staff recommendations:

1. Lot meets the requirements of the B-2 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. Maintain required 30’ buffers to adjacent residential property.
5. 1 parking space for each 300 square feet of floor area will be required.
6. Site plans must be approved by engineering staff.

The motion was seconded by Mr. Alan Zipperer. The motion carried 4/1 with Mr. Peter Higgins opposed.

Roger Rodi - PUBLIC HEARING (2): The applicant requests to rezone 3.86 acres for [Map# 354 Parcel# 13] located on 2647 US Hwy 80, from **AR-1 to AR-2. (First District)**

No one was present for or against the request. Chairman Burns called for motion to table item to the end of the meeting. Mr. Peter Higgins made a motion. The motion was seconded by Mr. Alan Zipperer. The motion carried unanimously.

Glen Fanney - PUBLIC HEARING (2): The applicant requests a pond less than 1 acre for [Map# 374 Parcel# 4] located on 3425 Blue Jay Road, zoned **I-1. (First District)**

No one was present for or against the request. Chairman Burns called for motion to table item to the end of the meeting. Mrs. Juanita Golden made a motion. The motion was seconded by Mr. Brad Smith. The motion carried unanimously

B. Durell Nease - PUBLIC HEARING (2): The applicant requests to rezone 5.16 acres for [Map# 375 Parcel# 29] located on 1064 Nease Road, from **AR-1 to AR-2. (Second District)**

No one was present for or against the request. Chairman Burns called for motion to table item to the end of the meeting. Mr. Peter Higgins made a motion. The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

Kerry Wendelken - PUBLIC HEARING (5): The applicant requests to rezone 5.8 acres for **[Map# 375 Parcel# 35B]** located at 611 Nease Road from **AR-1** to **AR-2. (Second District)**

Mr. Kerry Wendelken stated that he wants to subdivide the property and sell to his sister.

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to approve with the staff recommendations:

1. Lot meets the requirements of the AR-2 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. Peter Higgins. The motion carried unanimously.

Timothy Weredyk - PUBLIC HEARING (6): The applicant requests a rural business for **[Map# 393 Parcel# 30]** located at 1049 Lowground Road to allow for dog breeding, zoned **AR-1. (Second District)**

Mr. Tim Weredyk stated that he has 10 acres and 11 dogs, all of the dogs run on the property and has a kennel on the back of the property. The kennel is strictly used for breeding purposes only.

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to approve with the staff recommendations:

5. Meet the requirements of **Section 3.15B- Rural Businesses**
6. Follow all applicable requirements of **Chapter 10 - Animals**
7. Obtain the required Georgia Pet Dealer's License from the State Department of Agriculture

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

Tina Paige - PUBLIC HEARING (2): The applicant requests to rezone 1.31 acres for **[Map# 316 Parcel# 20]** located at 3281 Hwy 21 North, from **AR-1** to **AR-2. (Third District)**

Mr. James Derryberry is Ms. Tina Page's brother, he stated that their father had passed away and they want to split the property between the siblings into equal shares.

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to approve with the staff recommendations:

1. Lot meets the requirements of the AR-2 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. Brad Smith. The motion carried unanimously.

Andrea Alsbrook - PUBLIC HEARING (2): The applicant requests to rezone 9.37 acres for [Map# 391 Parcel# 3A] located at 1800 McCall Road, from **I-1** to **AR-1**. **(Fourth District)**

Mr. Walt Waters stated that when they purchased the property, the previous owner had the property zoned to I-1 to allow for a surface mine. They want to rezone the property back to AR-1.

Chairman Burns called for a motion. Mr. Brad Smith made a motion to approve with the staff recommendations:

1. Lot meets the requirements of the AR-1 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 Mrs. Juanita Golden. The motion carried unanimously.

Andrea Alsbrook - PUBLIC HEARING (2): The applicant requests a conditional use for [Map# 391 Parcel# 3A] located at 1800 McCall Road, to allow for the property to be used for private parties / event venue. **(Fourth District)**

Mr. Walt Waters stated that he and his sister plan to live on the property and want to build a structure that can be used as an event venue.

Chairman Burns called for a motion. Mr. Brad Smith made a motion to approve with the staff recommendations:

1. Follow all General operating regulations under **Section 5.1.2.10- Private and Public Events Venue**
2. Follow all guidelines and requirements for the Environmental Health Department regarding food services and restroom facilities for all events.
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.

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

Roger Rodi - PUBLIC HEARING (2): The applicant requests to rezone 3.86 acres for [Map# 354 Parcel# 13] located on 2647 US Hwy 80, from **AR-1** to **AR-2**. **(First District)**

No one was present for or against the request.

Zoning Administrator RC Barenchik stated that Mr. Rodi wants to subdivide 1 acre for his daughter.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve with the staff recommendations:

1. Lot meets the requirements of the AR-2 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. Brad Smith. The motion carried unanimously.

Glen Fanney - PUBLIC HEARING (2): The applicant requests a pond less than 1 acre for [Map# 374 Parcel# 4] located on 3425 Blue Jay Road, zoned I-1. (First District)

No one was present for or against the request. Zoning Administrator RC Barenchik stated that Mr. Fanney's property is currently zoned I-1 for a surface mine, but he is now requesting a pond less than 1 acre that is not part of the surface mine.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve with the staff recommendations:

1. Follow 3.17 - **Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands.**
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. Brad Smith. The motion carried unanimously.

B. Durell Nease - PUBLIC HEARING (2): The applicant requests to rezone 5.16 acres for [Map# 375 Parcel# 29] located on 1064 Nease Road, from AR-1 to AR-2. (Second District)

No one was present for or against the request.

Zoning Administrator RC Barenchik stated that Mr. Nease had already rezoned and sold a part of the property at 1014 Nease Road, and the buyers want to purchase the rest of the property from Mr. Nease.

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to approve with the staff recommendations:

1. Lot meets the requirements of the AR-2 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. Peter Higgins. The motion carried unanimously.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:34 pm.

CHAIRMAN OF PLANNING BOARD **DATE**

EFFINGHAM COUNTY, GEORGIA

PLANNING BOARD SECRETARY

DATE