



THE PLANNING BOARD OF EFFINGHAM COUNTY , GA
JUNE 25, 2018

I. CALL TO ORDER

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

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. Mr. Zipperer made a motion to approve the agenda as read. Mrs. 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 May 21, 2018 meeting minutes. Mr. Smith made a motion to approve the minutes as read. Mr. Zipperer seconded the motion. The motion carried unanimously.

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

Members Absent:

Staff Present: Mrs. Kayla Phillips, Planning Board Secretary

Persons Attending: Mr. Josh Walker, Mr. William Rushing, Mr. Dave Burns, Mr. Andrew Landrum, Mr. Benjamin Smith, Ms. Shannon Williams, Mr. Todd Womble

VI. PUBLIC HEARINGS

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

William Rushing - PUBLIC HEARING (1): The applicant requests to rezone 0.14 acres for [Map# 375 Parcel# 38] located at 750 Nease Road from **AR-1** to **AR-2**. **(First District)**

Mr. William Rushing stated that his house and driveway were constructed within the building setbacks and is purchasing the 0.14 acres from his neighbor to combine with his property to rectify the building setbacks.

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

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. Higgins. The motion carried unanimously.

Chairman Dave Burns recused himself from the following item on the agenda.

Joseph A. Burns - PUBLIC HEARING (2): The applicant requests to rezone 4.18 acres for [Map# 243 Parcel# 18] located at 989 Pitts Road from **AR-1** to **R-2**. **(Third District)**

Mr. Joseph Burns was not present; Mr. Dave Burns spoke on behalf of Mr. Joseph Burns. Mr. Joseph Burns is selling the property and the potential buyers do not want to purchase the entire 11.71 acres, but only a portion of the property.

Mr. Peter Higgins called for a motion. Mr. Zipperer made a motion to approve with 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 Mrs. Golden. The motion carried unanimously.

Andrew Landrum -PUBLIC HEARING (3): The applicant requests to rezone 4.01 acres for [Map# 263 Parcel# 12] located at 147 Ardmore Oaky Road from **AR-1** to **AR-2**. **(Third District)**

Mr. Andrew Landrum stated that he wants to rezone the 4.01 acres to subdivide the property.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to approve with 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. Smith. The motion carried unanimously.

Benjamin Smith -PUBLIC HEARING (4): The applicant requests to rezone 1 acre for [Map# 296 Parcel# 27] located at 716 Floyd Avenue from **AR-1** to **AR-2**. (**Third District**)

Mr. Benjamin Smith stated that he will be subdividing the one acre with the house on it.

Chairman Dave Burns called for a motion. Mr. Higgins made a motion to approve with 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 Mrs. Golden. The motion carried unanimously.

Shannon Williams -PUBLIC HEARING (5): The applicant requests a variance for [Map# 381 Parcel# 23A] located at 165 Hurley Smart Road to allow the use of a camper as a temporary dwelling during the construction of the home, zoned **AR-1**. (**Third District**)

Ms. Shannon Williams stated that she is in the process of building a house on their property and would like to use their camper as a temporary dwelling until the house is complete. Mrs. Kayla Phillips, Planning Board secretary stated that they have already submitted for permit application and building plans which have been approved through the building department, Ms. Williams is waiting for the approval and issuance of the septic permit. They will have the camper tie into the septic system while using the camper as their temporary dwelling during the construction of the home.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to approve the request with the following stipulations:

1. RV will be permitted for a period of 12 months.

The motion was seconded by Mr. Smith. The motion carried unanimously.

Diontae & Brandi Trawick -PUBLIC HEARING (6): The applicant requests a residential business for [Map# 445 Parcel# 2] located at 1151 Long Bridge Road for "Walk by Faith Furniture Designs", zoned **AR-1**. (**Fourth District**)

Mr. and Mrs. Trawick were unable to appear at the meeting due to prior obligations. Mr. Josh Walker, representing Mr. Todd Womble stated that they are opposed to allowing for the residential business. Mr. Walker stated that he had read through the

county's ordinance for a residential business and doesn't believe that there is any way that the Trawick's can operate their business within the allotted 700 square feet of their residence. He stated that there is outside storage and they are operating in the driveway which is visible to surrounding or adjacent property. He has heard of reports of the Trawicks using power tools to construct their projects as late as eleven o'clock at night. Mr. Dave Burns asked if the applicants are aware of the requirements for a residential business. Mrs. Kayla Phillips, Planning Board secretary stated that Mrs. Trawick had been given the ordinance for a residential business. Mrs. Phillips also stated that the residential business ordinance also states the days and hours of operation in the Zoning ordinance, Article III, Section 3.15A (m). There is also a noise ordinance for residential construction that states hours of operation are from 7:00 am to 7:00 pm, but not sure how relevant that ordinance is to this residential business because that ordinance is related to the construction of site built homes. In the Effingham County ordinance, Part II - Official Code, Article II, Chapter 30, Section 30-37 Table 1 states the sound level limits for residential areas. Prior to the Planning Board meeting Mrs. Trawick stated that she was aware of what the noise ordinance. Mr. Dave Burns asked if the applicants would adhere to all of the requirements for a residential business, such as construction a building on their property or adding an addition to their home to work out of, would you, Mr. Womble still object to the board approving their request? Mr. Womble stated that if the Trawicks would first construct a building to work out of then come back and apply again for a residential business they would be more compliant with the ordinance. Mr. Josh Walker stated that with the applicant being absent from the meeting that neither the board nor the Womble's are sure what they will be willing to do or not do.

Chairman Dave Burns called for a motion. Mr. Smith made a motion to deny the request at this time until all the requirements are met for a residential business. The motion was seconded by Mr. Higgins. The motion carried unanimously.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:26 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE