



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
AUGUST 27 , 2018

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:03 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. Zoning Administrator Amanda Clement stated that item # 4 for Coastal Resource Exchange, LLC has submitted a formal letter to withdraw the request to rezone and item # 15 for Frank Tarleton met the zoning requirements for a variance to be approved at the administrative level due to the repairs to the primary residence from storm damage to also be withdrawn for the agenda. Mr. Higgins made a motion to approve the agenda with the items withdrawn. 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 July 23, 2018 meeting minutes. Mrs. Golden 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. Dave Burns, Mr. Brad Smith

Members Absent:

Staff Present: Mrs. Amanda Clement, Zoning Administrator, Mrs. Kayla Phillips, Planning Board Secretary

Persons Attending: Ms. Rochelle Brantley, Mr. Chad Zittrouer, Mr. Fredrick Gordon, Mr. Bruce Parker, Ms. Stacy Reyant, Ms. Erica Biezendos, Mr. Charles Collins, Ms. Larissa Knight, Mr. Michael Hunter, Mr. Warren Ratchford, Mr. Bob Cook, Mrs. Nancy Stevens, Mr. Nick Stevens, Mr. Tommy Dodd, Mr. Johnathan, Mr. Cory McDonnell, Mr. Wayne Connor, Mr.

Billy Lively, Mr. Bobby Sikes, Mr. William White, Ms. Vicki Hodges, Mr. Steve Wilson, Ms. Brooke Whitlock, Mr. Keith Johnson, Mr. Helmey, Mr. William Hall, Mr. Toss Allen, Mr. Phil Kieffer, Ms. Shaleta Young

VI. PUBLIC HEARINGS

Chairman Dave Burns stated all items voted on would be presented at the September 18, 2018 Board of Commissioners meeting held at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

Robert Dasher, Sr. - PUBLIC HEARING (1): The applicant requests to rezone 1.0 acres for [Map# 298 Parcel# 15] located at 779 Sandhill Road from **AR-1** to **AR-2** to subdivide the property. **(First District)**

No one was present for or against the request.

Chairman Dave Burns called for a motion. Mrs. Golden made a motion to table the request to the end of the meeting. The motion was seconded by Mr. Zipperer. The motion carried unanimously.

Rochelle Brantley - PUBLIC HEARING (2): The applicant requests to rezone 1.0 acres for [Map# 352C Parcel# 10] located at 179 Redmond Road from **R-4** to **AR-2** to subdivide the property. **(First District)**

Ms. Rochelle Brantley owns the mobile home park with her sister on Redmond Road, her sister no longer wants to be co-owners in the mobile home park and Ms. Brantley is giving her one acre from the property.

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. Smith. The motion carried unanimously.

Kern & Co., LLC -PUBLIC HEARING (3): The applicant requests to rezone 48 +/- acres for [Map# 353 Parcel# 3] located on Hwy 17 & Roebing Road from **AR-1** to **I-1**. **(First District)**

Mr. Chad Zittrouer stated that the access to the property would be 100 % off of Hwy 17 and the surface mine will be 200 to 300 feet off of Hwy 17 in to the property. They plan to clear 200 feet of woodlands around the powerlines to give clear visibility for trucks accessing the site. The surface mine will be completely surrounded by woodlands. Mr. Fredrick Gordon asked if there would be any access from Roebing Road, and Mr. Zittrouer answered with there will be no truck traffic on Roebing Road, and if for any reason there are trucks on Roebing Road it would be because a

customer on Roebing has ordered a truckload of dirt, other than that all truck traffic will be bound to Hwy 17. Mr. Bruce Parker asked about the long term plans for the project and the purpose for the digging? Ms. Stacy Reyant asked about the noise from the trucks and the digging. How long will the project last? What are the hours of operation? And will the property be rezoned back to AR-1? Ms. Erica Biezendos asked about the traffic on Hwy 17, the noise, the usage and traffic on Roebing Road. Mr. Charles Collins had questions about the drainage and the effects on the water table? Ms. Larissa Knight stated that she is against the request to rezone and that there are several surface mines throughout Effingham County already. She also stated that she had talked to Mr. Michael Hunter with the UGA Forestry Foundation to ask him questions regarding why they are rezoning for a surface mine, what is the monetary purposes for digging? Mr. Michael Hunter stated that the property is 3200 acres of forest, the sand mine will be 1.5% of the total property. He stated that educating the students is expensive and they have not yet completed the reports on the revenue created from this project but their hope is that the revenue created will positively benefit the students financial hopefully through grants and scholarships for their future education. Mr. Zittrouer stated that the hours of operation is Monday through Saturday from 7:00 am to 7:00 pm. They are projecting the project to last five years for complete build out and once the project is complete the property would be rezoned back to the AR-1 district. They will obtain a DOT permit for a decel lane, and to regards for a traffic study their mining project does not meet the requirements being it is a state hwy. Board member Higgins asked about the depth of the pond once the project is completed and Chairman Burns asked about the application stating the rezone of 48 plus or minus of the project, he is looking for clarification. Mr. Zittrouer stated that the depth will be 30 to 40 feet and as for the 48 plus or minus a complete survey has not been completed, but the end result will be within 5% of the 48 acres.

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

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 Mr. Zipperer. The motion carried unanimously.

Coastal Resources Exchange, LLC -PUBLIC HEARING (4): The applicant requests to rezone 264.03 acres for [Map# 354 Parcel# 45] located on US Hwy 80 from **AR-1 to I-1. (First District)**

Request was withdrawn at the beginning of the meeting.

Boomer Homes, Inc. -PUBLIC HEARING (5): The applicant requests a variance for [Map# 395A Parcel# 8] located at 154 Greystone Drive to reduce the front building setback line from 35' to 18.5', zoned **R-1. (Second District)**

Mr. Warren Ratchford stated that the house was completed before the discrepancy of the building setbacks were addressed. The house is 100 % complete and the house is being occupied with a temporary certificate of occupancy until the final determination of a variance approval.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to approve the request. The motion was seconded by Mr. Higgins. The motion carried unanimously.

Bob Cook -PUBLIC HEARING (6): The applicant requests to rezone 2.3 acres for [Map# 398A Parcel# 37] located at 388 Shearouse Road from **AR-1** to **AR-2** to subdivide the property. **(Second District)**

Mr. Bob Cook stated that there are two dwellings on the property and he wants to split the parcel to sell one of the homes on 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.

Nancy Stevens -PUBLIC HEARING (7): The applicant requests a variance for [Map# 271 Parcel# 27A] located at 190 Pine Drive to allow the use of two campers as temporary dwellings, zoned **AR-1. (Second District)**

Mrs. Nancy Stevens stated that they would like to place two campers on the property one for her and the other for their son to live in for about six to eight months until they can move two mobile homes to the property. Mr. Nick Stevens stated that the campers are park models and the property does have a septic system on the property. They stated that they are on a fixed income and they are trying to pay the property off before they get mobile homes to move to the property. Mr. Tommy Dodd is against the approval of their request for a variance to allow for campers on the property. Mr. Johnathan asked about the drainage on the property. Mr. Cory McDonnell asked about the one dwelling per acre. Mr. Wayne Connor stated he is against the approval for the variance to allow for the campers and what allowing the campers on the property will do to his property values. Mr. Billy Lively stated that the area was developed for single family and he is also against the approval to allow the campers. Mr. Bobby Sikes stated that he concerned about the drainage issues, he had asked to county before about allowing him to have two dwellings on his parcel and was denied.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to deny the request. The motion was seconded by Mr. Higgins. The motion carried unanimously.

Chairman Dave Burns called for a five minute recess at 7:08 pm and call the meeting back to order at 7:14 pm.

William White -PUBLIC HEARING (8): The applicant requests to rezone 1.0 acres for [Map# 236 Parcel# 5B] located at 1160 Harry Lindsay Road from **AR-1** to **AR-2**. (Third District)

Mr. William White stated that he wants to subdivide one acre off of his property to give to his daughter for a home site.

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 Mr. Smith. The motion carried unanimously.

Vicky Hodges - PUBLIC HEARING (9): The applicant requests to rezone 1.0 acres for [Map# 271 Parcel# 27A] located at 238 Brittingham Road from **AR-1** to **AR-2**. (Third District)

Mr. Steve Wilson is the property owner and is giving Ms. Vicki Hodges one acre of land.

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 Mrs. Golden. The motion carried unanimously.

James Woodcock - PUBLIC HEARING (10): The applicant requests to rezone 3.5 acres for [Map# 309 Parcel# 22] located at 2311 Old Augusta Road from **AR-1** to **AR-2**. (Third District)

Mr. James Woodcock was not present for the meeting. Ms. Brooke Whitlock is an adjacent property owner and had a few questions that she would like to have answered before the recommendation of approval was made.

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to table the request to the September 24, 2018 Planning Board meeting. The motion was seconded by Mrs. Golden. The motion carried unanimously.

Keith Johnson - PUBLIC HEARING (11): The applicant requests to rezone 47.37 acres for [Map# 427 Parcel# 14] located at 1635 Stillwell Road from **AR-1** to **AR-2**. (Fourth District)

Mr. Keith Johnson plans to subdivide the property into residential lots. He plans to keep four lots for his children and himself and sell some lots as well. He wants to rezone to AR-2 so they can be less than five acre lots but at least the minimum of a one acre lot. Mr. Helmey owns property adjacent to the parcel proposed for rezoning, he wants to know how many lots are being proposed and will each lot have an individual well or be supplied by a community well.

Chairman Dave Burns called for a motion. Mr. Smith 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. Any future Subdivision must comply with Appendix B - Subdivision Regulations of the Effingham County Code of Ordinances.

The motion was seconded by Mrs. Golden. The motion carried unanimously.

William B. Hall - PUBLIC HEARING (12): The applicant requests a rural business for [Map# 442 Parcel# 21] located at 215 Kieffer Road to allow for beer brewing to distribute to restaurants, "Savannah Beer Company, zoned **AR-1. (Fourth District)**

Mr. William Hall is requesting a rural business to allow him to brew beer on the property. All brewing will be done indoors in a building that they will be building on the property. The plan is to brew the beer on site then transport it to Savannah to sell to distributors. He will produce around 50 to 60 barrels a year, if there is a market for the beer brewing, he then plans to move is production to Savannah to continue the business.

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

1. All production shall occur within a completely enclosed structure.
2. By-products or waste from production of the malt shall be properly disposed.
3. Must comply with Section 3.15B - Rural Businesses.
4. Must comply with Section 6-86. - License required for manufacture, sale.
5. Must comply with Section 6-88. - Annual license fee to be set by the board of commissioners.

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

Joe Edge - PUBLIC HEARING (13): The applicant requests to rezone 52.487 acres for [Map# 445 Parcel# 26] located on Ebenezer Road from **AR-1 to R-6** to create an approximately 100 lot subdivision. **(Fourth District)**

Mr. Toss Allen stated that the developer is requesting the rezoning to R-6 to allow for the 8,000 square feet lots. The water and sewer services would be provided by the City of Springfield. The access for the subdivision would be on Ebenezer Road. R-6 zoning requires 20% of open space and the sketch plan provided indicates where the open space or green space is proposed. A representative from the Savannah River

Keepers asked about the capacity of Springfield's water & sewer services and the impact of the wetlands.

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

1. Lot meets the requirements of the R-6 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. Zipperer. The motion carried unanimously.

Joe Edge - SKETCH PLAN (14): The applicant requests a sketch plan approval for **[Map# 445 Parcel# 26]** located on Ebenezer Road for proposed subdivision "the Cottages at Ebenezer". **(Fourth District)**

Mr. Toss Allen stated that the sketch plan shows a total of 109 lots. The representative from the Savannah River Keepers as about the disconnecting of the wetlands and any impacts should be reviewed by the Corp of Engineers.

Chairman Dave Burns called for a motion. Mr. Smith made a motion to approve. The motion was seconded by Mrs. Golden. The motion carried unanimously.

Frank Tarleton - PUBLIC HEARING (15): The applicant requests a variance for **[Map# 471A Parcel# 47]** located at 190 Vicki Lane to allow the use of a camper as a temporary dwelling until the repairs to his home are completed due to storm damage, zoned **AR-1**. **(Fourth District)**

Request was withdrawn at the beginning of the meeting.

N. Phillip Kieffer - PUBLIC HEARING (16): The applicant requests to rezone 1.0 acres for **[Map# 446 Parcel# 7]** located at 1204 Mill Pond Road from **R-1** to **AR-1** to combine with adjacent property. **(Fifth District)**

Mr. Phil Kieffer stated that he purchased an acre from 1204 Mill Pond Road as well as the 36 acre parcel adjacent to it and needs to rezone from R-1 to AR-1 to combine them together.

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-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.
4. Subdivision plat must be approved by the zoning office and health department.

The motion was seconded by Mrs. Golden. The motion carried unanimously.

Shaleta S. Young - PUBLIC HEARING (17): The applicant requests a residential business for **[Map# 476 Parcel# 42]** located at 993 Old Augusta Road South to allow for a home photography studio, zoned **AR-2**. **(Fifth District)**

Ms. Shaleta Young stated that she would like to have a photography studio out of her home.

Chairman Dave Burns called for a motion. Mr. Higgins made a motion to approve with staff recommendations:

1. Follow the requirements of **Section 3.15A- Residential Businesses**

The motion was seconded by Mrs. Golden. The motion carried unanimously.

Robert Dasher, Sr. - PUBLIC HEARING (1): The applicant requests to rezone 1.0 acres for [Map# 298 Parcel# 15] located at 779 Sandhill Road from **AR-1** to **AR-2** to subdivide the property. **(First District)**

No one was present for or against the item requested to be rezoned. Mrs. Amanda Clement stated that the applicant is requesting to rezone the one acre to subdivide the property.

Chairman Dave Burns called for a motion. Mr. Zipperer 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 Mrs. Golden. The motion carried unanimously.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:44 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE