



**THE PLANNING BOARD OF EFFINGHAM COUNTY , GA
SEPTEMBER 24, 2018**

I. CALL TO ORDER

Chairman Burns called the meeting to order.

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. Mrs. Amanda Clement stated that Mr. Wilson has sent a written request to table items #6 & #7. Mr. Brad Smith made a motion to approve the agenda with the changes. 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 August 27, 2018 meeting minutes. Mrs. Juanita Golden made a motion to approve the minutes as read. Mr. Alan Zipperer seconded the motion. The motion carried by unanimously.

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

Members Absent:

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

Persons Attending: Mr. Timothy Whitlock, Mr. Sarver, Mr. Mark Maier, Ms. Lisa Cannon, Mr. Paul McCuen, Mr. William Aldridge, Mr. Dustin Arnsdorff, Mrs. Margaret Edwards

VI. OLD BUSINESS

Chairman Burns stated all items voted on would be presented at the October 16, 2018 Board of Commissioners meeting at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

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James Woodcock - PUBLIC HEARING (1): 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. Mr. Timothy Whitlock is an adjacent property owner and had a few questions that he would like to have answered before the recommendation of approval was made. His questions are: What is the purpose for the rezoning?, What are the plans for the property once it is rezoned?

Chairman Dave Burns called for a motion. Mr. Zipperer made a motion to table the request to the October 22, 2018 Planning Board meeting. The motion was seconded by Mr. Smith. The motion carried unanimously.

VII. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the October 16, 2018 Board of Commissioners meeting at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

Colby Sarver - PUBLIC HEARING (1): The applicant request to rezone 3.45 acres for [Map# 301 Parcels# 63] located at 2925 Sandhill Road from **AR-1** to **AR-2** to subdivide the property. (First District)

Mr. Sarver stated that they want to subdivide the property to sell.

Mrs. Juanita Golden 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. Alan Zipperer and carried unanimously.

Mark Maier - PUBLIC HEARING (2): The applicant requests to rezone 11.21 acres for [Map# 302 Parcels# 166] located on the corner of US Hwy 80 & Sandhill Road from **AR-1** to **B-3** for commercial use. (First District)

Mr. Mark Maier stated that he plans to either sell the property for commercial use or build for commercial use.

Mrs. Juanita Golden made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the B-3 Zoning District.

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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. Peter Higgins and carried unanimously.

Lisa Cannon - PUBLIC HEARING (3): The applicant requests a variance for **[Map# 330A Parcel# 5F]** located at 283 Sixth Street, Meldrim to allow for a camper on site in the mobile home park as a dwelling, zoned **AR-1. (First District)** .

Ms. Lisa Cannon stated that she had purchased the mobile home park from Ms. Harvey and had also purchased a camper to set up on the property for her sister to live in next to Ms. Harvey’s mobile home and be her caretaker. Ms. Harvey wants to live on the property until she passes away, and at that time, her sister will move into the mobile home. Mr. Paul McCuen owns property adjacent to the mobile home park and is against allowing for a camper on site. Mrs. Amanda Clement stated that she has also received an email from another property owner who is against allowing for a camper to be placed on the property.

Mrs. Juanita Golden made a motion to deny the request. The motion was seconded by Mr. Brad Smith and carried unanimously.

William Aldridge - PUBLIC HEARING (4): The applicant requests a variance for **[Map# 218 Parcel# 11]** located at 1221 Oliver Kildare Road to allow the use of a camper as a temporary dwelling during the construction of their residence, zoned **AR-1 (Third District)** .

Mr. William Aldridge stated that he is currently building his home on the property. There is existing well and septic hook ups and is connected. He stated that within the next six months he should be completed with the construction of his home and will disconnect the camper and either sell it or park it in the shed.

Mr. Peter Higgins made a motion to approve the request with the following stipulations:

1. Upon the issuance of the certificate of occupancy, the camper must be vacated and disconnected from the well and septic.
2. The variance is to be permitted for no longer than eight months.

Ms. Alan Zipperer seconded the motion. The motion carried unanimously.

Dustin Arnsdorff - PUBLIC HEARING (5): The applicant request to rezone 2.01 acres for **[Map# 345 Parcel# 41]** located on Pleasant Acres Road from **AR-1 to AR-2** to allow for a home site **(Fourth District)** .

Mr. Dustin Arnsdorff stated that he plans to build a home on the property.

Mr. Brad Smith made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the AR-2 Zoning District.

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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.

Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

H. Ellis Wilson - PUBLIC HEARING (6): The applicant request to rezone 8.99 acres for **[Map# 470 Parcel# 3]** located at 275 Charles Lane from **AR-1 to AR-2 (Fourth District)**.

Mr. Alan Zipperer made a motion to table the request to the October 22, 2018 Planning Board meeting. Mr. Peter Higgins seconded the motion. The motion carried unanimously.

H. Ellis Wilson - PUBLIC HEARING (6): The applicant requests a variance for **[Map# 470 Parcel# 3]** located at 275 Charles Lane from to keep the existing 30 ft. access easement, zoned **AR-1 (Fourth District)**.

Mr. Brad Smith made a motion to table the request to the October 22, 2018 Planning Board meeting. Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

Margaret Edwards - PUBLIC HEARING (6): The applicant requests a variance for **[Map# 471A Parcel# 49]** located at 148 Vicki Lane to allow the use of a camper as a temporary dwelling, zoned **AR-1 (Fourth District)**.

Mrs. Margaret Edwards stated that the camper is already on site. There was an old mobile home that has been removed and she replaced it with the camper. This will not be a permanent residence, just somewhere for her daughter to stay when she comes to visit. She also stated that there are several campers in the area.

Mrs. Juanita Golden made a motion to approve the request. Mr. Alan Zipperer seconded the motion. The motion carried 2/3. Chairman Dave Burns called for a new motion. Mr. Peter Higgins made a motion to deny the request. Mr. Brad Smith seconded the motion. The motion carried 3/2.

Mr. Dave Burns asked if there was anything further for discussion and Mrs. Amanda Clement stated that she has already spoken with all of the board members but just a reminder that there is a special called meeting for October 9, 2018 at 6:00 pm.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:37 pm.

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CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

PLANNING BOARD SECRETARY

DATE