



THE PLANNING BOARD OF EFFINGHAM COUNTY , GA
OCTOBER 22, 2018

I. CALL TO ORDER

Chairman Burns called the meeting to order.

II. INVOCATION

Board Member Zipperer 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. Kayla Phillips confirmed there were no changes. Mrs. Juanita Golden made a motion to approve the agenda as read. Mr. Brad Smith seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the September 24, 2018 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as read. Mrs. Juanita Golden seconded the motion. The motion carried by unanimously.

VI. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the October 9, 2018 special called meeting minutes. Mr. Peter Higgins made a motion to approve the minutes as read. Mr. Brad Smith 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. Kayla Phillips, Planning Board Secretary

Persons Attending: Mr. James Woodcock, Mr. Mike Roddenberry, Mr. Jimmy Mitchell, Mr. Robert Peerfoy, Mr. Matt Anderson, Mr. Andy

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - OCTOBER 22, 2018”

Capwell, Mr. Ed Beaty, Mr. Ryan Smith, Mr. Mickey Kicklighter, Mr. Bruce Pevey

VII. OLD BUSINESS

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

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

Mr. James Woodcock stated that he is selling 3.5 acres to his neighbor and the easement to access the parcel will run through his neighbors property.

Mr. Alan Zipperer made a motion to approve the request 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. Brad Smith and carried unanimously.

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

Mr. Mike Roddenberry stated that Mr. Wilson is splitting the parcel three ways and he is interested in purchasing the land. All of the other properties are serviced through the existing 30' easement. Mr. Bruce Pevey is an adjacent property owner and has concerns about the increased traffic that currently services 13 parcels on the 30' easement. Mr. Jimmy Mitchell stated that Mr. Roddenberry has no problems with helping with the upkeep of the easement.

Mr. Brad Smith made a motion to approve the request with staff recommendations with the exception of Item 2;

1. Each lot shall meet the requirements of the AR-2 Zoning District.
2. The use of the lots 2 & 3 shown on the proposed plat for rezoning shall be used for personal recreation only.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
4. All wetland impacts shall be permitted by the USACE.
5. Subdivision plat shall be approved by the Health Department and the Zoning Office.

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

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - OCTOBER 22, 2018”

H. Ellis Wilson - PUBLIC HEARING (3): The applicant requests a variance for [Map# 470 Parcel# 3] located at 275 Charles Lane to retain the existing 30’ access easement (**Fourth District**).

Mr. Brad Smith made a motion to approve the request with staff recommendations

1. Each lot shall meet the requirements of the AR-2 Zoning District.
2. The use of the lots 2 & 3 shown on the proposed plat for rezoning shall be used for personal recreation only.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
4. All wetland impacts shall be permitted by the USACE.
5. Subdivision plat shall be approved by the Health Department and the Zoning Office.

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

VIII. NEW BUSINESS

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

First Baptist Church of Marlow - PUBLIC HEARING (1): The applicant request a conditional use for [Map# 297B Parcels# 28] located at 2229 Central Avenue to allow for a cemetery on the property with the church, zoned **AR-1**. (**First District**)

No one from the church was present. Mr. Robert Peerfoy is the adjacent property owner and he stated that he personally did not want a cemetery next to his property. He is concerned of what the affects will do to his property taxes and if he decides to sell his property one day, will it hinder the value and sale of the property. He also inquired about how close a cemetery can be to a well.

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

1. Based upon the cemetery being an accessory use to the church.
2. Determining the minimum distance from the well, septic and drain field to a cemetery before the request is heard by the County Commissioners.

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

Andy Capwell (Harriett Peth) - PUBLIC HEARING (2): The applicant requests to rezone 4.5 acres for [Map# 352 Parcels# 19] located at 281 Noel C. Conaway Road from **AR-1** to **AR-2** to subdivide the property. (**First District**)

Mr. Matt Anderson stated that they want to split the property to sell

Mrs. Juanita Golden made a motion to approve the request with staff recommendations

1. Lot meets the requirements of the AR-2 zoning district.

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - OCTOBER 22, 2018”

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. Alan Zipperer and carried unanimously.

Sandlord, LLC - PUBLIC HEARING (3): The applicant requests a conditional use for [Map# 465 Parcel# 19] located at 6150 Hwy 21 South to operate an automobile service business in a **B-2** zoning district (**Second District**).

Mr. Ed Beaty is the general contractor for S&P Automotive and is asking for a conditional use to allow for the automotive service business. They are planning to build a new facility. In the B-2 zoning an automotive service business is allowed as a conditional use.

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

Richard McIntosh - PUBLIC HEARING (4): The applicant requests a variance for [Map# 236 Parcel# 5D] located at 1157 Harry Lindsay Road to allow for the use of a camper as a temporary dwelling during the construction of residence, zoned **AR-1 (Third District)**.

No one was present for the meeting. Mrs. Kayla Phillips stated that Mr. McIntosh has submitted permit application for construction but the permit has not yet been issued.

- Mr. Alan Zipperer made a motion to approve the request with the following stipulations:
1. The camper may only be occupied during the duration of 12 months and must be vacated upon the issuance of a certificate of occupancy for the new house.
- Mr. Peter Higgins seconded the motion. The motion carried unanimously.

Beacon Builders, Inc. - SKETCH PLAN (5): The applicant requests a sketch plan review for [Map# 347 Parcel# 7 & 8] located on Courthouse Road for “Barrister Landing”, zoned **R-1 (Fourth District)**.

Mr. Ryan Smith stated that the sketch plan is for proposed 72 lot subdivision that is a minimum of half acre lots. They are still determining if each lot will have individual septic systems or if there will be a community septic system.

- Mr. Brad Smith made a motion to approve the request with the following stipulations:
1. Preliminary plans for development must be reviewed and approved pursuant to the Effingham County Code of Ordinances, Appendix B - Subdivision Regulations.

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - OCTOBER 22, 2018”

2. Development must comply with the requirements of the R-1 zoning district and those conditions remaining in effect under prior rezoning approvals.

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

Claude & Elizabeth Kicklighter - PUBLIC HEARING (6): The applicant request a variance for **[Map# 478 Parcel# 2]** located on Old Augusta Road South and Hwy 21 South to eliminate the required buffers for the R-3 zoned property and the adjacent B-3 commercial zoned property, zoned **R-3, B-3, I-1 (Fifth District)**.

Mr. Mickey Kicklighter stated that they are requesting to eliminate the required buffer to zero between the R-3 zoning and the B-3 zoning.

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

1. Require the 10' wide landscape buffer adjacent to Old Augusta Rd.
2. Reduce all other buffer requirements to 15' to fit within required perimeter setbacks.

Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

Mr. Mickey Kicklighter stated that staff is recommending the 15' buffer and he is asking for that to be reduced to zero.

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

3. Require the 10' wide landscape buffer adjacent to Old Augusta Rd.
4. Reduce all other buffer requirements to zero.

Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 pm.

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