



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
November 23, 2020

I. CALL TO ORDER

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

II. INVOCATION

Mr. 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. Ms. Teresa Concannon, Planning and Zoning Manager noted that Items #4 and #9 were to be tabled to the December Planning Board meeting. Mr. Peter Higgins made a motion to approve the agenda with the changes. Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the October 26, 2020 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as presented. Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

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

Members Absent: Mr. Brad Smith

Staff Present: Ms. Teresa Concannon: Planning & Zoning Manager, Ms. Katie Dunnigan: Planning Board Secretary

Persons Attending: Matt Anderson, Tre Wilkins, Lynn Brennan, Lisa Mitchell, Robert Cope Jr., Darrel Hutcheson, April Zipperer

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VI. NEW BUSINESS

Chairman Burns stated all items voted on would be presented at the December 15, 2020 Board of Commissioners meeting at 6:00 pm as a public hearing (*with the exception of date changes, residential business and pond requests*)

Matt Anderson as Agent for Otis L. & Joyce G. Reece – PUBLIC HEARING (1): The applicant requests to **rezone** 3.98 acres from **AR-1** to **AR-2** for **[Map# 297 Parcel# 30]** located at 394 Heidt Landing Road for the creation of a home site. **(First District)**

Mr. Matt Anderson was present to speak on behalf of Otis & Joyce Reece. Mr. Anderson presented that the Reeces wished to rezone the parcel at 394 Heidt Landing to separate 2 acres in the rear of the property to deed it to their son for the establishment of a home site.

Mrs. Juanita Golden made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Effingham County Industrial Development Authority – PUBLIC HEARING (2): The applicant requests a **variance** for **[Map# 329 Parcel# 41A]** located on Old River Road for encroachment into an established buffer for the installation of a dewatering forcemain and sediment pond, zoned **I-1**. **(First District)**

Mr. Tre Wilkins was present as a representative of Thomas Hutton, to speak for the variance. Mr. Wilkins stated that Effingham County Industrial Development Authority was assisting the surface mine operators located in the south, adjacent parcel, who were no longer able to dewater to the south, and therefore required access through ECIDA’s buffer.

Chairman Dave Burns asked if the intent was to clear the existing buffer. Mr. Wilkins responded that any clearing would be minimized to reduce any impact on the present wetlands.

Mrs. Juanita Golden made a motion for approval with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Marion T. Lanier III – PUBLIC HEARING (3): The applicant request to **rezone** 2.56 of 7.99 acres from **AR-1** to **AR-2** for **[Map# 374 Parcel# 5]** located at 3529 Blue Jay Road for a 3-lot subdivision. **(First District)**

Mr. Marion T. Lanier III was present to represent his own interests.

Chairman Dave Burns asked Mr. Lanier if there were two mobile homes being separated on the property. Mr. Lanier responded that both Lots 1 & 2 (as shown on the submitted plat) had a mobile home on them. Chairman Burns clarified that, in fact, only one new home site would be created by the split. Mr. Lanier agreed that this was so.

Mrs. Juanita Golden made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Peter Higgins and carried unanimously.

John Miller as Agent for Gaddy Turner Jr. – PUBLIC HEARING (4): The applicant requests to **rezone** 1 of 13.82 acres from **AR-1** to **AR-2** for **[Map# 393 Parcel# 25]** located at 1305 Lowground Road, to separate a home site. **(Second District)**

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This item was tabled.

Lynn Mikell Brennan - PUBLIC HEARING (5): The applicant requests to **rezone** 1.5 of 3.08 acres from **AR-1 & B-3** to **AR-2** for [Map# 465M Parcels# 3B & 3B01] located at 5487 McCall Road, for combination with an adjacent **AR-2** parcel. **(Second District)**

Mrs. Lynn Mikell Brennan was present to represent her own interests.

Mr. Peter Higgins asked how the property would be accessed. Mrs. Brennan answered that the property could be accessed by both the portion of the rezoned parcel that had frontage on McCall, as well as agreed upon access on the opposite side, recently rezoned to commercial.

Ms. Teresa Concannon, Planning and Zoning Manager, stated that the purpose of the rezoning was to combine portions of differently zoned parcels left over from previous rezoning and recombination of Mrs. Brennan’s adjacent, commercial property.

Mr. Alan Zipperer made a motion for approval with Staff Recommendations. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

Lisa Kilpatrick - PUBLIC HEARING (6): The applicant requests a **variance** for [Map# 286 Parcel# 7] located at 117 Bird Road, to allow for the use of an RV/camper as a temporary dwelling during construction of a permanent residence, zoned **AR-1**. **(Third District)**

No one was present to speak either for or against the matter.

Ms. Teresa Concannon, Planning and Zoning Manager summarized Mrs. Kilpatrick’s request, stating that Mrs. Kilpatrick was in the process of permitted construction of a dwelling, frequently commuting from out of state to oversee the project, and had been unaware of the ordinance prohibiting the occupation of an RV.

Mr. Peter Higgins made a motion to approve with Staff Recommendations. The motion was seconded by Mrs. Alan Zipperer and carried unanimously.

Robert Cope Jr. - PUBLIC HEARING (7):

The applicant requests a **variance** for [Map# 366A Parcel# 33] located at 314 Church Road, to reduce the required 50’ building setback to allow for an addition to a home, zoned **AR-1**. **(Third District)**

Mr. Robert Cope Jr. was present to represent his own interests. Mr. Cope stated that he had begun construction on his home addition after misunderstanding that his approval from Environmental Health was equivalent to a building permit.

Ms. Teresa Concannon, Planning and Zoning Manager, added that Mr. Cope’s addition overlaid the required rear building setback by approximately 10’ and that a variance was necessary for him to finish construction.

Mr. Peter Higgins made a motion to approve with Staff Recommendations. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

Darrel Hucheson as Agent for Dash Properties & Investments, LLC – PUBLIC HEARING (8): The applicant requests to **rezone** 10 acres from **AR-1** to **AR-2** for [Map# 370C Parcel# 10] located at 518 Shirley Road, for a 3-lot subdivision. **(Fourth District)**

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Mr. Darrel Hutcheson was present to speak for Dash Properties & Investments, LLC.

Chairman Dave Burns asked if Shirley Road was an ash road. Mr. Hutcheson replied that it was, and that the dwelling on site had been present for approximately 15 years.

Mr. Alan Zipperer made a motion to approve with Staff Recommendations. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

Craig Addison – PUBLIC HEARING (9): The applicant requests to **rezone** 5 acres from **R-1** to **AR-1** for **[Map# 372A Parcel# 3]** located at 2354 Lowground Road, for the allowance of a second dwelling for an immediate family member. **(Fourth District)**

This item was tabled.

April Brooke Zipperer as Agent for Shirley Ricketson - PUBLIC HEARING (10): The applicant requests to **rezone** 5.37 acres from **AR-1** to **AR-2** for **[Map# 411A Parcel# 16]** located at 180 Oakview Road, for the creation of a home site. **(Fourth District)**

Mrs. April Brooke Zipperer was present to speak on behalf of Shirley Ricketson. Mrs. Zipperer stated that Mrs. Ricketson wished to rezone in order to gift deed 1.74 acres to her granddaughter for the creation of a home site.

Mr. Peter Higgins made a motion to approve with Staff Recommendations. The motion was seconded by Mr. Alan Zipperer and carried unanimously.

Meeting Date Change – PUBLIC HEARING (11): Consideration to change the December 28, 2020 Planning Board meeting date to December 14, 2020.

Mr. Alan Zipperer made a motion to approve the date change. The motion was seconded by Mr. Peter Higgins and carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:33 PM.

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

DATE

PLANNING BOARD SECRETARY

DATE