



**THE PLANNING BOARD OF EFFINGHAM COUNTY , GA**  
**NOVEMBER 26, 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. Kayla Phillips stated that items 2 and 3 are being removed from the agenda. Mr. Peter Higgins 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 October 22, 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.

**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. Steven West, Mr. Aaron Thornton, Mr. Daniel Webber, Mr. Charles Shearouse, Mr. James Snooks, Mr. Terry Griner, Mr. David Hendricks, Mr. Rudy Villarreal, Mr. Ronnie Pope, Mrs. Brenda Horton

**VI. NEW BUSINESS**

Chairman Burns stated all items voted on would be presented at the December 18, 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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**Steven West - PUBLIC HEARING (1):** The applicant requests to rezone 5.0 acres for [Map# 352 Parcel# 82] located on Noel C. Conaway Road from **AR-1** to **AR-2** to subdivide the property (**First District**).

Mr. Steven West stated that the property is currently in his brother's name and he wants to prepare his will to leave his home and property to his wife if something were to happen to him.

Mrs. Juanita Golden 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. Alan Zipperer and carried unanimously.

**Bethany Thornton - PUBLIC HEARING (2):** The applicant requests a variance for [Map# 417B Parcel# 11] located at 796 Kolic Helmey Road to reduce the side property setbacks from 25' to 10' to construct an addition to the residence, zoned **AR-1 (Second District)**.

Mr. Daniel Webber is Mrs. Bethany Thornton's father, he stated that his health is declining and his daughter would like to add an in-law suite to her home for her parents to live. They have already spoken with the Environmental Health office regarding the addition and the septic tank, and they only plan to add one bathroom and will continue to use the existing laundry room in the home, so there won't be any issues with using the existing septic tank for the addition.

Mr. Alan Zipperer made a motion to approve the request with staff recommendations:

1. The side property line setback shall be reduced from twenty-five (25') feet to ten (10') feet.
2. Plans shall be submitted and a permit obtained for the construction of the addition and garage.

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

**Hussey, Gay, Bell & DeYoung - SKETCH PLAN (3):** The applicant requests a sketch plan review for [Map# 436 Parcel# 46] located on Noel C. Conaway Road for "Creekside Subdivision" (**Second District**).

No one present for or against the item requested.

Mr. Peter Higgins made a motion to table the item to the end of the meeting. The motion was seconded by Mrs. Juanita Golden and carried unanimously.

**Charles Shearouse - PUBLIC HEARING (4):** The applicant requests to rezone 3.10 acres for [Map# 367 Parcels# 20] located at 138 Shearouse Spur Road from **AR-1** to **AR-2 (Third District)**.

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Mr. Charles Shearouse stated that he is gift deeding two parcels of land to his children and is keeping the 3.1 acres with his home site on it.

Mr. Alan Zipperer made a motion to approve the request with the following stipulations:

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.

**Walton Hall - PUBLIC HEARING (5):** The applicant requests to rezone 3.99 acres for [Map# 402 Parcels# 10] located at 7083 Hwy 119 North from **AR-1** to **B-3** for commercial use. **(Third District)**

Mr. James Snooks stated that there are other commercial properties in the area.

Mr. Alan Zipperer made a motion to approve the request with staff recommendations

1. Each lot shall meet the requirements of the B-3 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 should the parcel be split.

The motion was seconded by Mr. Peter Higgins and carried unanimously.

**Terry Griner - PUBLIC HEARING ( 6):** The applicant requests to rezone 7.38 acres for [Map# 296 Parcel# 46F] located on Go Cart Road & Hwy 17 South from **AR-1** to **B-3** to use for commercial property, to allow for a boat & camper & mini storage **(Fourth District)**.

Mr. Terry Griner would like to develop and operate a mini storage as well as boat and RV storage.

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

1. Each lot shall meet the requirements of the B-3 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.
5. The entrance and exit of the property shall be from Go Cart Road.

The motion was seconded by Mr. Peter Higgins and carried unanimously.

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**Ronnie Pope - PUBLIC HEARING ( 7):** The applicant requests to rezone 34.04 acres for [Map# 348 Parcel# 13A] located on Courthouse Road from PD to AR-2 (Fourth District).

Mr. David Hendricks stated that years ago the property was rezoned to PD, and in the PD zoning it allows for townhomes and multi-family. Mrs. Stephanie Johnson stated that it was rezoned as a part of Kingsley Plantation. Mr. Rudy Villarreal lives at 227 Wild Rose Drive, he and others from the adjacent property are concerned about the reasoning for the rezoning. The AR-2 zoning allows for site-built homes as well as modular and mobile homes. They are worried that allowing for mobile homes or a mobile home park next door to their development will bring down their property values. Mr. David Hendricks stated that according to the concept plan they want to do a minor subdivision which consists of no more than three lots. The concept plan shows two 5 acre lots and one 24.04 acres lot. Mr. Rudy Villarreal asked if Mr. Ronnie Pope could guarantee that with the rezoning to AR-2 that they won't allow for mobile homes. Mr. Dave Burns stated that the board cannot make that a requirement but if Mr. Pope is willing to make that statement then the board can make a recommendation with the stipulations to the rezoning. Mr. Pope is looking to sell the property and may not be the developer of the property. Mr. Pope stated that he has owned the property for 10 years now and has been paying taxes on the 34.04 acres and he is looking for the best use of 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.
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.
5. Shall meet the requirements of Article VI, Section 6.1 of the Effingham County Code of Ordinances.

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

**Elizabeth Layel - PUBLIC HEARING (8):** The applicant requests to rezone 2.26 acres for [Map# 348 Parcel# 13A] located on Indigo Road from AR-1 to AR-2 (Fourth District).

No one present for or against the item requested. Mrs. Kayla Phillips stated that the 2.26 acres is being rezoned with the home site and the remaining acreage is being combined with the adjacent parcel.

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.
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.

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4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

Mr. Peter Higgins seconded the motion. The motion carried unanimously.

**Brenda Horton - PUBLIC HEARING (9):** The applicant requests to rezone 5.4 acres for [Map# 462B Parcel# 3] located at 312 Brigdon Roots Road from **AR-1** to **AR-2** to subdivide the property (**Fifth District**).

Mrs. Brenda Horton stated that she wants to keep her home and give the remaining acreage to her grandson.

Mr. Peter Higgins 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.

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

**Hussey, Gay, Bell & DeYoung - SKETCH PLAN (3):** The applicant requests a sketch plan review for [Map# 436 Parcel# 46] located on Noel C. Conaway Road for “Creekside Subdivision” (**Second District**).

No one present for or against the item requested.

Mrs. Stephanie Johnson stated that the PD for Creekside Subdivision was approved in 2006.

Mr. Peter Higgins made a motion to table the item to the December 17, 2018 Planning Board meeting. The motion was seconded by Mr. Brad Smith and carried unanimously.

**VII. ADJOURNMENT**

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

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

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**DATE**

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**PLANNING BOARD SECRETARY**

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**DATE**

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