



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
APRIL 22, 2019

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order.

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. Mrs. Teresa Concannon stated that Item #7 is being removed from the agenda. Mrs. Juanita Golden made a motion to approve the agenda with the changes. Mr. Alan Zipperer 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 March 25, 2019 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. Alan Zipperer, Mr. Dave Burns, Mrs. Juanita Golden

Members Absent: Mr. Brad Smith, Mr. Peter Higgins

Staff Present: Mrs. Teresa Concannon, Zoning Administrator, Mrs. Kayla Phillips, Planning Board Secretary

Persons Attending: Mr. Miguel Baca, Mr. Allen Newkirk, Ms. Myra Kirkland, Mrs. Mary Lawson, Mr. Casey Rahn

VI. PUBLIC HEARINGS

Chairman Dave Burns stated all items voted on would be presented at the May 16, 2019 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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Miguel Baca - PUBLIC HEARING (1): The applicant requests a variance for [Map# 301 Parcel# 5] located at 2724 Sandhill Road to allow for an office trailer, zoned I-1. (First District)

Mr. Miguel Baca stated that the mobile office that is located on the property will also be used to house his security team during their shift.

Mrs. Juanita Golden made a motion to deny the request. The motion was seconded by Mr. Alan Zipperer. The motion carried unanimously.

Rochelle Brantley - PUBLIC HEARING (2): The applicant requests to rezone 1.12 acres for [Map# 352C Parcel# 10C] located at 179 Redmond Road from R-4 to AR-2 to allow for a home site. (First District)

No one present for or against item requested. Mrs. Teresa Concannon stated that this parcel was heard a few months back but this is to clear up any rezoning issues, they applicant is requesting to subdivide for separate home sites.

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

1. The lot meets the requirements of the AR-2 zoning district.
2. All wetland impacts permitted by USACE.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. Subdivision plat must be approved the Health Department and the Zoning Office.

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

Allen Newkirk - PUBLIC HEARING (3): The applicant requests to rezone 9.07 acres for [Map# 415 Parcel# 20] located at 399 Hodgeville Road from AR-1 to R-1. (Third District)

Mr. Allen Newkirk stated that he wants to sell the property and rezones to what other properties in the area are zoned for. He has no plans to subdivide the property. Mr. Raymond David stated that he owns property adjacent to the parcel and is concerned about future development that may affect his quality of life and the cause of increased traffic.

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

1. Each lot must meet the requirements of the R-1 zoning district, including easement access and/or road frontage.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Subdivision plat must be approved the Health Department and the Zoning Office.

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

Allen Newkirk - PUBLIC HEARING (4): The applicant requests to rezone 5.0 acres for [Map# 415 Parcel# 20A] located at 399 Hodgeville Road from AR-1 to R-1. (Third District)

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

1. Each lot must meet the requirements of the R-1 zoning district, including easement access and/or road frontage.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Subdivision plat must be approved the Health Department and the Zoning Office.

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

Myra Kirkland - PUBLIC HEARING (5): The applicant requests to rezone 1.97 acres for **[Map# 264 Parcel# 8]** located at 470 Savannah Town Road from **AR-2** to **AR-1** to add to an adjacent parcel. **(Third District)**

Ms. Myra Kirkland stated that she wants to combine the property with an adjacent parcel.

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

1. The combined parcel must meet the requirements of the AR-1 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. Combination plat must be approved by the Zoning Office.

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

Mary Lawson - PUBLIC HEARING (6): The applicant requests to rezone 1 acre for **[Map# 270 Parcel# 13]** located at 633 Keith Road from **AR-1** to **AR-2** to sell existing home with one acre. **(Third District)**

Mrs. Mary Lawson stated that she is selling the house with one acre.

Mr. Alan Zipperer motioned to approve the request with the following stipulations

1. The parcel must meet the requirements of the AR-2 zoning district.
2. All wetland impacts permitted by USACE.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. Subdivision plat must be approved the Health Department and the Zoning Office.

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

Donna Polk - PUBLIC HEARING (7): The applicant requests a conditional use for **[Map# 347C Parcel# 77]** located at 242 Southern Charm Way to allow for a transitional/sober home, zoned **AR-2**. **(Fourth District) - REMOVED**

Casey Rahn - PUBLIC HEARING (8): The applicant requests to rezone 1.25 acres for **[Map# 447 Parcel# 13]** located at 369 Lexington Avenue Ext from **AR-1** to **AR-2**. **(Fifth District)**

Mr. Alan Zipperer motioned to approve the request with the following stipulations

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1. The lot must meet the requirements of the AR-2 zoning district.
2. Site development plans must 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 the Health Department and the Zoning Office.

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

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE