



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JUNE 24, 2019

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order at 6:01 p.m.

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 Teresa Concannon stated that Item# 5 has been withdrawn. Mr. Higgins made a motion to approve the agenda with the changes. Mrs. Golden 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 May 20, 2019 meeting minutes. Mr. Zipperer made a motion to approve the minutes as read. Mrs. Golden seconded the motion. The motion carried unanimously.

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

Members Absent:

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

Persons Attending: Mr. Tim Hutchings, Mr. Larry Kelly, Mrs. Gail Kelly, Mr. Martin Grotheer, Ms. Sharlene Czajkanski, Mrs. Carol Shepard, Mr. Joe McNamee, Mrs. Victoria McNamee, Mrs. Marilyn Ziemba, Mr. Mike Batistu, Mr. Ray Parker, Mrs. Tenishalah Kelley, Ms. Marcy Good, Mr. Harvey Hill, Mr. Michael Usher, Mr. Anthony Davidson, Mr. Reginald Cavinder, Mrs. Charity Masters, Mrs. Tammy Clear, Mr. Kerry Edwards, Mr. Toss Allen

VI. PUBLIC HEARINGS

Chairman Dave Burns stated all items voted on would be presented at the July 16, 2019 Board of Commissioners meeting held at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

Tim Hutchings - PUBLIC HEARING (1): The applicant requests a variance for **[Map# 351B Parcel# 10]** located at 4028 Blue Jay Road for zoning ordinance 6.2.3 (Yards) to allow for a detached garage in the left front of home, zoned **R-1. (First District)**

Mr. Tim Hutchings is currently building a new stick built home and has applied for a detached garage permit. The garage will be set to the left front of the home. The lot is set far off the road and won't be visible due to the tree coverage.

Chairman Dave Burns called for a motion. Mrs. Golden made a motion to approve with staff recommendations:

1. Lot meets the requirements of the R-1 zoning district.
2. The detached garage is screened by trees from Blue Jay Road.
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.
5. Building site plan must be approved the Zoning Office.

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

Larry Kelly - PUBLIC HEARING (2): The applicant requests to rezone 2.05 acres for **[Map# 352 Parcel# 70]** located at 193 Jabez Jones Road from **AR-1 to AR-2. (First District)**

Mrs. Gail Kelly stated that they are giving their daughter one acre to remove the mobile home currently on the property and build a stick built home.

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

1. Each lot shall meet the requirements of the R-1 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 Health Department and the Zoning Administrator.

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

Martin Grotheer -PUBLIC HEARING (3): The applicant requests a rural business for **[Map# 375 Parcel# 19A]** located at 1207 Nease Road for "Martin's Gun Sales & Repair" for gun collecting and sales, zoned **AR-2. (Second District)**

Mr. Martin Grotheer has moved here to Effingham County from Chatham County and is updating his address information for his FFL license and his ATF license. He mainly collects guns for personal use may sell just a few throughout the year. He repairs guns for family and friends, occasionally he will have someone order a gun and send it to him for him to process the paperwork and then give the gun to the owner. Several neighboring property owners are concerned for the traffic that may come from allowing a rural business for "gun sales" and are against the approval for the rural business.

Chairman Dave Burns called for a motion. Mr. Alan Zipperer made a motion to approve with staff recommendations:

1. Meet the requirements of Sec. 3.15B Rural businesses.
2. Pursuant to **Sec. 42.7, Firearms** may not be discharged within 300 yards of any occupied building.
3. A Federal Firearms License must be approved.
4. Hours of operation requiring access by the public, customers, and/or clients shall be Monday through Saturday, daylight hours only.
5. Parking for customers must be provided on site.
6. No stock inventory or ammunition sales.
7. Secure gun storage and/or safety devices on all firearms.
8. Only receive and repair guns for his collection.

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

Anthony Davidson -PUBLIC HEARING (4): The applicant requests to rezone 2.32 acres for [Map# 375 Parcel# 33] located on Nease Road from **AR-1** to **AR-2** to allow for a home site. **(Second District)**

Mr. Anthony Davidson stated that he is purchasing 2.32 acres to build a home for him and his family.

Chairman Dave Burns called for a motion. Mr. Alan Zipperer made a motion to approve with staff recommendations:

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 by the Health Department and the Zoning Administrator.

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

Rhett Roscinski -PUBLIC HEARING (5): The applicant requests a rural business for [Map# 416 Parcel# 3] located at 430 Hodgeville Road for “diesel Power Solutions, LLC”, zoned **AR-1**. **(Second District)**

Request was withdrawn before the meeting

Reginald Cavinder -PUBLIC HEARING (6): The applicant requests a variance for [Map# 436B Parcel# 43] located at 125 Lakewood Drive to reduce the rear setbacks from 25’ to 20’ to allow for a pool enclosure to be constructed. **(Second District)**

Mr. Cavinder stated that the pool enclosure will be connected to the existing home and therefore will have to meet the home setbacks for the R-1 zoning. He is requesting that the setback be reduced to 20’ to allow for the pool enclosure.

Chairman Dave Burns called for a motion. Mr. Alan Zipperer made a motion to approve with staff recommendations:

1. Lots meet the requirements of the R-1 zoning district.

2. Building permit must be approved by Development Services.
The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

Harvey & Tami Hill - PUBLIC HEARING (7): The applicant requests a variance for [Map# 466A Parcel# 1C] located at 102 Rilei's Cove in regards to the road frontage in the R-1 zoning. (Second District)

Mr. Harvey Hill stated that the original owner of the parcel gave it to the HOA which was returned to the owner once the HOA dissolved. Mr. Hill bought the parcel and because the access is only a 20' access easement and does not meet the 100' road frontage is asking for a variance to allow for permitting for new construction.

Chairman Dave Burns called for a motion. Mr. Alan Zipperer made a motion to approve with staff recommendations:

1. Lot meets the requirements of the R-1 zoning district.
2. Building permit application must meet the requirements of the Health Department and Development Services.

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

Mackenzi Hodges - PUBLIC HEARING (8): The applicant requests to rezone 1 acre for [Map# 236 Parcel# 5B01] located at 1140 Harry Lindsay Road from AR-2 to AR-1. (Third District)

No one present for or against the request. Mrs. Teresa Concannon stated that the parcel was split a year ago to give to their daughter to build a home and those plans fell through and no would like to recombine with the adjacent parcel.

Chairman Dave Burns called for a motion. Mr. Peter Higgins made a motion to approve with staff recommendations:

1. The lots 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. All wetland impacts permitted by USACE.
4. Recombination plat must be approved by the Zoning Administrator.

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

Michael Usher - PUBLIC HEARING (9): The applicant requests to rezone 1.23 acres for [Map# 272 Parcel# 12] located at 127 Mallard Way from AR-1 to AR-2 to subdivide the parcel. (Third District)

Mr. Michael Usher stated that they are splitting off the parcel with the home site for his mother.

Chairman Dave Burns called for a motion. Mr. Alan Zipperer made a motion to approve with staff recommendations:

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 by the Health Department and the Zoning Administrator.

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

Tammy Clear - PUBLIC HEARING (10): The applicant requests to rezone 2 acres for **[Map# 381 Parcel# 1]** located at 1254 & 1256 Clyo Kildare Road from **AR-1** to **AR-2** to subdivide the parcel. **(Third District)**

Chairman Dave Burns called for a motion. Mr. Brad Smith made a motion to approve with staff recommendations:

1. The lots 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 by the Health Department and the Zoning Administrator.

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

Kerry Edwards - PUBLIC HEARING (11): The applicant requests to rezone 2.07 acres for **[Map# 408 Parcel# 12]** located at 2592 Hwy 119 North from **AR-1** to **AR-2** to subdivide the parcel. **(Third District)**

Chairman Dave Burns called for a motion. Mr. Peter Higgins made a motion to approve with staff recommendations:

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 by the Health Department and the Zoning Administrator.

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

Jason McKenzie - PUBLIC HEARING (12): The applicant requests to rezone 3.04 acres for **[Map# 466C Parcel# 9]** located at 306 Commerce Drive from **B-3** to **I-1** to allow for vehicle sales, service and truck storage. **(Fifth District)**

Chairman Dave Burns called for a motion. Mr. Peter Higgins made a motion to approve with staff recommendations:

1. The lot must meet the requirements of the I-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. All wetland impacts permitted by USACE.
4. Site development plans must be approved by Development Services.
5. All Commercial and Industrial (Heavy or Light) uses must meet the required buffer standards.

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

Jason McKenzie - PUBLIC HEARING (13): The applicant requests a variance for [Map# 466C Parcel# 9] located at 306 Commerce Drive to eliminate the required buffers. (Fifth District)

Chairman Dave Burns called for a motion. Mr. Peter Higgins made a motion to approve with staff recommendations:

1. A planted buffer 20' deep along the perimeter of Hwy 21.
2. Pursuant to **Section 3.4.5 Required Plant Material**, Buffers in industrial zones must include understory plantings at a rate of on three gallon plant every five linear feet if sufficient understory foliage does not exist.

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

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:26 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE