



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**May 20, 2019**

**I. CALL TO ORDER**

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

**II. INVOCATION**

Chairman Dave 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. Golden made a motion to approve the agenda as read. Mr. Zipperer seconded the motion. The motion carried by unanimously.

**V. APPROVAL OF MINUTES**

Chairman Burns asked if there were any corrections or additions to the April 22, 2019 meeting minutes. Mr. Zipperer made a motion to approve the minutes as read. Mr. Smith seconded the motion. The motion carried unanimously.

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

**Members Absent:**

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

**Persons Attending:** Mr. John Nunnally, Mr. Hans Bliss, Mr. Don Johnson, Mr. William McDonald, Ms. Heather Barnard, Mr. Alan Zipperer, Mr. CJ Chance, Mr. Jeff Coleman, Ms. Renee Malone, Mr. Dusty Zeigler, Ms. Mandresha, Ms. Shonda Reed, Mr. Jason Chambliss, Ms. Angela Maidment, Mr. Mickey Kicklighter, Mr. Ronnie Drake, Ms. Debbie Malphrus

**VI. PUBLIC HEARINGS**

Chairman Burns stated all items voted on would be presented at the June 18, 2019 Board of Commissioners meeting held at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

**John Nunnally - PUBLIC HEARING (1):** The applicant requests to rezone 1.07 acres for [Map# 373 Parcel# 36] located at 3263 Blue Jay Road from **AR-1** to **AR-2** to allow for a home site. **(First District)**

Mr. Nunnally stated he wants to give the acreage to his son to build a home.

Chairman Burns called for a motion. Mrs. Juanita Golden made a motion to approve 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. Peter Higgins. The motion carried unanimously.

**Dennis Dozier (Sandeep Gill) - PUBLIC HEARING ( 2):** The applicant requests a variance for [Map# 374A Parcel# 20 & Map# 374E Parcel 5 & 7] located at 201, 205 & 207 Zittrouer Road to reduce the 60' access easement to 15' access easement, zoned **R-1**. **(First District)**.

No one present.

Chairman Burns called for a motion. Mr. Peter Higgins made a motion to table the request to the end of the meeting. The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

**Hans Bliss - PUBLIC HEARING (3):** The applicant requests to rezone 0.69 acres for [Map# 377 Parcel# 4] located on Roebing Road from **AR-1** to **B-2** to allow for automotive services in a race shop. **(First District)**

Mr. Hans Bliss stated that the parcel adjacent to his has recently become available for purchase and intends to buy the parcel to operate the automotive services shop. Mr. William McDonald stated that he is a home owner in the area and is opposed to the rezone, he is concerned about the noise and the increase in traffic that this may cause.

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

1. Each lot shall meet 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. Plat must be approved the Zoning Office

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

**Hans Bliss - PUBLIC HEARING (4):** The applicant requests a conditional use for [Map# 377 Parcel# 4] located on Roebing Road to allow for an automotive services in a race shop in the **B-2** zoning. **(First District)**

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

1. Each lot shall meet the requirements of the B-2 zoning district.
2. Each lot shall meet the requirements of Appendix C - Zoning Ordinance, Article III-General Provisions, Section 3.4 - **Buffers** for vegetative screening between the B-2 commercial use and the adjacent AR-1 use.
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

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

**Larry Barnard, Jr. - PUBLIC HEARING (5):** The applicant requests to rezone 2 acres for [Map# 375 Parcel# 33B] located at 701 Nease Road from **AR-2** to **AR-1** to combine with adjacent parcel. **(Second District)**

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to approve with 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.

Mr. Alan Zipperer recused himself due to conflict of interest.

**Bible Luthern Church - PUBLIC HEARING (6):** The applicant requests a variance for [Map# 414 Parcel# 6B] located at 812 Blue Jay Road to allow for a monument sign larger than county ordinance will allow. **(Second District)**

Mr. Zipperer stated that the church intends to construct a new sign for the church that will be set back off of Blue Jay Road and the sign will be larger than the county ordinance will allow but the purpose is for it to be viewed easier.

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

1. The sign must have 200 feet of street frontage.
2. The sign shall not encroach into the street right-of-way, or be within 25 feet of an established street intersection, or obstruct driver visibility.

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

**Clover Point Development - PUBLIC HEARING (7):** The applicant requests a PD Text Amendment for [Map# 416 Parcel# 20F] located on Hodgeville Road to allow for 234 new home sites & 66 townhomes, zoned **PD**. **(Second District)**

Mr. CJ Chance stated that they are looking to amend the PD text with changing lot sizes. Mr. Jeff Colman lives in the area and is concerned with the increase of traffic on Hodgeville Road, and is opposed to the townhomes proposed to be constructed. Ms. Renee Malone stated that her concern is with the road congestion currently on Hodgeville Road and the increase of traffic. Mr. Dusty Zeigler asked about the water shed and drainage issues with the development. He is also concerned with privacy, buffers and the traffic. Ms. Mandresha is a representative of the Belmont Glen HOA and stated that they have concerns regarding the roads. Ms. Shonda Reed, also a representative of the Belmont Glen HOA stated they have concerns regarding the traffic, roads, parking on the roads in the subdivision, and most of the residents of Belmont Glen are opposed to the townhomes to be constructed.

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to deny the request. The motion was seconded by Mr. Peter Higgins. The motion carried 3/2 with Burns and Smith opposed to the motion.

**South Coast Development - SKETCH PLAN (8):** The applicant requests a sketch plan review for [Map# 416 Parcel# 20E & 20F] located on Hodgeville Road for proposed subdivision "New Haven at Belmont Glen", zoned PD. (Second District)

Chairman Burns called for a motion. Mr. Alan Zipperer made a motion to deny the request. The motion was seconded by Mr. Peter Higgins. The motion carried 3/2 with Burns and Smith opposed to the motion.

Both items for **Map# 416 Parcel#20E & 20F** will be heard at the June 4, 2019 Commissioner Meeting.

**Lauren Smith - PUBLIC HEARING (9):** The applicant requests a variance for [Map# 283 Parcel# 8] located at 490 Edwards Loop to allow a camper for a temporary dwelling during the construction of their home, zoned AR-1. (Third District)

No one present for or against the request. Mrs. Theresa Concannon stated that the applicant is currently in the process of building their home on the parcel and would like to have the camper as a temporary dwelling during the construction.

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

1. The Health Department must approve sanitation for the camper.
2. The camper may be occupied for up to 6 months, and shall be removed from the property upon the issuance of a certificate of occupancy for the new house.

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

**Estes Express Lines - PUBLIC HEARING (10):** The applicant requests a variance for [Map# 477 Parcel# 1] located on Old Augusta Road South to reduce the buffer width to 75', zoned I-1. (Fifth District)

Mr. Jason Chambliss stated that the variance is for the northern property line to reduce the buffer to 75'. Ms. Angela Maidment stated that there is natural buffer of woods to be undisturbed.

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

1. Lots meet the requirements of the I-1 zoning district.
2. Lots meet the requirements of Appendix C - Zoning Ordinance, Article III-General Provisions, Section 3.4-Buffers, including Section 3.4.1 Buffer Design Standards and Section 3.4.5 Required Plant Material.

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

**Estes Express Lines - SKETCH PLAN (11):** The applicant requests a sketch plan review for [Map# 477 Parcel# 1] located on Old Augusta Road South, zoned I-1. (Fifth District)

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

1. Lot meets 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.

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

**Dennis Dozier (Sandeep Gill) - PUBLIC HEARING (2 ):** The applicant requests a variance for [Map# 374A Parcel# 20 & Map# 374E Parcel 5 & 7] located at 201, 205 & 207 Zittrouer Road to reduce the 60' access easement to 15' access easement, zoned R-1. (First District).

Mrs. Theresa Concannon stated that there is a platted 60' access easement and when the home was constructed on 207 Zittrouer Road the home and driveway encroached on the 60' access easement leading to 205 Zittrouer Road. Mrs. Concannon has met with EOM regarding the water lines that lead to the back parcel and has been told that they can still maintain the water lines in a 15' easement. Mr. Ronnie Drake owns property adjoining the parcel, he is concerned about a house being built in his back yard. Ms. Debbie Malphrus stated that she is concerned about her property value for a home to be built on the parcel.

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

1. Lots meet the requirements of the R-1 zoning district.
2. Any structure or pavement installed in the 15' easement will be removed and replaced at owner's expense, if required for maintenance.
3. Before any development of 205 Zittrouer, a joint driveway easement must be recorded, which includes the purpose of the easement, the legal description, and the boundaries.
4. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. Plat must be approved the Zoning Office.

The motion was seconded by Mr. Dave Burns. The motion carried 3/2.

## VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:24 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**