
Bulloch County Planning and Zoning Commission

Minutes of the August 12, 2004 Meeting of the Planning and Zoning Commission

The Meeting of the Bulloch County Planning and Zoning Commission was held Thursday, August 12, 2004 at 6:00 P.M. in the County Annex Building in Statesboro, Georgia. Eugene Brown called the meeting to order. Invocation was given by Ernest Lee.

Planning and Zoning Commission Present:

Commissioner:	Ernest Lee
Commissioner:	Eugene Brown
Commissioner:	Wade Hodges
Commissioner:	Gene Rogers
Commissioner:	Jeanne Anne Marsh
Commissioner:	Andy Hart
Commissioner:	Dick Hilde

Staff Present:

Zoning Administrator:	Cheryl Tatum
Administrative Assistant:	Beth Martin
County Planner:	Andy Welch
County Manager:	Tom Couch
County Staff Attorney:	Jeff Akins

The first item on the agenda was the minutes from the June and July Planning and Zoning Commission meetings. Chairman, Eugene Brown, noted that the correction of the two agenda items that were not moved up in the minutes on the June agenda had been made. He also noted that in the Lanika Walden minutes on the July agenda, there was an error that had already been corrected in the minutes. A motion was made by Dick Hilde and seconded by Wade Hodges to accept the minutes from the June 10, 2004 and the July 8, 2004 Planning and Zoning Commission meetings. The vote was unanimous in favor of the motion.

Public Hearing Item 1.

Applicant: James & Elizabeth Pearce
Re: Rezone Request
Location: Highway 301 North
Map & Parcel: 104/31
Present Zone: AG-5

James & Elizabeth Pearce have filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural 5 acres) to HC (Highway Commercial) on approximately 3.12 acres. The property is located on Highway 301 North. The intent of the rezone is to construct a new office building for the existing business. Cheryl Tatum stated that the house on the property will be torn down and the manufactured home on the property will be removed. James Pearce was at the meeting to make his presentation. He stated that all he wanted was to build a new office building. He stated that he owns all the way to Clito Road and it is all HC (Highway Commercial) zoned. There was no one at the meeting to speak in opposition. Eugene Brown read the staff reviews.

Motion was made to: Recommend approval of the rezone request with the conditions of the staff review:

(1) GADOT should be consulted on encroachment permit and access issues, (2) a 25 foot buffer must be maintained next to the branch, (3) prior to issuance of construction permits, a site development plan addressing the following issues: (a) installation of the recommended buffer and provision of adequate parking and unloading space, as prescribed by zoning regulations, (b) proper soil erosion plans and permits should be in

place, (c) contact the County Emergency Management Director prior to construction to verify any storage of hazardous wastes, if any, (d) during and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement, (e) prior to construction the County Road Department should be consulted about proper safety signage along right-of-ways approaching the property, and (f) fire lanes should be reviewed when the building permit application is received.

Motion made by: Jeanne Marsh and seconded by Dick Hilde

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on September 7 at 6 p.m.

Public Hearing Item 2.

Applicant: Lee Smith
Re: Rezone Request
Location: Hope Baptist Church Road
Map & Parcel: 103B-7
Present Zone: HI

Larry Smith, as agent for Lee Smith, has filed the application with the Bulloch County Zoning Department, requesting a rezone from HI (Heavy Industrial) to R-40 (Residential 40,000 square foot lots) on approximately 8.14 acres. The intent of the rezone is to allow for a residence on the property. The property is located on Hope Baptist Church Road. Cheryl Tatum stated that this property fell into a HI (Heavy Industrial) zone between Clito Road and Old River Road. She stated that several properties in the past had been rezoned to a residential zone. She also stated that they came in to get a building permit and ran into this problem. Roy Smith was present at the meeting. He stated that he was not there to speak in opposition, but only to find out if the rezone would have anything to do with his property across the road. Eugene Brown stated that it would have no effect because Mr. Smith was only building a house. Cheryl Tatum informed Mr. Brown that Larry Smith was present at the meeting to speak as agent for Lee Smith. Larry Smith stated that he only wanted to build a house. Rosa Key was also present at the meeting to speak for Mr. Smith. She stated that the property should be rezoned because that was the purpose of buying the land and that the church was already there. Eugene Brown asked which way the house was facing. Larry Smith stated that the house would face Hope Baptist Church Road.

Motion was made to: Recommend approval of the rezone request

Motion made by: Wade Hodges and seconded by Dick Hilde

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on September 7 at 6 p.m.

Public Hearing Item 3.

Applicant: J. R. Hendley
Re: Rezone Request
Location: Harville Road
Map & Parcel: 93-37-003
Present Zone: R-25

Lamar Reddick, as agent for J. R. Hendley, had filed the application with the Bulloch County Zoning Department, requesting a rezone from R-25 (Residential 25,000 square foot lots) to R-3 (Multi-Family Residential) on approximately 44.03 acres. The intent is to allow Planters Row Subdivision to be developed into an R-3 neighborhood. The property is located on Harville Road. Cheryl Tatum stated that Planters Row was currently an R-25 zone and has been since zoning came into affect. She stated that Mr. Murry asked for a rezone at one time and was denied. She also stated that Talons Lake was in the same area. Lamar Reddick was present at the meeting to make a presentation. He stated that J. R. Hendley owned this property. He stated that it was currently zoned R-25. He also stated that they were asking for R-3 for multi housing. Mr. Reddick stated that this property had 44.03 acres. He stated that there were already existing residential buildings that were 3-4 bedrooms with 3-4 baths. Mr. Reddick stated that on the layout, the existing housing was the dash line. He stated that the roads, sidewalks and streets were already there. Mr. Reddick stated that the parking spaces were existing spaces along with the water and drains, and that they would not build any new roads because of the R-3 neighborhood. He stated that the houses were put on the layout by arial photography. He stated that the shape of the house was the shady areas on the

layout. Mr. Reddick stated that they would clear the setbacks by 20'. He stated that the first thing that would be done would be the field survey. He stated that they would survey each house and show clearance. He stated that all the shady areas on the layout that show proposed new houses may not be able to be built there in reality. He stated that once they do a topo, they would have a better picture of the exact layout. Mr. Reddick stated that it would be just like Picket Fences. He stated that it would have a central water system. He stated that now they have a septic tank, but each one would come out. He stated that they were aware of the wetlands on the west side of the property and that they must be surveyed and located. Mr. Reddick stated that there are now 54 existing residences. He estimated that to be about 1.2 residents per acre. He stated that they get 47 residents at 2.3 residences per acre in the present zone of R-25. He restated that all the streets, roads, and sidewalks are there now. Mr. Reddick stated that all they basically want to do is add another building in between the existing buildings where allowed to meet setbacks and add parking to accommodate. He stated that the drawing showed typical parking and that there is some green space left for more. He stated that the R-3 zone is new. Mr. Reddick said that there is one existing R-3 zone and one new R-3 zone. The new R-3 Zone was Picket Fences and it has brick houses. He stated that Picket Fences houses were 20' apart and it was landscaped. He stated that Planter's Row was another Picket Fences with the houses between the other houses and sidewalks. Mr. Reddick explained that all the houses will be identical. He stated that Maxwell Engineering will design the plans for the central sewer system. He stated that EPD in Atlanta will have jurisdiction. He stated that they cannot start anything until they have EPD approval because the first would go on top of a septic tank. He stated that there

would not be any construction tomorrow or the next day. He stated that the traffic flow would not be affected much. Mr. Reddick explained that Planters Row had three entrances on Harville Road. He stated that the first entrance, Planters Lane, was 500' from Talon's Lake. He stated that the second entrance, Magnolia Way, was 800' from Talon's Lake. He stated that the third entrance, Raindrop Drive, was 400' from the second entrance. He stated that there was over 1200' on Harville Road to disperse traffic not counting Talon's Lake. Mr. Reddick stated that the adjacent property owners are Talon's Lake to the north, Believer's Church of God to the south, wetlands and branch to the west, and Mrs. Hickman was to the east across Harville Road. He stated that Mrs. Hickman had no objections to this project. He explained that she owns 70 acres. (He handed out a letter that Mrs. Hickman signed that stated she did not object to this project.) He stated that Rebecca Row was 1200' north of Planters Row's first drive which was a ¼ mile from Highway 67. He stated that they are not planning to do a lot of disturbance on this site; just what is needed. Mr. Reddick stated that he has complied with the R-3 ordinance: all common land surrounded by one unity, in this case J. R. Hendley, all green space, central sewer system, and roads will be there, no new roads will be added. Laura Marsh was present at the meeting to speak for this agenda item. She stated that she was an attorney for Franklin and Taulbee. She stated that Planters Row wanted to rezone from R-25 to R-3. She explained that the R-3 zone was a new creature to us. She stated that the intention for R-3 was to encourage the development of land; to preserve natural entities; provide for efficient use of land; provide for environmental stable character. She stated that planned development in this case was already established. She stated that nothing would change. The college students were young

people that had no children and the subdivision was nice and neat. She stated that they just wanted to insert cottages between the existing cottages. She stated that she went and saw Picket Fences. Ms. Marsh stated that in Planters Row all that was seen was the back of houses. In Picket Fences, you could not see the back of the homes. She stated that Picket Fences was nicely landscaped. She explained that they would preserve open areas and natural buffers. She stated that the wetlands would remain untouched. She also stated that the pond would remain untouched and nothing would be any closer to it. She stated that there were green spaces in between the houses. She stated that they would be promoting efficient use of property in Bulloch County. She explained that Bulloch County was growing and needed responsible growth. She stated that they are taking residential land that is already developed and further developing it. She stated that they are not taking agricultural land and developing, but leaving it to preserve it. She stated that these are college kids. She stated that they want to provide for stable character. She stated that this has been a stable subdivision and it will fit. She stated that next door is Talon's Lake. She stated that this would be a little more up scale than Talon's Lake. Ms. Marsh stated that there is a new church that caters to the young people. She stated that there is AG-5 property across the road and this development will not affect the use of that land. She explained that college kids spend a lot of time in their apartments. She stated that the Planning and Zoning Commission needs to look at the Holchom Bridge Court case. She stated that this rezone was reasonable. It is going to be an R-3 medium residential zone. She stated that there is residential around this property as well as agricultural across the road. She stated that R-3 did not exist in 1993. She stated that we have only had R-3 for a little less than a year. She stated that residential growth will

occur in this area. Ms. Marsh stated that the attendance at Georgia Southern is growing. She stated that there are over 16,000 students enrolled now. She stated that they all need a place to live. She stated that in deciding, the Planning and Zoning Commission should consider that there will be no affect on public health because it will be on public water. She explained that there would be no flooding or drainage problems because there will be no new septic tanks. She also stated that there will be no use of new schools because these are college students. She stated that this property can be used as it is presently zoned, but no new units could go out there. She stated that Mr. Hendley would be damaged \$2-4 million. Georgia Burnett was present at the meeting to speak in opposition. She stressed repeatedly that her drive way was across from Planters Row. She stated that she was not against Planters Row. Ms. Burnett stated that it works just like it is. She stated that if they double it up, it would be ruined. She explained that it had nice brick homes and that it was beautifully landscaped. She stated that there was no reason to fix something that is not broken. She stated that it works like it is and it is an enjoyable community. She stated that Mrs. Hickman does not live out there. She stated that her husband, George, talked with some of the kids and they stated that they did not like the idea of putting more homes out there. She stated that they were surprised when they heard what was being proposed. She stated that they are just college kids and they do not realize what a "rezone" is or how it will affect them. She stated that if it does get passed that she wants buffers. She stated that she thinks it needs to be tabled. Eugene Brown asked how much road frontage Mrs. Hickman has. She stated that it stretches from the second to the third driveway of Planter's Row across the road. George Burnett stated that this was R-25 now which were 25,000 square foot lots. He stated that is

approximately ½ acre. He stated that 54 units on 44 acres does not add up to him. He stated that drainage was also an issue with him. He stated that his pond has developed a skim on it because Talon's Lake and Planters Row both drain into his pond. Eugene Brown closed this item.

Motion was made to: Recommend approval of the rezone request

Motion made by: Dick Hilde and seconded by Wade Hodges

Vote: Unanimous vote in favor of the motion.

Eugene Brown stated that the staff recommendations needed to be included in the motion. Mr. Reddick asked if Cheryl Tatum could explain what a minor collector was. She stated that our ordinance refers to collector street. She stated that the DOT explains the difference between major and minor collector. Mr. Reddick stated that Bulloch County does not have a storm water control plan. Tom Couch stated that there will be 86,000' of impervious surface plus additional parking. He stated that they did not have the information to tell if the existing storm water control is adequate. Jeanne Marsh asked if Mr. Hendley would be agreeable to the buffer. Mr. Reddick stated that all drainage runs to the pond. Jeff Akins asked if the board is recommending approval with the conditions. Mr. Couch stated that a transportation plan procedure needs to conduct a traffic analysis on site sewage. If granted R-3, they could still put in what the Health Department would approve. Eugene Brown asked if they could get building permits. Mr. Couch clarifies that they can not until the sewage issue is resolved. Mr. Reddick knows to have the EPD approval. Wade Hodges stated that they are just utilizing the land that they already have.

Motion was made to: Recommend approval of the rezone request with EPD conditions

Motion made by: Dick Hilde and seconded by Wade Hodges

Wade Hodges stated that they were not worried about the traffic and run off.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on September 7 at 6 p.m.

Public Hearing Item 4.

Applicant: J. B. Akins, Jr. Estate
Re: Rezone Request
Location: Mud Road & Arcola Road
Map & Parcel: 151-25
Present Zone: AG-5

Kenneth Waters, as agent for Jewel S. Akins the Executer for the J. B. Akins, Jr. Estate, have filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to NC (Neighborhood Commercial) on approximately 2.22 acres out of a 435.50 acre parcel. The intent of this rezone is to allow a convience store/garden supply store on the property. They are also a requesting a conditional use to allow for off premises consumption sales of alcohol on the property. The property is located on the corner of Mud Road and Arcola Road. Kenneth Waters was present at the meeting to make his presentation. He stated that he wanted to build a store that would best fit the community and preserve the neighborhood the best. Eugene Brown asked if he would build and operate this business himself. Kenneth Waters stated that he would build and operate the business himself. Ricky Akins was present at the meeting to speak in opposition. He stated that he lived across the road next to his brother in the block house. He explained that he had been there 27 years. He stated that the neighborhood does not need a store, country or otherwise. He stated that they are seven miles from Stilson and eight miles from Brooklet, and they do not need the traffic that having a store would create. He stated that everyday, someone runs the 4-way stop. He stated that the store would bring more people to that 4-way stop that did not

need to be there. He stated that the community has grown in 15 years, and crime has gone up because of it. He stated that now people have to lock up things at night where they did not have to in the past. He stated that a store may be operable there in the future, but just not at this time. Beverly Aycock was present at the meeting to speak in opposition. She stated that she was the third house from the intersection and her aunt and uncle had a store there. She stated that they also lived in that store. She stated that Mr. Waters was not going to live in that store and that he wanted to sell beer. William Akins was present at the meeting to speak in opposition. He stated that all had been said that he wanted to say. He stated that he lived in the log cabin across the street. Dick Hilde asked if there was a zoning request denied 2-3 years ago. Cheryl Tatum stated that there was, but the neighbors thought that a pool hall was going to open. She stated that the Planning and Zoning members denied the request at that time and the request was withdrawn before the Board of Commissioners meeting. Cheryl Tatum also stated the rezone in question at that time was not on this particular property.

Motion was made to: Recommend denial of the rezone request

Motion made by: Jeanne Marsh and seconded by Andy Hart

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on September 7 at 6 p.m.

Public Hearing Item 5.

Applicant: Christina Lemon & David Skinner
Re: Rezone Request
Location: Old Hardy Place Road
Map & Parcel: 74-9
Present Zone: R-40

Christina Lemon and David Skinner have filed the application with the Bulloch County Zoning Department requesting a rezone from R-40 (Residential 40,000 square foot) to AG-5 (Agricultural-5 acres) on approximately 10.0 acres. The intent of this rezone is to allow for horses and/or livestock on the property. The property is located on Old Hardy Place Road. Cheryl Tatum reminded the Planning and Zoning members that this rezone was similar to one on last month's agenda. Christina Lemon was present at the meeting to make her presentation. She stated that looking at the land around her, it would be hard to tell that was R-40 zoned property. She stated that she wanted to stay consistent with the existing land use around her property. She stated that there were horses and cow pastures around her property. She stated that her husband will retire from the Military and this is where they wanted to move to. She stated that she would like for her daughter to have horses, cows, and other farm animals. Wade Hodges asked if she would have a boarding stable. She stated that she would not. She stated that Lemeul Deal purchased this property to develop and rezoned it to R-40. He therefore sold the property off in 10 acre lots. She stated that all she wanted was to have freedom to have whatever she wants at her property. Pat Steadman was present at the meeting to speak on behalf of Christina Lemon. He stated that he would be back shortly because he just realized that his property

is also R-40. He stated that he talked to Mrs. Lemon and she said that she did not intend on raising hogs.

Motion was made to: Recommend approval of the rezone request

Motion made by: Wade Hodges and seconded by Dick Hilde

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on September 7 at 6 p.m.

Public Hearing Item 6.

Applicant: Lloyd C. Hammond
Re: Variance Request
Location: Cliponreka Road
Map & Parcel: 118-28-001
Present Zone: AG-5

Lloyd C. Hammond has filed the application with the Bulloch County Zoning Department requesting a variance for the size of an accessory structure for a home occupation and the location of the structure for a home occupation. The intent of this variance is to allow them to operate a 24 hour answering service in an accessory building. The property is located on Cliponreka Road. Cheryl Tatum stated that Mr. Hammond had been before the Planning and Zoning members before and got a conditional use. She stated that Mr. Hammond talked to Randy Newman about moving the building onto his property. She stated that there was a miscommunication between Mr. Hammond and Randy Newman. She stated that this was a mobile office unit that would be used for a 24 hour answering service for doctors. She stated that it was already set up and renovated before the problem was recognized by Randy Newman. Lloyd Hammond was present at the meeting to present his case. He stated that he needed a variance because he was 3% over the size limit and about 8 feet off the setbacks. The use of an accessory building should only be about 25% of the interior of the home and he was about 28%. The building is not behind the house. He stated that he needed a variance to keep the building and keep it where it was sitting. Eugene Brown asked if the unit was visible from the road. He stated that a buffer could be planted to hide it from the road. Cheryl Tatum

stated that there were old pecan trees in the back yard and that is why the unit could not be placed in the back yard.

Motion was made to: Approve the variance on both size and location

Motion made by: Wade Hodges and seconded by Earnest Lee

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 7.

Applicant: Gregory Knight
Re: Variance Request
Location: J. W. Lane
Map & Parcel: 172-27-004
Present Zone: AG-5

Gregory Knight has filed the application with the Bulloch County Zoning Department requesting a variance to the front setback requirements. The property consists of approximately 5.0 acres. They are asking to be allowed a 75 foot front setback instead of the required 100 foot setback. The intent of this variance is to allow them to place a septic tank on the property for their manufactured home that they can also use when they build their house at a future date. The property is located on J. W. Lane Road. Cheryl Tatum stated that this was heard last month for a sketch plan approval. She stated that this was also approved for an emergency variance last month. Gregory Knight was present at the meeting to present his case. He stated that none of his neighbors were in opposition to this variance. He passed out a petition that all of his neighbors signed. He just wants permission to do what they have already been told they could do. No one was present at the meeting to speak in opposition.

Motion was made to: Approve the variance

Motion made by: Dick Hilde and seconded by Jeanne Marsh

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 8.

Applicant: Gary Martin
Re: Rezone Request
Location: Nevils Daisy Hwy & Indigo Hills Road
Map & Parcel: 80/22
Present Zone: AG-5

Don Marsh, as agent for Gary Martin, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots) on 43.5 acres. The intent of the rezone is to develop a 19 lot subdivision. The property is located on Nevils Daisy Hwy & Indigo Hills Road. Don Marsh was present at the meeting to make his presentation. He passed out a new drawing based on the staff recommendations. He stated that the subdivision would use all the existing roads. He stated that he would get with the county engineer about the staff recommendation where Indigo Road intersects with Nevils Daisy Road. He stated that they would reshape the land to make the staff recommendations work. He stated that he would be glad to put in a dry hydrant with the right to reserve to move the access easement to the pond. Larry Thompson was present at the meeting to understand the use of the future lots. Don Marsh stated that the lots would be used for site built homes with restrictions. He stated that the restrictions have not been made at this time. Eugene Brown stated that they would approve with the condition that covenants would be made for site built homes only. Jeanne Marsh stated that they would need to comply with the surrounding homes.

Motion was made to: Recommend approval of the rezone request with the condition to allow site built homes only in the subdivision.

Motion made by: Jeanne Marsh and seconded by Wade Hodges

Vote: Unanimous vote in favor of the motion.

This will go before the Board of Commissioners on September 7, 2004 at 6 pm.

Public Hearing Item 9.

Applicant: James Taylor, Sr. & Danny Woodrum
Re: Rezone Request
Location: Maria Sorrell Road
Map & Parcel: 89-18 & 89-18A
Present Zone: AG-5

James Taylor, Sr. & Danny Woodrum have filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on 84.57 acres and from AG-5 (Agricultural-5 acres) to LI (Light Industrial) on 4.0 acres. The intent of the rezone is to develop a 106 lot subdivision and a contractor's office. The property is located on Maria Sorrell Road. Tom Lewis was present at the meeting to make the presentation for James Taylor, Sr. & Danny Woodrum. He stated that this was an 88.5 acre parcel. They would like to rezone 84.5 acres to R-25 and 4 acres to LI to allow for a contractor's office. He stated that this was the only way to place the office out there. Jeanne Marsh asked if there was any way to shift the 4 acres that will be LI. Tom Lewis said no. Wade Hodges asked if they would need a water system. Tom Lewis stated that yes they knew they would need one. George Deal was present at the meeting and stated the he wanted a better understanding of the development. He wanted to know how many lots there would be and what kind of development the subdivision would be. He stated that he owned 19 acres near the property and wondered if there would be a drainage problem. Cheryl Tatum stated that this would be a 106 lot subdivision. She stated that the drainage and septic issues would be looked at by our county engineer. Danny Woodrum stated that this would be a nicely

developed subdivision with site built homes only that would comply with the surrounding homes. He stated that this subdivision would be in the same line as Glen Oaks and Camelot.

Motion was made to: Recommend approval of the rezone request with the condition to allow site built homes only in the subdivision and with the staff recommendations:

(1) Dry hydrant and easement with driveway access to be installed by developer on lot 31 or 32, (2) A buffer is recommended for the industrial lot along length of property line extending from: (a) lot 102 to 104 along proposed street, side property line, (b) along proposed street, side property line, (c) along length of rear lot lines of existing residences and or lots 105 & 106, (d) a natural buffer shall be preserved along lot line contiguous to Julian Hodges property, and (3) all homes are to be stick built homes.

Motion made by: Wade Hodges and seconded by Dick Hilde

Vote: Unanimous vote in favor of the motion.

This will go before the Board of Commissioners on September 7, 2004 at 6 pm.

Public Hearing Item 10.

Applicant: Ned & Carol Griffin
Re: Variance Request
Location: Highway 24
Map & Parcel: 133-22
Present Zone: AG-5

Ned and Carol Griffin have filed the application with the Bulloch County Zoning

Department requesting a variance to the fence height requirements. Their property consists of 1.0 acres in an AG-5 zone. The variance is to allow a six foot fence in the front yard instead of the four foot fence which is allowed by the Zoning Ordinance. The property is located on Highway 24. Cheryl Tatum stated that the Griffin's did not know that there was a fence height requirement in the ordinance. She stated that Randy Newman seen the fence and reported it. Carol Griffin was present at the meeting to make the presentation. She stated that she has a son that is schizophrenic. She stated that there are times that she had to restrain him for his safety and the safety of others. She stated that there is a lot of traffic at the store across the street. She stated that there has been an incident where a Screven County jail escapee was in her back yard talking to her children. She stated that another guy had robbed the store and was in her back yard. She stated that numerous items have been stolen out of her yard. She put the fence up to protect her property and her children. The fence was as high as it is to protect others from her son.

Motion was made to: Approve the variance

Motion made by: Wade Hodges and seconded by Jeanne Marsh

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 11.

Applicant: Joy Squires
Re: Variance Request-Annual Review
Location: Deer Run Court
Map & Parcel: 158-8T
Present Zone: AG-5

On August 15, 2002, a medical hardship was approved and has been in effect for two (2) years. The purpose of the hardship was to allow a manufactured home to be placed on her property for her aunt and uncle to live in so she could help take care of them. The property is located on Deer Run Court. A letter has not been received from the doctor stating a medical hardship still exists. No one was present at the meeting to speak about this agenda item.

Motion was made to: Deny the medical hardship variance

Motion made by: Jeanne Marsh and seconded by Dick Hilde

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 12.

Applicant: Mark P. Karpinsky
Re: Variance Request-Annual Review
Location: Black Creek Church Road
Map & Parcel: 138-44C-002
Present Zone: AG-5

On August 10, 2000, a medical hardship was approved and has been in effect for four (4) years. The purpose of the hardship was to allow a manufactured home to be placed on his property for his father to live in so he could help take care of them. The property is located on Black Creek Church Road. A letter has not been received from the doctor stating a medical hardship still exists. No one was present at the meeting to speak about this agenda item.

Motion was made to: Deny the medical hardship variance

Motion made by: Jeanne Marsh and seconded by Wade Hodges

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 13.

Applicant: Christian Bennett & Holmes Ramsey
Re: Sketch Plan Request
Location: Pulaski Highway
Map & Parcel: 60-12-002 & 12-003
Present Zone: AG-5

Don Marsh, as agent for Christian Bennett & Homes Ramsey, has submitted a sketch plan for their property that is located on Pulaski Highway. The property contains approximately 94.42 acres that they want to divide into 17 separate parcels. A new road will access ten (10) of the lots. Cheryl Tatum stated that this was directly across from Beaumont Subdivision. Don Marsh was present at the meeting to make his presentation. He stated that the new road would be paved. He stated that he was not asking for a rezone because it was a 5 acre subdivision. He stated that his client was willing to adhere to the staff recommendations on lots 6-10 not having access to the county dirt road. He also stated that he was concerned with the staff recommendations to combine lots 15, 16, and 17 because of the wetlands on lot 16. He stated that it was very likely that the lots would be combined, but asked if it would be allowed to leave the lots individual with a map amendment to the flood plain being reduced or expanded.

Motion was made to: Approve the sketch plan request
Motion made by: Wade Hodges and seconded by Andy Hart
Vote: Unanimous vote in favor of the motion.

Public Hearing Item 14.

Applicant: Denmark Rentals
Re: Sketch Plan Request
Location: Highway 80 East & Amanda Road
Map & Parcel: MS97-106
Present Zone: R-2 & HC

Jim Anderson, as agent for Denmark Rentals, has submitted a sketch plan for their property that is located on Highway 80 East & Amanda Road. The property contains approximately 15 acres that he wants to divide into eleven (11) separate parcels for duplexes and one (1) parcel for three (3) commercial businesses. Cheryl Tatum stated that they were only asking for approval of the duplexes this month and will ask for approval of the commercial businesses next month. Jim Anderson was present at the meeting to make his presentation. He stated that the green section had already been approved. He stated that it would have paved roads, sidewalks, and a gated entrance. He stated that it would be for retirement ready occupants. Eugene Brown asked if he had a problem with the staff recommendations. Jim Anderson stated that he did not.

Motion was made to: Approve the sketch with the conditions to:

(1) the setback along Maple Drive must be 40', (2) lot frontage is to be internal, (3) plans for buffer along lots 8-11 along the commercial section, and (4) a fence and vegetative buffer must be established along the Grove Lakes Subdivision property line.

Motion made by: Dick Hilde and seconded by Jeanne Marsh

Vote: Unanimous vote in favor of the motion.

In other business, Cheryl Tatum stated that a Vice Chairman needed to be elected to replace Charles Deal. A motion was made by Jeanne Marsh to elect Dick Hilde. Dick Hilde asked what his duties would be. Eugene Brown stated that he would be in charge of the meeting in his absence.

Motion was made to: Elect Dick Hilde

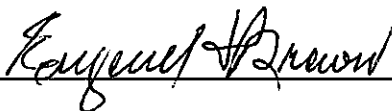
Motion made by: Jeanne Marsh and seconded by Wade Hodges

Vote: Unanimous vote in favor of the motion.

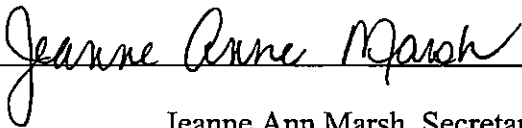
Motion was made to: Close the Planning and Zoning Meeting

Motion made by: Jeanne Marsh and seconded by Dick Hilde

Vote: Unanimous vote in favor of the motion.



Eugene Brown, Chairman



Jeanne Ann Marsh, Secretary