

Lincoln County Planning Commission Meeting

December 10th, 2007 - 5:30 p.m.

The Lincoln County Planning Commission met in regular session on Monday, December 10th, 2007 at 5:30 pm in the Conference Room of the Planning and Zoning Department building. Those present were Herbert Moxley, Chairman, District Four; Coleman Kennedy, Vice-Chairman, District Three; Commissioner Barney Aycock III, District Two; Britt Hammond, County Attorney; Meg Burg, Planning and Zoning Director and Denise Cunningham, Planner.

1.

Call Meeting to Order

Chairman Moxley called the meeting to order.

2.

Invocation

Chaplain Aycock opened the meeting with prayer.

3.

Pledge of Allegiance to the Flag

Chairman Moxley led in the Pledge of Allegiance to the Flag.

4.

Declaration of a Quorum

Quorum was confirmed by Chairman Moxley.

5.

Approval of Minutes

On motion by Vice-Chairman Kennedy and seconded by Commisioner Aycock, the board voted unanimously to approve the minutes from the previous meeting.

6.

Rezoning Request

Applicant: Ronnie and Annette Johnson

Small Engine Sales and Repairs on Augusta HWY

Chairman Moxley opened the floor with a rezoning request for 1.02 acres from A-2 to C-1 for a Small Engine Sales and Repair Shop located at 2237 Augusta HWY known as Map 46 / Parcel 024C owned by Mr. and Mrs. Ronnie Johnson. Director Burg advised the committee that this property had gone before the board last month to divide the residential home from the business. In order for the plats to be approved and recorded, the Johnsons had to go before the planning commission to rezone the business as

commercial. She stated that if approved the board should make the conditions of change of use to come back before the board and require to maintain buffers. After a brief discussion, Chairman Moxley asked for a motion of approval. Commissioner Aycock motioned for approval with the following conditions:

- 1. Any changes of the purpose or the use of this property must come before the Planning Commission for approval.**
- 2. Required buffers (section 34-631 – Buffer Requirements) shall be planted and maintained between different zoning districts and screening of storage areas and equipment (section 34-633).**

Vice-Chairman Kennedy seconded the motion, and the board voted unanimously to approve with the above mentioned conditions.

7.

Variance Request

**Applicant: Alexandra Williams
1384 Firetower Road**

Chairman Moxley moved to the next request for a continuance of a non-conforming use for .82 acre known as Map 37 / Parcel 071 located at 1384 Firetower Road owned by Alexandra Williams. Director Burg advised the committee that there was another home on the lot which has been removed and she would like to move her home to this location. The home (1993 model) is too old to move therefore making it a non-conforming use. Ms. Williams is wanting to relocate her manufactured home on the existing lot to have room to add a porch. After a brief discussion, Chairman Moxley asked for a motion from the committee. On motion by Vice-Chairman Kennedy and seconded by Commissioner Aycock, the board voted unanimously to approve the continuance of the non-conforming use.

8.

Final Plat Determination for Phase II

Preliminary and Final Plat Determination for Phase III (A and B)

Applicant: Clarks Hill Lake, LLC.

Stillwater Coves Subdivision – Phase II and Phase III (A and B)

Hester's Ferry Road

Chairman Moxley moved to the next request for final plat determination for Phase II And preliminary and final plat determination for Phase III (A and B) of the Stillwater Coves subdivision known as Tax Map 10 / Parcel 16 located on Hester's Ferry Road owned by Clarks Hill Lake, LLC. George Minors was present to answer any

questions from the committee. Mr. Minors advised the board that his development is working with the county to extend the water lines across the lake. The corp. will not allow any surveying for the water lines until the first of the year. I'm meeting with Georgia Power and Rayle Electric to swap out service for the subdivision. Both power companies will be servicing the subdivision. After a brief discussion, Chairman Moxley made a recommendation as follows:

Approval contingent upon the following items being approved by the Lincoln County Board of Commissioners:

PHASE II

- 1) Lincoln County Health Department Approval
- 2) Approved modified Subdivision Improvement Agreement
- 3) Approved irrevocable security
- 4) Copy of current covenants and restrictions
- 5) Title and insurance bond
- 6) Subdivision road name approval:
 - a) Hardwood Drive
 - b) Magnolia Court
 - c) Rogers Road
 - d) Eagles Nest Trail
 - e) Cody Trail
 - f) Edge Lane
 - g) Winding Ridge Drive
 - h) Galyn Lane
 - i) Merganser Cove
- 7) Irrevocable dedication of water system

PHASE III (A AND B)

- 1) Lincoln County Health Department Approval
- 2) Approved modified Subdivision Improvement Agreement
- 3) Approved irrevocable security
- 4) Copy of current covenants and restrictions
- 5) Title and insurance bond
- 6) Irrevocable dedication of water system

Commissioner Aycock motioned for approval with above mentioned contingents and Vice-Chairman Kennedy seconded the motion for approval. The board voted unanimously to approve with the contingents for Phase II and Phase III (A and B) of the Stillwater Coves Subdivision.

9.

Planning and Zoning Departmental Update and Discussion

The commission members then entered into executive session to discuss various zoning issues.

10.

Adjourn

On motion by Commissioner Aycock, seconded by Vice-Chairman Kennedy, the board voted unanimously to adjourn.

Herbert Moxley, Chairman

Denise Cunningham, Planner