

Lincoln County Planning Commission Meeting

October 3rd, 2008 - 5:30 p.m.

The Lincoln County Planning Commission met in regular session on Monday, October 3, 2008 at 5:30 pm in the Conference Room of the Planning and Zoning Department building. Those present were Coleman Kennedy, Vice-Chairman, District Three; Commissioner Bill Parker, District One; Commissioner Jim Mattison, At Large by the Chairman; Britt Hammond, County Attorney; Meg Burg, Planning and Zoning Director and Denise Cunningham, Planner.

1.

Call Meeting to Order

Vice-Chairman Kennedy called the meeting to order.

2.

Invocation

Vice-Chairman Kennedy opened the meeting with prayer.

3.

Pledge of Allegiance to the Flag

Vice-Chairman Kennedy led in the Pledge of Allegiance to the Flag.

4.

Declaration of a Quorum

Quorum was confirmed by Vice-Chairman Kennedy.

5.

Approval of Minutes

On motion by Commissioner Mattison and seconded by Commissioner Parker, the board voted unanimously to approve the minutes from the previous meeting.

6.

Revision of Final Plat Determination

Applicant: Charleston Bay, LLC (Phase I)

Developer: Larry Courtney

Located off of Tabernacle Church Road

Vice-Chairman Kennedy opened the meeting with a request for revision of the Final Plat Determination for the Charleston Bay, LLC which is known as (Tax Map 11/Parcel 17) located off of the Tabernacle Church Road. Mr. Larry Courtney was present to answer any questions from the committee. Even though the final plat was approved in October 2007, the subdivision has not been marketed and

therefore; no parcels have been sold. The subdivision will still consist of 75 residential home sites and the revision will still retain 27 lots for Phase I. The entrance to the subdivision has changed and this will decrease some of the infrastructure costs. On a motion by Commissioner Mattison and second by Commissioner Parker, the board voted unanimously to recommend approval for the revised Final Plat Determination for the Charleston Bay subdivision (Phase I).

7.

Variance Request

Applicant: Georgia Carolina Boat and Ski Club

(owner: Mrs. Ann Webb of Lot# 46)

Side and Rear Setback

Vice-Chairman Kennedy proceeded with a variance request for a side and rear set-back for Lot# 46, located in the Georgia Carolina Boat and Ski Club leased by Mrs. Ann Webb, which was tabled last month for 30 days. Mr. and Mrs. David Cook and Mrs. Webb were present to answer questions. The Georgia Carolina Boat Club President, Mr. Dennis Brooks was present and had submitted a letter to the Planning Commission of approval from the boat club to allow the storage shed to remain in its current location if the variance is approved. Director Burg addressed the committee and stated that with the transition of club presidents, the setback requirements for structures, were not passed on to the new president by the past president. Ben Ivey (who has since resigned as club president) granted approval for the accessory structure to be replaced on lot #46. It was then requested by the Commission that Director Burg read the current requirements to build or replace structures within the Georgia Carolina Boat Club (Requirements are documented in the September 2008 minutes). Mr. Brooks (Club President) informed the committee that the club was presently working on having a registered survey to plot the proposed lot lines for each member. Within the month, each member will come to an agreement with the adjoining lot owners to determine where to stake the property lines. Once the agreement is made the surveyor will then proceed. President Brooks stated that since the last meeting, Mrs. Webb and the adjoining lot owner (Lot# 47) Mr. and Mrs. Roger Lord, had come to an agreement of where the proposed lot line was located. Mr. Lord gave his approval for Mrs. Webb to leave the storage building where it had been set up as long as the electrical services to the building are properly inspected. Commissioner Parker requested that the survey be presented before approving this variance request since we do not know where the lot lines exist. He stated that the board needs to know the "Metes and Bounds" of each lot. Club President Brooks stated that there will not be any actual lines other than the agreement between members. The property is owned by a corporation and therefore there will not be "Metes and Bounds." The interior lot lines will be the information that will be recorded on the registered survey. Mr. Brooks stated that the survey will be completed by a licensed surveyor and will be registered with the county. The current structures will then be plotted on a copy of that survey and be presented to the Planning Commission. Commissioner Parker then requested the actual distance of the

variance to be approved. Mr. Cook responded with 1 to 2 feet from the proposed line. Commissioner Mattison motioned for approval of the variance request to allow the accessory structure to remain with the condition that the electrical passes inspection and the building can only be used for storage. The motion died for lack of a second motion. At this time, Director Burg addressed the board to review the list of opened permits for the boat club members. She asked if they should be allowed to continue with these building requests or cease work until the survey is completed. At this time Mr. Rabon Saxon, lot owner of #49, advised the committee that he had started his project but has decreased the size to meet the 5 foot setback requirements. Director Burg stated that if the commission approves proceeding with this permit, the building inspector will need to do an on-site inspection before continuing work. The board stated that the survey will need to be completed before Mr. Saxon could proceed with the project. Mr. Jeff Banks, lot# 41, had not started his project and has been issued a "Stop Work Order" until the survey has been issued to determine if he meets the requirements. It was noted that Mr. Banks had contacted the office and volunteered to wait until the survey had been completed. Mr. Mel Parrish, Lot# 67, has completed over 50% of his building permit for a screened porch, opened porch and deck. The board was advised that this lot was located near the main gate and was not in a confined area to affect adjoining lot owners. County Attorney Hammond stated that each member has vested rights and each member with an opened permit be advised of the current status of their permit. The board requested that the Georgia Carolina Boat Club confirm with the building department the status of their permits and contact the club members. Director Burg stated that the recommendation of the Planning Commission will be sent to the Board of Commissioners for determination on Thursday, October 09, 2008 at 6:00.

8.

**PLANNING AND ZONING
DEPARTMENTAL UPDATE AND DISCUSSION**

The commission members then entered into discussion of various zoning issues.

9.

ADJOURN

On motion by Commissioner Mattison, seconded by Commissioner Parker, the board voted unanimously to adjourn.

Coleman Kennedy, Vice-Chairman

Denise Cunningham, Planner