



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**JANUARY 25, 2010**

**I. WORKSHOP**

**II. PRE MEETING**

Mr. George Shaw called the pre meeting to order.

**III. CALL TO ORDER**

Chairman Burns called the meeting to order.

**IV. INVOCATION**

Tim Uzupan gave the invocation.

**V. PLEDGE TO THE FLAG**

Chairman Burns led the pledge.

**VI. AGENDA APPROVAL**

Chairman Burns asked if there were any changes to the agenda. Mr. George Shaw confirmed item# 3 would be removed from the agenda. Chairman Burns called for a motion to approve the agenda with changes. Peter Higgins made a motion to approve the agenda. John Battle seconded the motion. The motion carried by unanimously.

**VII. APPROVAL OF MINUTES**

Chairman Burns asked if there were any corrections or additions to the December 21, 2009 meeting minutes. There being none, Jasper Lee made a motion to approve the minutes as read. Samuel Golden seconded the motion. The motion carried by unanimously.

**Members Attending:** Mr. Dave Burns, Mr. Jasper Lee, Mr. Samuel Golden, Peter Higgins, Mr. John Battle, Jeff Wilkes and Tim Uzupan

**Members Absent:** Alphonso Giles

**Staff Present:** Commissioner Myra Phillips, Mr. George Shaw, Zoning Administrator and Mrs. Stephanie Johnson, Planning Board Secretary

**Persons Attending:** Mr. Mark Crapps, Mr. Hugh Gross, Mr. Wayne Edwards, Mr. Allen Zeigler, Ms. Vicky Bennett, Jimmy Helmy and Mr. Aaron Herring

**VIII. PUBLIC HEARING**

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – January 25, 2010”**

*Chairman Burns stated all items voted on would be presented at the February 16, 2010 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)*

**Herman R. & Linda A. Purnell – Public Hearing (1):** The applicant request to rezone 0.77 of an acre **Map # 375E Parcels# 5** located off of Noel C. Conaway Road from **AR-1 to B-1 (First District)**

Mr. Mark Crapps of Kern Coleman Engineering Company approached the board on behalf of the applicant. Mr. Mark Crapps stated the owner would like to construct a 6500 sq ft restaurant with a seating capacity of 60 seats, with 27 parking spaces and a verbal agreement with the adjoining church for overflow parking has been established. The property will be served by water and sewer and a dumpster site is in place.

No one was present in favor or against the request.

Jeff Wilkes made a motion to deny the request. Jasper Lee seconded the motion. The motion dies with a vote of four to two. A new motion was made by Peter Higgins to approve the request with the following stipulations:

1. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
2. All wetlands impacts shall be permitted by the USACE.
3. Subdivision plat shall be approved by the Zoning Office and Health Department.
4. Conditional use shall be approved for restaurant only. If the restaurant fails the applicant shall come back to the board to rezone accordingly.

The motion was seconded by Tim Uzupan. The motion carried four to two.

**Hugh Gross – Public Hearing (2):** The applicant request to rezone 0.89 of an acre **Map # 398 Parcels# 16** located at 367 Shearouse Road from **AR-1 to AR-2 (First District)**

Mr. Hugh Gross addressed the board.

No one was present in favor or against the request.

Jeff Wilkes made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the AR-2 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

The motion was seconded by Jasper Lee. The motion carried by all.

**Hugh Gross – Public Hearing (3):** The applicant request a variance use on the side yard setback **Map # 398 Parcels# 16** located at 367 Shearouse Road to construct a home (**First District**)

Mr. Hugh Gross stated the home we would like to build is 70 feet wide and the lot is only 83 feet frontage. Mr. Gross requested a variance of five feet on each side setback.

No one was present in favor or against the request.

Jeff Wilkes made a motion to deny the request for the following reasons:

1. The site does not meet the requirements of a hardship as defined by our variance ordinance.

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2. There is a location within the parcel that will allow for new construction without the need for a variance.

The motion was seconded by Samuel Golden. The motion carried by all.

**Pamela G. Edwards – Public Hearing (4):** The applicant request to **Map # 421 Parcels# 51** located at the corner of Hwy 119 & Clys Kildare Road from **AR-1 to B-3 (Third District)**

Mr. Wayne Edwards expressed to the board his request to construct a convenience store with a restaurant.

Mr. Allen Zeigler expressed his opposition to the request.

Jasper Lee made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the B-3 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

The motion was seconded by Tim Uzupan. The motion carried by all.

**Mark C. Bennett – Public Hearing (5):** The applicant request to rezone 39.08 acres **Map # 428 Parcels# 18** located off of Rincon Stillwell Road from **R-1 to AR-1 (Fourth District)**

Mrs. Vicky Bennett stated she would like to rezone the property to an agricultural zoning.

Mr. Jimmy Helmly requested there be a vegetative buffer in place.

Mr. George Shaw confirmed due to the buffer ordinance there would at least be a 15ft buffer in place.

Tim Uzupan made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the AR-1 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

The motion was seconded by Jeff Wilkes. The motion carried by all.

**Aaron D. Herring – Public Hearing (6):** The applicant request to rezone 0.50 of an acre **Map # 451 Parcels# 55** located at 557 Goshen Road from **AR-1 to B-1 (Fifth District)**

Mr. Aaron D. Herring stated he would like to put a wholesale and retail nursery and utilize the building currently on the property as well as a small utility building.

Chairman Burns abstained from voting. Co Chairman Uzupan resumed the meeting.

No one was present in favor or against the request.

Peter Higgins made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the B-1 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

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The motion was seconded by Jeff Wilkes. The motion carried by all.

**Aaron D. Herring – Public Hearing (7):** The applicant request a conditional use **Map # 451 Parcels# 55** located at 557 Goshen to operate a retail nursery (**Fifth District**)

Chairman Burns abstained from voting. Co Chairman Uzupan resumed the meeting.

Peter Higgins made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the B-1 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office

The motion was seconded by Samuel Golden. The motion carried by all.

**IX. ADJOURNMENT**

The meeting adjourned at 7:38:30 pm.

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

\_\_\_\_\_  
**DATE**

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**PLANNING BOARD SECRETARY**

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**DATE**