



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
MARCH 22, 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 the applicant now request to rezone 1 acre rather than 2.45 acres. Chairman Burns called for a motion to approve the agenda with the change. Tim Uzupan made a motion to approve the agenda as read. Jasper Lee seconded the motion. The motion carried by unanimously.

VII. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the February 22, 2010 meeting minutes. There being none, Jeff Wilkes made a motion to approve the minutes as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

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

Members Absent:

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

Persons Attending: Mr. Dennis Dozier, Mr. Ray Zeigler, Mr. Linwood Seckinger, Mr. John Sanders

VIII. PUBLIC HEARING

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – March 22, 2010”

Chairman Burns stated all items voted on would be presented at the April 20, 2010 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Dennis G. Dozier, Sr. – Public Hearing (1): The applicant request to rezone 2.45 acres **Map # 461 Parcels# 45** located off of Mill Pond Road from **AR-1 to AR-2 (Fourth District)**

Mr. Dennis Dozier Sr. approached on behalf of the applicants Ray & Jane Zeigler. Mr. Dozier confirmed there is currently a dwelling and septic tank on the property and would like to rezone 1 acre and combine the remaining 1.45 acres to adjacent property for CUVA purposes.

No one was present in favor or against the request.

Tim Uzupan 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.
5. The remaining 1.45 ac tract shall be combined with the adjoining 7.24 acres.

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

Linwood L. Seckinger. – Public Hearing (2): The applicant request to rezone 25.33 acres **Map # 460 Parcels# 56** located off of Ebenezer Road (Hwy 275) from **AR-1 to AR-2 (Fifth District)**

Mr. Linwood L. Seckinger stated he would like to sell a two acre parcel of property.

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 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 Alphonso Giles. The motion carried unanimously.

John A. Sanders. – Public Hearing (3): The applicant request a variance use **Map # 462 Parcels# 8** to park an RV on a property while constructing a home located off of Long Pond Road (**Fifth District**)

Mr. John A. Sanders stated he needed to sell his home before he builds and intends to break ground immediately upon the sale. Mr. Sanders confirmed his new home should be complete within six months.

There was a discussion about when the effective date of the variance would begin.

No one was present in favor or against the request.

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

1. The variance use shall be effective from the issue date the building permit for up to one year.
2. The septic tank and deep well shall be installed prior to the construction of the home.

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

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – March 22, 2010”

Effingham County – Public Hearing (4): The applicant request to amend **Article III (General Provisions)** of the Effingham County Ordinance to permit a new section to allow for temporary dwellings in Agricultural and Single Family residential districts.

George Shaw stated this use would be allowed under the condition a home is destroyed by a natural disaster.

No one was present in favor or against the request.

Jeff Wilkes made a motion to approve the request. Tim Uzupan seconded the motion. The motion carried unanimously.

Effingham County – Public Hearing (5): The applicant request to amend **Article V (Section 5.7 (R-4 Planned Manufactured Home Community District))** of the Effingham County Zoning Ordinance.

George Shaw explained the revision of the R-4 zoning district has design criteria which the current ordinance does not.

No one was present in favor or against the request.

Tim Uzupan made a motion to approve the request. Peter Higgins seconded the motion. The motion carried unanimously.

IX. ADJOURNMENT

The meeting adjourned at 7:23:53 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE