



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

APRIL 26 2010

I. WORKSHOP

II. PRE MEETING

Mr. George Shaw called the pre meeting to order.

III. CALL TO ORDER

Secretary Johnson called the meeting to order. Secretary Johnson stated due to the absence of the chairman and co chairman the board would need to appoint a chairman pro tem for the evening. Secretary Johnson called for a motion to elect a chairman pro tem for the duration of the meeting. Jeff Wilkes made a motion to elect Peter Higgins as Chairman Pro Tem. Jasper Lee seconded the motion. The motion carried by all.

Chairman Pro Tem Higgins proceeded with the meeting.

IV. INVOCATION

Jasper Lee gave the invocation.

V. PLEDGE TO THE FLAG

Chairman Pro Tem Higgins led the pledge.

VI. AGENDA APPROVAL

Chairman Pro Tem Higgins asked if there were any changes to the agenda. Mr. George Shaw confirmed there were no changes. Chairman Pro Tem Higgins called for a motion to approve the agenda as read. Jeff Wilkes made a motion to approve the agenda as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

VII. APPROVAL OF MINUTES

Chairman Pro Tem Higgins asked if there were any corrections or additions to the March 22, 2010 meeting minutes. There being none, Alphonso Giles made a motion to approve the minutes as read. Samuel Golden seconded the motion. The motion carried by unanimously.

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

Members Absent: Mr. Tim Uzupan and Mr. Dave Burns

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2010”

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

Persons Attending: Mr. Jason Wells, Ms. Susan Hadley, Ms. Laura Swainston, Ms. Hazel Manier, Mr. Willie Manier, Ms. Mary Simmons Burnette, Ms. Sharon Potusky, Mr. Stephen Webb, Ms. Melanie Joyner, Mr. Wayne Joyner, Mr. Toss Allen and Mr. Kerry Freeman.

VIII. PUBLIC HEARING

Chairman Pro Tem Higgins stated all items voted on would be presented at the May 18, 2010 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Jason Wells – Public Hearing (1): The applicant request to rezone 2.82 acres **Map # 276 Parcels# 16A** located off of Murray Hill Road from **I-1 to I-1 with a change in conditions (Second District)**

Mr. Jason Wells confirmed he would like to request to operate his mining operation on Saturdays from 7 am to 12 noon.

Ms. Susan Hadley approached stating she would agree with normal Saturday working hours. Ms. Hadley confirmed she was under the impression Mr. Wells was asking for extended during the regular week.

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

1. Hours of operation shall be from 7am to 12:00 noon.

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

Laura Swainston – Public Hearing (2): The applicant request to rezone 5 acres **Map # 313 Parcels# 26** located at 4005 Old Dixie Hwy from **AR-1 to AR-2 (Third District)**

Ms. Laura Swainston expressed her request to rezone the property to subdivide one acre for her existing mobile home site.

No one was present in favor or against the request.

Jasper Lee 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. A sixty foot easement shall be required on the plat and deed showing access to any lot without 100 feet of road frontage.

Alphonso Giles seconded the motion. The motion carried by all.

Hazel Manier – Public Hearing (3): The applicant request to rezone 5.31 acres **Map # 367 Parcels# 6** located at 230 Cypress Point Road from **AR-1 to R-2 (Third District)**

Ms. Hazel Manier explained her request for a group home to care of citizens who need assistance in their care and receiving medication.

Wayne and Melanie Joyner approached opposed to the request. Ms. Melanie Joyner expressed concern for something other than the personal care home being established on the property.

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2010”

Sharon Potusky & Stephen Webb informed the board being against the request and their concern for littering and traffic.

Mr. Willie L. Manier explained to the board he and his wife had done research on surrounding group homes and found no issues.

Ms. Mary Simmons-Burnette spoke in favor of the request.

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

1. No more than six people maximum shall be permitted in the home

Alphonso Giles seconded the motion. The motion dies with a vote of three to three.

Jeff Wilkes made a motion to deny the request. John Battle seconded the motion. The motion dies with a vote of three to three.

Jeff Wilkes made a motion to table the request. Jasper Lee seconded the motion. The motion carried by all.

Hazel Manier – Public Hearing (4): The applicant request a conditional use **Map # 367 Parcels# 6** located at 230 Cypress Point Road to operate a personal care home (**Third District**)

Jeff Wilkes made a motion to table the request. Jasper Lee seconded the motion. The motion carried unanimously.

Kerry & Sarah Freeman – Public Hearing (5): The applicant request a conditional use **Map # 465 Parcels# 16** located at 6162 Highway 21 South of two feet reduction to the front yard buffer (**Fifth District**)

Mr. Kerry Freeman explained he would like to construct a building for his eye care practice. Mr. Freeman further stated because of the building footprint and DOT's request for him to utilize the existing driveway he would be encroaching over the landscape buffer.

Mr. Toss Allen addressed the board stating the building footprint would cause encroachment on any side of the property.

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

1. A three (3) foot variance shall be permitted on the rear setback.
2. Additional landscaping shall be required.

The motion was seconded by Alphonso Giles. The motion carried by all.

Effingham County – Public Hearing (6): The applicant request to amend **Article V (Section 5.1.2.5)** of the Effingham County Zoning Ordinance to list a grandchild as a relative permitted to place a second dwelling on family property.

Mr. George Shaw stated the request is made to permit a grandparent to allow a grandchild to live on their property. Mr. Shaw further stated in our current ordinance a grandchild is not listed as an immediate family member and this amendment will allow it.

Jasper Lee made a motion to approve the request. John Battle seconded the motion. The motion carried by all.

IX. ADJOURNMENT

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – April 26, 2010”

The meeting adjourned at 7:47:25 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE