



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**MAY 24, 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**

Chairman Burns 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 George Shaw confirmed item# 3 to be withdrawn from the agenda. Chairman Burns called for a motion to approve the agenda with changes. Jeff Wilkes made a motion to approve the agenda with changes. Alphonso Giles seconded the motion. The motion carried by unanimously.

**VII. APPROVAL OF MINUTES**

Chairman Burns asked if there were any corrections or additions to the April 26, 2010 meeting minutes. Mr. Jasper Lee stated a correction under staff present on the first page of the minutes of Commissioner Myra **Phillips** to Myra **Lewis**. Peter Higgins made a motion to approve the minutes with the correction. Jeff Wilkes 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, Mr. Tim Uzupan, Mr. Dave Burns and Mr. Jeff Wilkes

**Members Absent:**

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

**Persons Attending:** Ms. Hazel Manier, Mr. Willie Manier, Ms. Sharon Potusky, Mr. Stephen Webb, Ms. Melanie Joyner, Mr. Wayne Joyner, Ms. Anita E. Butler, Mr. Mark Stewart, Mr. Jack L. Edwards, Mr. Alan T. Heidt, Ms. Marcia Seward, Mr. Rocky Seward, Mr. James

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – MAY 24, 2010”**

M. Barnes, Mr. Wayne Stewart, Ms. Kathy Stewart, Ms. Ambra Metzger, Mr. Phillip Dodd, Mr. Justin Dodd.

**VIII. OLD BUSINESS**

*Chairman Burns stated all items voted on would be presented at the June 15, 2010 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)*

**Hazel Manier – Public Hearing (1):** 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 approached the board. Mr. Jasper Lee questioned would the home be identified as a group home or a personal care home. Ms. Hazel Manier confirmed the home would be a personal care home to provide a 24 hour service to mentally challenged or disabled individuals who need assistance with medication and cannot live on their own.

Ms. Hazel Manier requested the item be withdrawn. Chairman Burns called for a motion to withdraw. Tim Uzupan made the motion. Peter Higgins seconded the motion. The motion carried by all.

Stephen Webb & Sharon Potusky expressed concern for property values, garbage, and number of occupants and future use of the property.

Wayne & Melanie Joyner stated being against the request.

Ms. Hazel Mainer stated she would like to withdrawn her request.

Tim Uzupan made a motion to withdraw the request. Peter Higgins seconded the motion. The motion carried by all.

**Hazel Manier – Public Hearing (2):** The applicant request a conditional use **Map # 367 Parcels# 6** located at 230 Cypress Point Road to operate a personal care home **(Third District)**

Chairman Burns called for a motion to withdraw. Peter Higgins made the motion to withdraw. Tim Uzupan seconded the motion. The motion carried by all.

**VIII. PUBLIC HEARINGS**

**William Monroe Jr. – Public Hearing (1):** The applicant request to rezone 325 acres **Map # 272 Parcels# 24** located off of Hwy 119 South from **AR-2 to AR-1 (Second District)**

Mr. George Shaw stated the owner would like to rezone the property back to its original AR-1 zoning.

No one was present in favor or against the request.

Chairman Burns called for a motion. Jeff Wilkes made a motion to approve the request. Jasper Lee seconded the motion. The motion carried by all.

**Bonnie W. Romine – Public Hearing (2):** The applicant request to rezone 8 acres **Map# 349 Parcel# 4** located at 1736 Midland Road from **I-1 to AR-1 (Second District).**

Mr. George Shaw stated the applicant would like to rezone the property back to its original zoning because he is no longer mining the property.

**“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – MAY 24, 2010”**

No one spoke in favor or against the request.

Chairman Burns called for a motion. Jeff Wilkes made a motion to approve the request. Jasper Lee seconded the motion. The motion carried by all.

**Gene Hart (Harry E. Hart Sr. Estate) - Public Hearing (3):** the applicant request to rezone 8.98 acres **Map# 418 Parcel# 22A** located at 232 Pecan Lane from **I-1 to AR-1 (Second District)**.

This item was removed at the beginning of the meeting.

**Jack L. Edwards – Public Hearing (4):** The applicant request a conditional use **Map# 312 Parcel# 1** located at 1161 Corinth Church Road for a family cemetery (**Third District**).

Mr. Jack L. Edwards approached requesting approval for a family cemetery.  
Ms. Anita Butler stated a fence would be constructed once the property is surveyed.

No one was present in favor or against the request.

Jasper Lee made a motion to approve the request. The motion was seconded by Alphonso Giles. The motion carried by all.

**Mark G. Stewart – Public Hearing (5):** The applicant request a rural business use **Map# 341A Parcel# 12** located at 190 Sweet Gum Circle to accommodate minimal local customers for local sales.

Mr. Mark Stewart stated he would like to be allowed to have customers come to his home for sales. Mr. Stewart further stated he would only provide sales during daylight hours and no Sunday sales; parking spaces for two vehicles.

A gentleman expressed concern for a business near his property and opposed the request.

Rocky & Marcia Seward and Alan T. Heidt shared concern for safety and the continuous gun firing.

Mr. Wayne Stewart spoke in favor of the request.

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

1. Firing of weapons shall not be permitted on said property.
2. A parking plan shall be approved by the zoning administrator.
3. Business license shall be revoked upon proven discharge of any firearm from said property.

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

**Ambra Metzger – Public Hearing (6)** The applicant request a conditional use **Map# 388B Parcel# 14** located at 1456 Hwy 119 North for a group daycare/home daycare (**Third District**).

Ms. Ambra Metzger stated she previously received a conditional use for a daycare at her home in Rincon and recently moved and is now requesting approval for her new home.

No one was present in favor or against the request.

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

1. The applicant shall meet all State requirements for the daycare.
2. All outdoor play areas shall be fenced.

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

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – MAY 24, 2010”

**Phillip Dodd – Public Hearing (7):** The applicant request to rezone 5 acres **Map# 408 Parcel# 17** located at 441 Reiser Road from AR-2 to AR-1 (**Third District**).

Mr. Phillip Dodd requested to rezone his property to allow for a home for his son.

No one was present in favor or against the request.

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

1. The applicant shall meet all requirements of the AR-1 zoning district.
2. All septic systems shall be approved by the Effingham County Health Department.

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

**William L. Jordan – Public Hearing (8):** The applicant request 2.50 acres **Map# 323 Parcel# 24** located at 441 Helmey Drive from **AR-2 to AR-1 (Third District)**.

Mr. George Shaw stated the applicant request to rezone the property to recombine with an adjoining parcel of property.

Tim Uzupan made a motion to approve the request. The motion was seconded by Jasper Lee. The motion carried by all.

**IX. ADJOURNMENT**

The meeting adjourned at 8:02:46 pm.

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

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

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**PLANNING BOARD SECRETARY**

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