



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JULY 26, 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. PRESENTATION

Chairman Burns presented Mr. John Battle with a plaque and expressed gratitude for his twelve years service on the Planning Board. Chairman Myra Lewis and Jeff Wilkes expressed their appreciation of Mr. Battle's dedicated service as a board member.

VII. AGENDA APPROVAL

Chairman Burns asked if there were any changes to the agenda. Mr. George Shaw confirmed there were no changes. Chairman Burns 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.

VIII. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the June 28, 2010 meeting minutes. Tim Uzupan made a motion to approve the minutes as read. Jasper Lee seconded the motion. The motion carried by unanimously.

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

Members Absent: Mr. Peter Higgins

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Staff Present: Commissioner Myra Lewis, Mr. David Crawley, County Administrator, Mr. George Shaw, Zoning Administrator, Mrs. Stephanie Johnson, Planning Board Secretary and Mr. Toss Allen County Engineer

Persons Attending: Mr. Warren Kennedy, Mr. Joseph McNamee and Mr. Robert North

IX. PUBLIC HEARINGS

Warren Kennedy – Public Hearing (1): The applicant request to rezone 1.13 acres **Map # 302 Parcels# 167** located at 195 Elm Street from AR-1 to R-2 (**First District**)

Mr. Kennedy stated he would like to construct a duplex.

No one was present in favor or against the request.

Samuel Golden made a motion to approve with the following stipulations:

1. Each lot shall meet the requirements of the R-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.

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

Joe McNamee – Public Hearing (2): The applicant request to rezone 1.01 acres **Map# 436 Parcel# 71** located at 3786 Hwy 30 from **AR-1** to **B-2 (First District)**.

Mr. Joe McNamee stated he would like to rezone this parcel to comply with an adjoining parcel currently zoned commercial. Mr. McNamee further stated he would like to construct an office complex on the properties.

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 B-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.

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

Melissa Waters – Public Hearing (3): The applicant request a conditional use **Map# 211 Parcel# 1** located at 7095 Old Louisville Road to allow for a family cemetery (**Third District**).

Mr. George Shaw presented the request.

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

1. The applicant shall maintain a 100 foot setback from the front property line.

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

Patsy S. Zeigler – Public Hearing (4): The applicant request to rezone 0.20 acres **Map# 367 Parcel# 47** located at 1011 Hwy 119 south from **R-1** to **AR-1 (Third District)**.

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Mr. George Shaw presented the request. Mr. Shaw stated the request is being made to combine with an adjoining parcel.

No one spoke in favor or against the request.

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

1. The rezoned acreage must be combined with the adjacent parcel. It cannot be a lot of record.
2. Each lot shall meet the requirements of the AR-1 Zoning District.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
4. All wetland impacts shall be permitted by the USACE.
5. Subdivision plat shall be approved by the Health Department and the Zoning Office

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

Robert M. North – Public Hearing (5): The applicant request to rezone 7.50 acres **Map# 347 Parcel# 9 B, C, D** located on Courthouse Road from **R-1** to **AR-2 (Fourth District)**.

Mr. Robert North stated he would like to change the zoning on the three parcels from R-1 to AR-2.

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.

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

Earl Shearouse – Public Hearing (6): The applicant request to rezone 2.10 acres **Map# 444 Parcel# 32** located at 512 Cletus Gnann Rd. from **AR-2** to **AR-1 (Fourth District)**.

Mr. George Shaw stated this item was a housekeeping issue. Mr. Shaw said the parcel consisted of both AR-1 and AR-2 zonings. The request is to bring the zoning into compliance for the purpose of the zoning map.

No one was present in favor or against the request.

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

C. Bowers Gnann – Public Hearing (7): The applicant request to rezone 1.42 acres **Map# 458 Parcel# 15** located on Benjamin Gnann Road from **AR-1** to **AR-2 (Fourth District)**.

Mr. George Shaw stated the request is to subdivide for an existing home site for family.

No one spoke in favor or against the request.

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

Del-A-Rae, Inc. – Public Hearing (8): The applicant request to rezone 654+ acres **Map# 476 Parcel# 4 B, C, D** located on Old Augusta Road from **R-1** to **PD (Fifth District)**.

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Mr. George Shaw stated the application for the request was incomplete and recommended to table the request.

Tim Uzupan made a motion to table the request. The motion was seconded by Jeff Wilkes. The motion carried by all.

Effingham County – Public Hearing (9): The applicant request to amend **Section 5.7 – Planned Manufactured Home Community District** of the Code of Ordinances of Effingham County.

Mr. George Shaw stated he was asked to review this section of the ordinance for compliance with the Housing code. Mr. Shaw further stated he found no deficiencies.

No one spoke in favor or against the request.

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

Effingham County – Public Hearing (10): The applicant request to amend **Section 3.4 – Buffers** of the Code of Ordinances of Effingham County.

Mr. George Shaw stated the ordinance enforces plantings and re-plantings of buffers.

No one spoke in favor or against the request.

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

X. ADJOURNMENT

The meeting adjourned at 7:26:11 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE