



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
SEPTEMBER 27, 2010

I. WORKSHOP

II. PRE MEETING

George Shaw called the pre meeting to order.

III. CALL TO ORDER

Chairman Burns called the meeting to order.

IV. INVOCATION

Co Chairman 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 stated item number three is to 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 with the noted change. 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 August 23, 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. Wyatt Hunter, Mr. Tim Uzupan, Mr. Dave Burns, Mr. Peter Higgins and Mr. Jeff Wilkes

Members Absent: None

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

Persons Attending: Mr. Dennis Morris, Mr. John Boyles, Mr. T. Andrew Blaske, Mr. Harris Martin, Mr. Luann Howell and Mr. Chris Hobbs

VIII. PUBLIC HEARINGS

Dennis Morris – Public Hearing (1): The applicant request to rezone 0.12 acres **Map# 302D Parcel# 1A** located at 112 Shimmering Dell Drive from AR-1 to AR-2 (**First District**)

Mr. Dennis Morris stated he would like to place a mobile home on the property for a potential family member.

Mr. John Boyles approached the board with questions about the request. Mr. Boyles' questioned were addressed.

Chairman Burns called for a motion. A motion to approve the request was made by Samuel Golden with the following stipulations:

1. This parcel shall be combined with parcel 302-150. It cannot be a standalone property.
2. Each lot shall meet the requirements of the AR-2 zoning district.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts shall be permitted by 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 unanimously.

Theodore A. Blaske – Public Hearing (2): The applicant request to rezone 29.10 acres **Map# 354 Parcel# 8** located at 6836 Hwy 17 South from **R-1** to **AR-1** (**First District**)

Mr. Theodore A. Blaske stated his request is to rezone the property for an organic farm through green houses as well as constructing his primary residence. Mr. Blaske further stated the old home on the property would remain.

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

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

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

American Tower Management – Public Hearing (3): The applicant request to rezone 1.14 acres **Map# 352 Parcel# 49** located at 5071 Hwy 17 South from AR-1 to B-2 (First District).

This item was removed from the agenda at the beginning of the meeting.

E.H. Fortitude, Inc. – Public Hearing (4): The applicant request to rezone 0.20 acres **Map# 272 Parcel# 42** located off of Archer Road from AR-1 to AR-1 (**Second District**).

Mr. Harris Martin addressed the board on behalf of the applicant. Mr. Martin stated the property is being rezoned due to a fence being constructed across the property line. In order to rectify the situation Mr. Victor Belogorska is selling this portion of the property to the owner's of the fence.

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No one was present in favor or against the request.

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

1. This parcel shall be combined with parcel 272D-17. It cannot be a standalone property.
2. Each lot shall meet the requirements of the R-1 zoning district.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts shall be permitted by 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 unanimously.

Robert & Luann Howell – Public Hearing (5): The applicant request a residential business use Map# 460B Parcel# 3 located at 102 Long Bridge Circle to operate a catering business from the home. **(Fourth District)**

Mrs. Luann Howell stated she would like to move her business which is currently located in Springfield to her home. Mrs. Howell further stated she would be converting her garage for the business.

No one was present in favor or against the request.

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

1. Applicant shall meet all requirements of Sec. 3.15A Residential Business of the Effingham County Zoning Ordinance.
2. Any food preparation areas shall be inspected by the Effingham County Environmental Health Department.
3. Any modifications to the structure shall be approved and inspected by the Effingham County Building Department.

The motion was seconded by Peter Higgins. The motion carried unanimously.

Chris Hobbs – Public Hearing (6): The applicant request s to rezone 0.50 acres **Map# 465 Parcel# 2** located off of Goshen Road Ext. from B-3 to B-2 **(Fifth District)**.

Mr. Chris Hobbs addressed the board. Mr. Hobbs stated he was approached by an adjoining land owner who wishes to increase their parking area. In order for the sale transaction to occur the properties must be zoned the same.

There was a discussion about the plat submitted showing 0.27 acres to be rezoned. Mr. Chris Hobbs confirmed he would only like to rezone 0.27 acres of the 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. Only 0.27 acres shall be rezoned to B-2.
2. Each lot shall meet the requirements of the B-2 zoning district.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts shall be permitted by USACE.
5. Subdivision plat shall be approved by the Health Department and the Zoning Office.

Tim Uzupan seconded the motion. The motion carried unanimously.

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IX. ADJOURNMENT

The meeting adjourned at 7:24:13 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE