



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
OCTOBER 22, 2012

I. CALL TO ORDER

Chairman Burns called the meeting to order.

II. INVOCATION

Chairman Burns gave the invocation.

III. PLEDGE TO THE FLAG

Chairman Burns led the pledge.

IV. AGENDA APPROVAL

Chairman Burns asked if there were any changes to the agenda. Mr. George Shaw stated there were no changes. Tim Uzupan made a motion to approve the agenda as read. Jasper Lee seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the September 24, 2012 meeting minutes. Alphonso Giles made a motion to approve the minutes as read. Tim Uzupan seconded the motion. The motion carried by unanimously.

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

Members Absent:

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

Persons Attending: Mr. Walter Sparks, Mr. Clay Peavy, Ms. Phyllis Hathcock, Mr. Adam Davis, Mr. Wilson Roberts, and Mr. John Dotson.

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the November 20, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

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Walter Sparks (Spirit Life Revival Center) – Public Hearing (1): The applicant request a conditional use **Map# 300A Parcel# 15** to allow for a camper on a property located at 290 Stagefield Road (**Second District**)

Mr. Walter sparks of Spirit Life Revival Center approached the board stating the congregations request to construct a church on the commercial property.

Samuel Golden made a motion to approve the request. The motion was seconded by Jeff Wilkes. The motion carried unanimously.

Clay Peavy – Public Hearing (2): The applicant request to rezone 15.47 acres Map# 372 Parcel# 2,4,8,9 located off of Low Ground Road from **R-1 to AR-2 (Second District)**.

Mr. Clay Peavy addressed the board stating he would like to rezone the property parcels to combine them as one agricultural parcel.

Jeff Wilkes 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.

Samuel Golden seconded the motion. The motion carried unanimously.

Vernon T. & Phyllis Hathcock – Public Hearing (3): The applicant request to rezone 82.26 acres Map# 348 Parcel# 12, 13 located off of Courthouse Road from **PD to AR-1 (Fourth District)**.

Mr. & Mrs. Hathcock addressed the board stating they would like to rezone the property for agricultural use, to allow for horses.

Tim Uzupan made a motion to approve the request. Alphonso Giles seconded the motion. The motion carried unanimously.

Bank of Newington – Public Hearing (4): The applicant request to rezone 2.04 acres **Map# 391 Parcel# 8B** located off of McCall Road from **AR1 to AR-2. (Fourth District)**

Mr. Adam Davis addressed the board stating he would like to rezone the property to subdivide.

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.

Jeff Wilkes seconded the motion. The motion carried unanimously.

Clay Peavy (Doug & Vanessa Denison) – Public Hearing (5): The applicant request to rezone 5.59 acres Map# 413 Parcel# 6A01 located off of McCall Road from **R-1 to AR-1 (Fourth District)**.

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Mr. Clay Peavy approached on behalf of Doug & Vanessa Denison. Mr. Clay Peavy stated the property owners request to rezone the property in order to combine it with an adjoining parcel of property.

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

1. Each lot shall meet the requirements of the AR-1 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 unanimously.

Joan Akins - Public Hearing (6): The applicant request to rezone 0.50 of an acre **Map# 451 Parcel# 55** located off of Goshen Road from **B-1 to AR-1 (Fifth District)**.

Zoning Administrator Shaw represented the item request. Zoning Administrator Shaw stated the property owner previously rezoned the property for commercial use but now wishes to rezone the property back to AR-1 and recombine it with existing property.

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.

Tim Uzupan seconded the motion. The motion carried unanimously.

Lillian Cawthon – Public Hearing (7): The applicant request a variance use **Map# 476C Parcel# 46** for a reduction of the rear property line setback located at 205 Hayden Court **(Fifth District)**.

Mr. Wilson Roberts approached the board on behalf of Ms. Lillian Cawthon. Mr. Roberts stated the applicant would like to construct a sunroom at the back of property but would encroach upon the rear setback by four feet.

Mr. John Dotson approached asking for clarity on the variance request.

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

Effingham County – Meeting Date Change (8): Consideration to change the December 24, 2012 meeting date to December 17, 2012.

Zoning Administrator Shaw explained our typical December meeting date would fall on Christmas Eve this year. Staff proposed a change to December 17th.

Jeff Wilkes made a motion to change the date as recommended. Jasper Lee seconded the motion. The motion carried by all.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:22:25 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE