



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**NOVEMBER 26, 2012**

**I. CALL TO ORDER**

Co-Chairman Uzupan called the meeting to order.

**II. INVOCATION**

Co-Chairman Uzupan gave the invocation.

**III. PLEDGE TO THE FLAG**

Co-Chairman Uzupan led the pledge.

**IV. AGENDA APPROVAL**

Co-Chairman Uzupan asked if there were any changes to the agenda. Mr. George Shaw stated there were no changes. Jeff Wilkes made a motion to approve the agenda as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

**V. APPROVAL OF MINUTES**

Co-Chairman Uzupan asked if there were any corrections or additions to the October 22, 2012 meeting minutes. Jasper Lee 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. Bill Sillers, Mr. Tim Uzupan, Mr. Samuel Golden, Mr. Peter Higgins and Mr. Jeff Wilkes

**Members Absent:** Mr. Dave Burns

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

**Persons Attending:** Mr. Richard A. Cowart, Ms. Linda Kellam, Mr. Charles Layton

**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)

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – NOVEMBER 26, 2012”

**Richard A. & Wendy Cowart – Public Hearing (1):** The applicant request to rezone 5.61 acres [Map# 354 Parcel# 42] located at 6777 Hwy 17 South from **AR-2 to AR-1 (First District)**.

Mr. Richard Cowart approached the board. Mr. Richard Cowart stated he would like to make goat cheese and needs to be zoned appropriately for state purposes. Jeff Wilkes asked how many goats? Mr. Richard Cowart replied six to ten. Mr. Cowart further explained the cheese would be sold to individuals as well as at the Farmer’s Market.

No one was present in favor or against the request.

Samuel Golden 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.
5. Shall meet all requirements of Chapter 10 Animals of the Effingham County Code.

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

**Linda Kellam – Public Hearing (2):** The applicant request a variance use [Map# 451D Parcel# 4] for a reduction on the easement width from 60 feet to 53 feet located at 574 Goshen Road (**Second District**).

Ms. Linda Kellam explained she would like to subdivide a parcel to build a small house on back right corner of her son’s home. Ms. Kellam provided the parcel would be served by county water and an individual septic system. There was a discussion about the easement width.

No one was present in favor or against the request.

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

1. The easement shall be 60 feet except next to the existing house where it may be reduced to 40 feet.
2. The easement shall only serve one parcel.

The motion was seconded by Bill Sillers. The motion carried unanimously.

**Charles Layton (The Murray Firm LLC.) – Public Hearing (3):** The applicant request to rezone 2 acres [Map# 391 Parcel# 11] located at 371 Race Path Road from **AR-1 to AR-2 (Fourth District)**.

Mr. Charles Layton explained he would like to rezone the property because he is purchasing the two acres from his grandson.

No one was present in favor or against the request.

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.

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

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:24:54 pm.

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

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**DATE**

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**PLANNING BOARD SECRETARY**

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**DATE**