



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**FEBRUARY 25, 2013**

**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. Peter Higgins 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 January 28, 2013 meeting minutes. Jasper Lee made a motion to approve the minutes as read. Bill Sillers 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. Joseph Shearouse, Mr. John Dotson, Mr. Charles Layton and Mr. Marcus Kessler

**VI. OLD BUSINESS**

Co Chairman Uzupan stated all items voted on would be presented at the March 19, 2013 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**Bank of Newington – Public Hearing (1):** The applicant request to rezone 9 acres [Map# 358 Parcel# 52] located off of Old Augusta & Seckinger Ford Road from PD-1 to B-3 (Third District).

Mr. John Dotson addressed the board on behalf of Bank of Newington. Mr. Dotson stated the request being made to sell the property.

Mr. Joseph Shearouse expressed concern for the type of establishment to be allowed in the area. Mr. Shearouse’s property adjoins the property which is requested to be rezoned.

Peter Higgins made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the B-3 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. No funeral homes, junk yards, truck stops, crematoriums shall be permitted.
6. Shall maintain a fifty (50) foot buffer on the southeast border of the property.

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

## **VII. PUBLIC HEARINGS**

Co Chairman Uzupan stated all items voted on would be presented at the March 19, 2013 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**Ashley Dasher – Public Hearing (1):** The applicant request to rezone 7.04 acres [Map# 397 Parcel# 54] located off of Noel C. Conaway Road from AR-1 to AR-2 (Second District).

Mr. Marcus Kessler stated Ashley Dasher (his daughter) would like to rezone in order to subdivide and place a home on the property.

No one was present in favor or against the request.

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

**Michael & Brenda Dant – Public Hearing (2):** The applicant request to rezone 3.68 acres [Map# 362 Parcel# 22] located off of Green Morgan School Road from AR-1 to AR-2 (Third District).

The applicant requested only 3 acres of the property be rezoned.

No one was present in favor or against the request.

Jasper Lee 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.

The motion was seconded by Samuel Golden. The motion carried unanimously.

**The Murray Firm of Lloyd D. Murray Sr. – Public Hearing (3):** The applicant request to rezone acres [Map# 391 Parcel# 11] located off of Green Morgan School Road from **AR-1** to **AR-2 (Third District)**.

Mr. Charles Layton approached the board. Mr. Layton explained the property in question is across the street from a property recently rezoned.

No one was present in favor or against the request.

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

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:19:20 pm.

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<b>CHAIRMAN OF PLANNING BOARD EFFINGHAM COUNTY, GEORGIA</b>	<b>DATE</b>

_____	_____
<b>PLANNING BOARD SECRETARY</b>	<b>DATE</b>