



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
MARCH 25, 2013

I. CALL TO ORDER

Chairman Burns called the meeting to order.

II. INVOCATION

Co Chairman Uzupan 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. Mrs. Stephanie Johnson stated there were no changes. Tim Uzupan made a motion to approve the agenda as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the February 25, 2013 meeting minutes. Tim Uzupan 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. Dave Burns and Mr. Jeff Wilkes

Members Absent: Mr. Peter Higgins

Staff Present: Commissioner Steve Mason, Mr. David Crawley, County Administrator Mrs. Stephanie Johnson, Planning Board Secretary

Persons Attending: Mr. Benjamin Groover, Mr. Ronald Dyer, Mr. Paul McCuhen, Ms. Mary Calhoun, Mr. Joe Oliver Jr, Mr. Jay Sanders, Mrs. Kristen Davidson, Mr. Jasper Lee, Ms. Cynthia Harris and Mr. Jeremy Wallace

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the April 16, 2013 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Benjamin Groover – Public Hearing (1): The applicant request a variance use [Map# 330A Parcel# 40F] located at 212 Withlatchoochee Avenue to allow for a camper for residential use until a home is constructed (**First District**).

Mr. Benjamin Groover approached the board stating he would like to live in his camper until he builds a home. Mr. Groover confirmed he didn't realize he could not live in his camper and has been residing in the camper for approximately 16 months. Mr. Groover explained he simply needed to apply for his building permit. It would take approximately 2 years to construct the home.

Mr. Ronald Dyer approached against the request. Mr. Ronald Dyer informed the board of the court proceedings on Mr. Groover's behalf forbidding him to live in the camper.

Mr. Paul McKuhen approached against the request.

Ms. Mary Calhoun expressed her concern for the length of time Mr. Groover has been permitted to live in the camper.

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

Joe B. Jr. & Julie E. Oliver – Public Hearing (2): The applicant request to rezone 4 acres [Map# 374 Parcel# 29] located at 591 Zittrouer Road from **AR-1** to **AR-2 (First District)**.

Mr. Joe Oliver explained he would like to rezone 1 acre of the property to sell with the home site.

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-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 Jeff Wilkes. The motion carried unanimously.

Central States Tower II, LLC. – Public Hearing (3): The applicant request to rezone 2 acres [Map# 373 Parcel# 7] located off of Blue Jay Road from **AR-1** to **B-2 (Second District)**.

Mr. Jay Sanders explained the request to construct a cell tower which will allow other cell companies to collocate.

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.
5. The parcel shall be used conditionally for a cell tower but not for any other commercial use.

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

James C. & Kristen F. Davidson – Public Hearing (4): The applicant request to rezone 5.91 acres [Map#417C Parcel# 2A] located at 964 Kolic Helmly Road from **AR-2 to AR-1 (Second District)**.

Mrs. Kristen Davison approached the board stating she would like to place a mobile home at the rear of her property for her daughter to live in for an undetermined about of time.

No one was present in favor or against the request.

Jeff Wilkes made a motion to deny the request. The motion was seconded by Samuel Golden. The motion carried four to two.

Jasper Lee Sr. – Public Hearing (5): The applicant request a conditional use [Map# 246 Parcel# 5] to allow for a family cemetery off of Savannah Town Road (**Third District**).

Mr. Jasper Lee removed himself from the board to answer questions regarding his request. Mr. Lee explained he would like to divide a one acre parcel for a family cemetery.

Ms. Cynthia Harris asked who would maintain the upkeep of the property, will it strictly be a family cemetery, and the location proposed for the cemetery.

Mr. Jasper Lee confirmed a hired contractor would maintain the property and would be for immediate family purposes only.

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

1. The cemetery must be platted and recorded at the courthouse.

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

Peggy Shelnuttt – Public Hearing (6): The applicant request to rezone 2 acres [Map# 361 Parcel# 48] located at 1714 Clio Shawnee Road from **AR-1 to AR-2 (Third District)**.

Mr. Jeremy Wallace approached as representative for Peggy Shelnuttt.

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.

Samuel Golden seconded the motion. The motion carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:38:00 pm.

_____	_____
CHAIRMAN OF PLANNING BOARD EFFINGHAM COUNTY, GEORGIA	DATE

_____	_____
PLANNING BOARD SECRETARY	DATE