



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

APRIL 22, 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. 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 March 25, 2013 meeting minutes. Alphonso Giles 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 Mrs. Stephanie Johnson, Planning Board Secretary

Persons Attending: Mr. Darrell Morgan, Mr. James F. Moore, Ms. Jennifer Blackburn, Ms. Rhonda Bartley, Mr. James Presnell, Ms. Dulera Gay, Mr. Dowell Edwards and Ms. Marsha Knowles.

VI. PUBLIC HEARINGS

Co Chairman Uzupan stated all items voted on would be presented at the May 21, 2013 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Darrell Morgan – Public Hearing (1): The applicant request to rezone 5 acres [Map# 275 Parcel# 2] located at 1042 Sandhill Road from AR-1 to I-1 (First District).

Mr. Darrell Morgan approached the board stating he would like to rezone the property for the purposes of sand mining.

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 I-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.

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

James Moore – Public Hearing (2):The applicant request a conditional use [Map# 303 Parcel#12] located at 390 South Laurel Circle to allow for a private cemetery. (First District)

Mr. James Moore approached the board stating he would like to place a private cemetery for his immediate family on his property. Mr. Moore stated he plans to fence off the site.

Mr. James Moore confirmed the site will be locating approximately 300 feet from adjoining properties.

No one was present in favor or against the request.

Mr. George Shaw stated he did receive a phone call in favor of the request.

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

1. The cemetery must be platted approved by the zoning administrator and recorded at the courthouse.

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

Jennifer A. Blackburn (Verizon Wireless for Malah Pack). – Public Hearing (3): The applicant request to rezone ½ of an acre [Map# 372 Parcel# 10] located at 1877 Lowground Road from AR-1 to B-2 (Second District).

Jennifer Blackburn of Verizon Wireless approached the board on behalf of the applicant. Ms. Blackburn stated the request to rezone is to allow for a cell tower on approximately ½ acre of property to allow for coverage in the area. The compound site will be 100x100.

Mr. George Shaw stated the following item for a conditional use request allows for the cell tower in the B-2 zoning district.

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.

The motion was seconded by Jasper Lee. The motion carried unanimously.

Jennifer A. Blackburn (Verizon Wireless for Malah Pack) – Public Hearing (4): The applicant request a conditional use [Map# 372 Parcel# 10] to allow for a cell tower located at 1877 Lowground Road (Second District).

Jennifer Blackburn of Verizon Wireless approached the board on behalf of the applicant.

No one was present in favor or against the request.

Jeff Wilkes made a motion to approve the request. Alphonso Giles seconded the motion. The motion carried unanimously.

Effingham County Pre-K Center – Public Hearing (5): The applicant request a conditional use [Map# 367A Parcel# 29] located at 126 Andrews Lane to continue operating a licensed child care center. (Fourth District)

Ms. Rhonda Bartley approached the board.

Mr. George Shaw explained the adjoining property being the original location for the day care. The daycare was expanded to the adjoining lot but has been in operation for a number of years.

Mr. James Presnell expressed concern for poor condition of the road, a buffer to be in place adjacent to his property.

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

1. The property owners shall agree upon a noise barrier between the properties.
- Alphonso Giles seconded the motion. The motion carried unanimously.

Ronald Akin – Public Hearing (6): The applicant request to rezone 1.533 acres [Map# 460C Parcel# 21] located on Chester Street from R-1 to AR-2 (Fourth District).

Mr. George Shaw explained the lot being surrounded by AR-2 zoning.

Ms. Debra Gay asked how many homes will be placed on the property.

Mr. George Shaw confirmed there could only be one dwelling on the site.

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.
- Peter Higgins seconded the motion. The motion carried unanimously.

Before the meeting adjourned there was discussion related to code enforcement with Mr. Dowell Edwards about the condition of his property.

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