



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JUNE 24, 2013

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. 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 May 20,, 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. Dave Burns, Mr. Alphonso Giles, Mr. Jasper Lee, Mr. Tim Uzupan, Mr. Samuel Golden, Mr. Peter Higgins and Mr. Jeff Wilkes

Members Absent: Mr. Bill Sillers

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

Persons Attending: Mr. Justin Hodges, Ms. Martha Brewster, Ms. Lisa Sowell, Mr. Ronnie H. Brooks, Ms. Diane Taylor, Mr. Blaze Nofi, Ms. Jennifer Eisenhart.

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the July 23, 2013 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

JUSTIN & CARLA HODGES – PUBLIC HEARING (1): The applicant request to dig a 0.99 of an acre pond [Map# 299 Parcel# 39E] located at 1643 Sandhill Road (**First District**).

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Mr. Justin Hodges approached the board.

No one was present in favor or against the request.

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

1. The pond must meet all requirements of Sec. 3.17A Ponds – Construction of the Effingham County Zoning Ordinance

Jeff Wilkes seconded the motion. The motion carried unanimously.

DARRELL MORGAN – PUBLIC HEARING (2): The applicant request to rezone approximately 10 acres [Map# 301 Parcel# 4E] located off of Sandhill Road from **AR-1 to I-1 (First District)**.

No one was present for the request.

Jeff Wilkes made a motion to table the request until the July 22, 2013 meeting. Alphonso Giles seconded the motion. The motion carried unanimously.

TIM WEREDYK (CRAIG & LORI J. CONAWAY) - PUBLIC HEARING (3): The applicant request to rezone 12.74 acres [Map# 351 Parcel# 4] located off of Blue Jay Road from **AR-1 to I-1 (First District)**.

No one was present for the request.

Jeff Wilkes made a motion to table the request until the July 22, 2013 meeting. Samuel Golden seconded the motion. The motion carried unanimously.

TIM WEREDYK (MARTHA A. BREWSTER) - PUBLIC HEARING (4): The applicant request to rezone 5.18 acres [Map# 373 Parcel# 5] located off of Blue Jay Road from **AR-1 to I-1 (First District)**

Ms. Martha Brewster approached stating she would like to rezone the property for mining purposes and to have a pond.

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.
5. A copy of the State mining permit shall be submitted to the zoning administrator.
6. The mine shall be approved for closing by the State prior to the parcel being rezoned back to AR-1.
7. Must meet all requirements of Sec. 3.17 Excavation, mining, and fills of land and/or state/federal jurisdictional waters or wetlands of the Effingham County zoning ordinance.

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

LISA SOWELL - PUBLIC HEARING (5): The applicant request to rezone 3.50 acres [Map# 260 Parcel# 13, 14] located at 3917 Springfield Road from **AR-1 & B-2 to AR-2 (Third District)**.

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Ms. Lisa Sowell explained she would like to rezone the property for residential use for family.

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 Tim Uzupan. The motion carried unanimously.

GEORGE MARTIN – PUBLIC HEARING (6): The applicant request to rezone 1 acre **Map# 341 Parcel# 16** located at 1358 Springfield Egypt Road from **AR-2 to AR-1 (Third District)**

Mr. George Shaw explained the property was rezoned some years ago but was never subdivided. The property owner requested to rezone the property back to its original zoning.

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-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 Jeff Wilkes. The motion carried unanimously.

RONNIE H. BROOKS & JIMMY MCDUFFIE, CO EXECUTORS OF THE ESTATE OF HORRIE L. LANCASTER – PUBLIC HEARING (7): The applicant request to rezone 10.26 acres **Map# 342 Parcel# 29** located off of Springfield Egypt Road from **AR-1 to AR-2 (Third District)**

Mr. Ronnie Brooks explained the request is being made to subdivide the estate property for family.

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 Jeff Wilkes. The motion carried unanimously.

DIANE TAYLOR – PUBLIC HEARING (8): The applicant request a variance use **Map# 366A Parcel# 49** located at 254 Church Road for a front setback reduction of 25 feet. **(Third District)**

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Ms. Diane Taylor approached the board.

Mr. George Shaw explained the request would be consistent with lots in the surrounding area.

No one was present in favor or against the request.

Jasper Lee made a motion to approve the request with the following stipulations:

1. This parcel is like almost all parcels on this street are nonconforming AR-1 lots.
2. A mobile home was previously in this location.
3. There is an existing structure on the property that prohibits moving the mobile home parallel to the street.
4. The requested setback shall be approximately equal to other structures on this street.

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

BLAZE NOFI – PUBLIC HEARING (9): The applicant request a variance use **Map# 407D Parcel# 9** located at 116 Runs Crossing Drive to allow for an RV Camper onsite until a home is completed. **(Third District)**

Mr. Blaze Nofi explained he would like to continue living in his camper until his home is constructed. The home should be complete by mid August.

No one was present in favor or against the request.

Jasper Lee made a motion to approve the request with the following stipulations:

1. The variance shall be granted until September 4, 2013.

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

JENNIFER EISENHART – PUBLIC HEARING (10): The applicant request a variance **use Map# 345A Parcel# 1** located at 2630 Courthouse Road to allow for a travel trailer onsite to facilitate the care of elderly pets. **(Fourth District)**

Ms. Jennifer Eisenhart explained her request to allow the RV trailer for the care of elderly pets.

No one was present in favor or against the request.

Tim Uzupan made a motion to approve the request allowing for electricity only.
Peter Higgins seconded the motion. The motion carried five to one.

CHARLES M. MCAFEE – PUBLIC HEARING (11): The applicant request to rezone 2 acres **Map# 370 Parcel# 7** located at 2120 Courthouse Road from **AR-1 to AR-2 (Fourth District)**

Mr. Charles McAfee explained his request to rezone to subdivide for family.

No one was present in favor or against the request.

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.

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The motion was seconded by Alphonso Giles. The motion carried four to two.

EFFINGHAM COUNTY – PUBLIC HEARING (12): The applicant request to amend Appendix C, Article VI, **Sec. 6.2.3 – Accessory Structures** of the Effingham County Zoning Ordinance

Mr. George Shaw explained the amendment would allow for accessory structures up to 35 feet in height in the AR-1 and AR-2 districts.

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

EFFINGHAM COUNTY – PUBLIC HEARING (13): The applicant request to amend Appendix C, Article V, **Sec. 5.1.2 – Conditional Uses in the AR-1 District** of the Effingham County Zoning Ordinance

Mr. George Shaw explained the amendment to the ordinance would allow for solar farms to be allowed on a conditional basis in the AR-1 district.

Tim Uzupan made a motion to approve the request. Jasper Lee seconded the motion. The motion carried five to one.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:53:11 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE