



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**JUNE 25, 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. Alphonso Giles made a motion to approve the agenda with noted change. Jasper Lee 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 24, 2012 meeting minutes. Jeff Wilkes made a motion to approve the minutes as read. Peter Higgins seconded the motion. The motion carried by unanimously.

**Members Attending:** Mr. Alphonso Giles, Mr. Jasper Lee, Mr. Bill Sillers, Mr. Peter Higgins, Mr. Samuel Golden, Mr. Tim Uzupan 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:** Mrs. Kimberle Morris, Mr. Dennis Morris and Mr. Brian Erickson

**VI. PUBLIC HEARINGS**

Chairman Burns stated all items voted on would be presented at the July 17, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

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**Kimberle J. Morris – Public Hearing (1):** The applicant request to rezone 16.34 acres **Map# 305 Parcel# 4** located off of Old River Road from **AR-2 to B-3 (First District)**

Mrs. Kimberle Morris and Mr. Dennis Morris approached the board. The Morris' stated the plan is to rezone the property for sale.

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 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.

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

**Leisel Kemp - Public Hearing (2):** The applicant request a residential business use **Map# 354 Parcel# 20** located at 2579 Hwy 80 to operate a massage therapy business. (**First District**).

Ms. Kemp was not present due to family illness. Staff represented the request on her behalf. Mr. George Shaw stated the business request would allow for one client at a time.

No one was present in favor or against the request.

Samuel Golden made a motion to approve the request. Bill Sillers seconded the motion. The motion carried by all.

**Brian Erickson – Public Hearing (3):** The applicant request to rezone 26.11 acres **Map# 451 Parcel# 33** located at 1111 Goshen Road from **R-1 to AR-1. (Second District)**

Mr. Brian Erickson stated he would like to rezone the property to allow for a horse.

The distance requirement for housing structure for the animal was explained to Mr. Erickson. Mr. Erickson replied with understanding.

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 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 Peter Higgins. The motion carried by all.

## **VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:13:43 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**