



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JULY 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

Chairman Burns led the pledge.

IV. AGENDA APPROVAL

Co Chairman Uzupan asked if there were any changes to the agenda. Mr. George Shaw stated New Business, Item#5 the parcel number should be numbers 2 and 24. Peter Higgins made a motion to approve the agenda with the noted change. 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 June 24, 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. Tim Uzupan, Mr. Samuel Golden, Mr. Peter Higgins and Mr. Jeff Wilkes and Mr. Bill Sillers

Members Absent: Mr. Dave Burns

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

Persons Attending: Mr. Darrel Morgan, Mr. Tim Weredyk, Mr. Arvin Spell,

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Ms. Kimberly Dasher, Mr. John Jordan, Mr. Dwayne Burnsed, Ms. April King, Mr. Michael Willoughby, Mr. James Overmoyer, Mr. Michael O’Neill

VI. OLD BUSINESS

Chairman Burns stated all items voted on would be presented at the August 20, 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 approximately 10 acres [**Map# 301 Parcel# 4E**] located off of Sandhill Road from **AR-1** to **I-1 (First District)**.

Mr. Darrel Morgan explained the request to be for a borrow pit.

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 must be submitted to the zoning administrator.
6. The mine must 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.

Jeff Wilkes seconded the motion. The motion carried unanimously.

TIM WEREDYK (CRAIG & LORI J. CONAWAY) - PUBLIC HEARING (2): 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)**.

Mr. Tim Weredyk approached the board with the request.

No one was present in favor or against the request.

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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 must be submitted to the zoning administrator.
6. The mine must 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.

Jasper Lee seconded the motion. The motion carried unanimously.

VII. PUBLIC HEARINGS

ARVIN SPELL - PUBLIC HEARING (1): The applicant request to rezone 3.723 acres [**Map# 296A Parcel# 129**] located at 143 Third Street, Pineora from AR-1 to AR-2. (**First District**).

Mr. Arvin Spell or a representative was not present at the time.

Jeff Wilkes made a motion to table the request to the end of the meeting. Samuel Golden seconded the motion. The motion carried unanimously.

Mr. Arvin Spell explained he would like to rezone to subdivide the property for financing purposes.

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.

Jeff Wilkes seconded the motion. The motion carried unanimously.

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JOSEPH C. DASHER - PUBLIC HEARING (2): The applicant request to dig a 0.99 of an acre pond [**Map# 299 Parcel# 39D**] located off of Sandhill Road (**First District**)

Ms. Kimberly Dasher addressed the board on behalf of her son's Joseph request.

No one was present in favor or against the request.

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

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.

JOHN M. JORDAN - PUBLIC HEARING (3): The applicant request a variance use [**Map# 302 Parcel# 38A**] located at 838 U.S. Hwy 80 to place a second dwelling on a parcel currently zoned AR-2 (**First District**).

Mr. John Jordan explained a second dwelling was placed on the property in 2005. The home was later sold he now wants to move back on the property.

Mr. Dwayne Burnsed, property owner, spoke in favor of the request. Mr. Burnsed further explained the property was reduced in size due to the road widening project.

Jeff Wilkes made a motion to approve the request. Bill Sillers seconded the motion. The motion carried unanimously.

APRIL WRIGHT KING – PUBLIC HEARING (4): The applicant request a residential business use **Map# 302A Parcel# 35** located at 257 Ridge Road to obtain a business license for a portable unit to sell shaved ice (**First District**)

Ms. April King explained she has a portable unit to sell shaved ice. No sales would be made from the home site.

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

1. Applicant must meet all requirements of Sec. 3.15A Residential Business of the Effingham County zoning ordinance.

Jeff Wilkes seconded the motion. The motion carried unanimously.

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R. B. BAKER CONSTRUCTION – PUBLIC HEARING (5): The applicant request to rezone 2.69 acres **Map# 331 Parcel# 2, 24** located at 1635 Old River Road to operate a surface mine for borrow material **(First District)**

Mr. Michael Willoughby explained the request is for a surface mine.

No one was present in favor or against the request.

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

1. A copy of the State mining permit shall be submitted to the zoning administrator.
2. The mine shall be approved for closing by the State prior to the parcel being rezoned.
3. 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.
4. Operator must use Bay Rd. to enter and exit property.
5. Must use electric pumps and generators.
6. Must use dust control measures.
7. Access road must be graveled.

Jasper Lee seconded the motion. The motion carried unanimously.

MICHAEL F. O’NEILL – PUBLIC HEARING (6): The applicant request to rezone 4.34 acres **Map# 339B Parcel# 19** located at 876 Silverhill Church Road from AR-1 to AR-2 **(Third District)**

No one was present for the request.

Mr. George Shaw suggested the item be tabled due to conflict.

Jasper Lee made a motion to table the request until the next meeting. Samuel Golden seconded the motion. The motion carried unanimously.

JAMES OVERMOYER – PUBLIC HEARING (7): The applicant request to rezone 4.34 acres **Map# 430 Parcel# 2** located at 3185 Hwy 21 South from B-2 to R-1. **(Fifth District)**

Mr. James Overmoyer approached the board.

No one was present in favor or against the request.

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

1. Each lot shall meet the requirements of the R-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.

Jasper Lee seconded the motion. The motion carried unanimously.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:36 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE