



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
AUGUST 27, 2012

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. Mr. George Shaw stated a request by the applicant has been made to table Item# 1. Mr. Bill Sillers made a recommendation that Item# 5 is moved to Item# 2. Bill Sillers made a motion to approve the agenda with noted change. Tim Uzupan seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the July 23, 2012 meeting minutes. Peter Higgins made a motion to approve the minutes as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

Members Attending: Mr. Dave Burns, Mr. Alphonso Giles, Mr. Jasper Lee, Mr. Bill Sillers, Mr. Peter Higgins, Mr. Tim Uzupan and Mr. Jeff Wilkes

Members Absent: Mr. Jasper Lee and Mr. Samuel Golden

Staff Present: Commissioner Vera Jones, Mr. George Shaw- Zoning Administrator and Mrs. Stephanie Johnson, Planning Board Secretary and Mr. Toss Allen, Transportation Engineer

Persons Attending: Mr. John Henry, Mr. Allan Bazemore, Ms. Theresa Bender, Mr. Eric D'Angelo, Commissioner Vera Jones, Ms. Phyllis Hathcock, Mr. Ted Hathcock, Mr. Rodney Miller, Mr. Ed Johns, Mr. James Marshall and Mr. Don Spayd

VI. PUBLIC HEARINGS

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Chairman Burns stated all items voted on would be presented at the September 18, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Wanda A. Rowe – Public Hearing (1): The applicant request a variance use **Map# 300A Parcel# 15** to allow for a camper on a property located at 290 Stagefield Road (**Second District**)

Mr. George Shaw explained the applicant’s request to have the item tabled due to death in her family.

Jeff Wilkes made a motion to table the request. Peter Higgins seconded the motion. The motion carried unanimously.

Vernon T. & Phyllis Hathcock – Public Hearing (2): The applicant request to rezone 63.90 acres **Map# 348 Parcel# 4** located off of Courthouse Road from **R-1 to AR-1 (Fourth District)**.

Mr. & Mrs. Hathcock addressed the board with a request to rezone the property for agricultural use and a homestead.

Mr. Rodney Miller expressed concern for the property being used for a mobile home park.

Mr. Ed Johns approached in opposition, representing the HOA of Lonesome Oak Subdivision. Mr. Ed Johns explained the concern for subdividing the property allowing for mobile homes.

Mrs. Hathcock confirmed that a subdivision would not be developed on the property.

Mr. James Marshall expressed concern for the property value in the area.

Tim Uzupan 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.

Alphonso Giles seconded the motion. The motion carried unanimously.

Effingham County Industrial Development Authority – Public Hearing (3): The applicant request to rezone 1606.14 acres **Map# 433 Parcel# 1** located off of Hodgeville Road from **PD to I-1 (Second District)**

All three items presented on behalf of the IDA were discussed at once.

Mr. John Henry explained to the board the request from the Board of Commissioners to obtain a Development of Regional Impact (DRI) from the Department of Community Affairs. This act required the item to be brought back before the Planning Board.

There was a lengthy discussion of transportation issues, T-splost failing to pass the vote, buffer requirements, wetlands, performance standards, etc.

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Ms. Judy Perry questioned if the property was to develop a community comparable to Godley Station and if the property was condemned. Chairman Burns confirmed. Ms. Judy Perry spoke against the request.

Ms. Theresa Bender expressed concern about the project relating to construction around the school, industrial development, and dedicating more time to the development plan.

Mr. Allan Bazemore spoke about the heavy trucks on the road.

Mr. Eric DeAngelo spoke on the guidelines under Article V of the zoning ordinance.

Commissioner Vera Jones approached the board with concern for the project. Commissioner Jones expressed concern about the county ensuring the roads. There was a discussion among the Board and Commissioner Jones regarding who would be responsible for the construction of the road for the proposed development.

Commissioner Vera Jones mentioned the proposal being in conflict of the Comprehensive Growth Plan, (Community Assessment 2009).

Planning Board Member, Bill Sillers requested more information including a plan of what the project consists.

Mr. John Henry stated his vision for the site would be something similar to McGanaw Power on McCall Road.

Chairman Burns called for a break at 7:33:08 pm.

The meeting was called back to order at 7:41:50 pm.

Mr. Donald Stayd stated the industry cannot proceed until the property is rezoned.

Jeff Wilkes made a motion to deny the request. Tim Uzupan seconded the motion. The motion carried unanimously.

Effingham County Industrial Development Authority – Public Hearing (4): The applicant request to rezone 429.94 acres **Map# 450 Parcel# 66** located off of McCall Road from **PD** to **I-1 (Second/Fourth District)**

After the collective discussion, Jeff Wilkes made a motion to deny the request. Tim Uzupan seconded the motion. The motion carried unanimously.

Effingham County Industrial Development Authority – Public Hearing (5): The applicant request to rezone 1606.14 acres **Map# 450 Parcel# 67** located off of McCall Road from **PD** to **I-1 (Fourth District)**.

After the collective discussion, Jeff Wilkes made a motion to deny the request. Tim Uzupan seconded the motion. The motion carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:48:51 pm.

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Signature on file

9/24/2012

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

DATE

Signature on file

9/24/2012

PLANNING BOARD SECRETARY

DATE