



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

October 24, 2011

I. CALL TO ORDER

Chairman Burns called the meeting to order.

II. INVOCATION

Tim 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. George Shaw confirmed there were no changes. Chairman Burns called for a motion to approve the agenda as read. Tim Uzupan made a motion to approve the agenda as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the August 22, 2011 meeting minutes. There were no corrections or additions. Jasper Lee made a motion to approve the minutes as read. Samuel Golden seconded the motion. The motion carried by unanimously.

Members Attending:

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

Absent Member:

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

Persons Attending: Mr. Joe L. White, Mrs. Jennifer S. Cornaire, Mr. Michael A. Cornaire and Ms. Toni S. Cowart

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the November 15, 2011 Board of Commissioners meeting as a public hearing (*with the exception of residential business and pond requests*)

Joe L. White – Public Hearing (1): The applicant request to rezone 4.50 acres **Map# 330 Parcel# 14** located at 365 Ohoopie Ave from **AR-1** to **AR-2 (First District)**

Mr. Joe L. White approached the board for the request.

No one was in favor or against the request.

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

1. Each lot shall the 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.

Jennifer & Michael Cornaire – Public Hearing (2): The applicant request a variance use **Map #398 Parcel# 10** on the property line setback located at 507 Shearouse Road **(First District)**

Jennifer & Michael Cornaire addressed the board. Jennifer Cornaire ran through a timeline of events leading up to the need for a variance. The variance is for 2.8 feet on the side property line which adjoins her sister’s property.

There was a discussion about requiring a survey prior to a property corner or footing inspection.

Ms. Toni Cowart expressed to the board she and her husband does not have an issue with the variance. Toni Cowart further asked the board to please allow the variance.

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

James T. Cameron – Public Hearing (3): The applicant request to rezone 5.65 acres **Map# 296 Parcel# 37** located at 476 Honey Ridge Road from **AR-2** to **AR-1 (Second District)**

Mr. George Shaw explained the request in the absence of Mr. James Cameron. Mr. George Shaw stated the request to rezone is to combine the parcel with an adjoining property.

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 the 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 Alphonso Giles. The motion carried by all.

Beaty Construction Co. LLC – Public Hearing (4): The applicant requests a conditional use Map # **465D Parcel# 16** for a church to occupy the facility located at 131 Commercial Court (**Fifth District**)

Mr. George Shaw explained the request in the absence of the applicant. Mr. George Shaw explained the request is being made to allow a church in the facility. Mr. Shaw further explained the location of this property in conjunction with the surrounding area serving alcoholic beverages.

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

1. Any site changes shall meet the requirements of the Development Plan Review ordinance.

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – OCTOBER 24, 2011”

2. Any interior changes shall be approved by the building department and the fire inspector.
3. The structure shall revert back to its permitted use upon the church’s departure.

The motion was seconded by Samuel Golden. The motion carried by all.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:21:50 pm.

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

PLANNING BOARD SECRETARY

DATE