



PLANNING BOARD OF EFFINGHAM COUNTY, GEORGIA

November 28, 2011

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. 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 October 24, 2011 meeting minutes. There were no corrections or additions. Peter Higgins made a motion to approve the minutes as read. Tim Uzupan seconded the motion. The motion carried by unanimously.

Members Attending:

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

Absent Member:

Mr. Jasper Lee and Mr. Samuel Golden

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

Persons Attending: Mr. Michael Larson, Ms. Lisa Rackley, Mr. Edward A. Reimer and Mr. Derrel Durrence

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the January 17, 2011 Board of Commissioners meeting as a public hearing *(with the exception of residential business and pond requests)*

Michael R. & Kyong Y. Larson – Public Hearing (1): The applicant request to rezone 83.29 acres **Map # 352 Parcel# 58** located on Noel C. Conaway Road from **PD** to **AR-1(First District)**

Mr. Michael R. Kyong approached the board explaining his reasoning for his request. Mr. Kyong further explained his request to either rezone or receive a variance to allow for a farm and cattle on the property.

There was a lengthy discussion among the board about the affects of rezoning the property from the County’s standpoint, infrastructure and development of homes.

No one was present in favor or against.

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

Michael R. & Kyong Y. Larson – Public Hearing (2): The applicant request a variance use **Map # 352 Parcel# 58** located on Noel C. Conaway Road to allow for beef cattle on the property as currently zoned for a 10 year tenure **(First District)**

Ms. Lisa Radcliffe questioned how the rezoning would affect her property taxes. Ms. Radcliffe was informed by Mr. George Shaw the taxes on her property would not be affected.

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

Edward A. Reimer – Public Hearing (3): The applicant request a variance use **Map #378 Parcel# 41** to allow for a camper as a temporary dwelling on a property located at 2887 U.S. Hwy 80 (**First District**)

Mr. Edward Reimer explained to the board he would like to reside in his camper on Mr. Davis’ property until his home sells. Upon the sale of his home he would move to another county where his family is already located. Mr. Reimer assured he would need the variance for no longer than twelve (12) months.

Mr. Derrel Durrence asked for a definition of temporary. Mr. Durrence was told Mr. Reimer’s request was for a twelve month period.

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

Olin King – Public Hearing (4): The applicant request to rezone 3.06 acres **Map# 415 Parcel# 6** located at 1274 Blue Jay Road from AR-1 to AR-2 (**Second District**)

Mr. King explained he would like to rezone the property to subdivide among his children.

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-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 Zoning Office.

The motion was seconded by Tim Uzupan. The motion carried unanimously.

Effingham County – Public Hearing (5): The applicant request to amend **Sec. 5.31. Permitted Uses in Single Family Residential District** to allow for up to four chickens to be kept in said district.

Mr. George Shaw explained this amendment would allow up to four chickens in the R-1 zoning district.

Jeff Wilkes made a motion to deny the request. Peter Higgins seconded the motion. The motion died 3 to 2. Tim Uzupan made a motion to approve the request. Alphonso Giles seconded the motion. The motion carried 3 to 2.

Effingham County – Public Hearing (5): Consideration to change the December meeting date from December 26th to December 19th.

Mr. George Shaw explained the scheduled meeting date falls on a holiday this year; therefore the date would need to be changed.

Jeff Wilkes made a motion to approve the date change as recommended. Tim Uzupan seconded the motion. The motion carried unanimously.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:54 pm.

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

PLANNING BOARD SECRETARY

DATE