



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JANUARY 23, 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 there were no changes. Chairman Burns called for a motion to approve the agenda as read. Peter Higgins 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 December 19, 2011 meeting minutes. Jeff Wilkes made a motion to approve the minutes as read. Jasper Lee seconded the motion. The motion carried by unanimously.

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

Members Absent: Mr. Samuel Golden

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

Persons Attending: Mr. James W. Jackson, Mr. Tony Bragg, Ms. Minnie Lou Hunt, Ms. Betty Jo Griner, Mr. William Brown, Mr. David Deason, Mr. Troy Smith, Mr. Chris Redman, Ms. Phyllis Graham, Mr. A.B. Edenfield and Mr. Bennie Edenfield

VI. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the February 21, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

James W. Jackson – Public Hearing (1): The applicant request to rezone 4.9 acres **Map# 396 Parcel#28, 28A** located 237 Nease Rd. from **AR-1 to AR-2 (First District)**

Mr. James W. Jackson approached the board requesting to rezone the property in order to create 3 lots for family.

Mr. Tony Bragg questioned if the parcels would be strictly for family, where is the parcel being subdivided and how it would affect his property.

Mr. Bragg’s questions were adequately answered by Mr. George Shaw.

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 the Zoning Office.

The motion was seconded by Alphonso Giles. The motion carried unanimously.

Minnie Lou Hunt – Public Hearing (2): The applicant request to rezone 4.30 acres **Map# 435G Parcel# 10** located off of Hodgeville Road from **AR-1 to AR-2 (Second District)**

Ms. Minnie Lou Hunt approached the board. Ms. Betty Jo Griner spoke on her behalf. Ms. Betty Jo Griner stated Ms. Hunt would like to rezone the property to subdivide 1 acre along with the mobile home currently on the property.

Mr. William Brown spoke in favor of 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 the Zoning Office.

The motion was seconded by Alphonso Giles. The motion carried unanimously.

AA Shaw, LLC. – Public Hearing (3): The applicant request to rezone 257.19 acres **Map# 245 Parcel# 21** located off of Egypt Ardmore Road from **AR-1 to CP (Third District)**

Mr. David Deason and Mr. Troy Smith of Environmental Services approached the board. Mr. David Deason stated he was informed by Staff the property is required to be rezoned for the proposed use of a wetland mitigation bank. Mr. Deason further stated the timber would be cut and different types of hardwoods would be replanted and property would remain in perpetuity. Mr. Deason explained how a wetland mitigation bank operates.

There were a number of questions by the board on types of plantings, drainage and ditches and the affect on adjoining property owners.

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Mr. Troy Smith stated a notification was sent to all adjoining property owner. Mr. Smith further explained there is five different governmental entities to approve and has approved the project and in addition the Army Corp of Engineer must inspect the site each year for compliance.

Mr. Bennie Edenfield expressed concern for the water route from the ditch extending through his property.

Mr. Chris Redmond questioned about potential flooding of his driveway and the tax value on his property.

Phyllis Graham asked if the streams flowing through her farm would dry up due to the applicant creating wetlands.

There was a lengthy discussion of the current ditches, water flow and how it will affect adjoining properties.

Mr. Bill Sillers expressed concern for the Board members approving the request without the County Engineer looking over the plan, how the proposal will affect the surrounding properties, and how the plan will affect the flow of water when the ditches are damned.

Chairman Burns abstained from voting. Co Chairman Uzupan presided.

Jasper Lee made a motion to table the request. Bill Sillers seconded the motion. The motion carried unanimously.

AA Shaw, LLC. - Public Hearing (4): The applicant request to rezone 257.19 acres **Map# 264 Parcel# 27** located at 400 Shawnee Egypt Road from **AR-1** to **CP (Third District)**

Jasper Lee made a motion to table the request. Alphonso Giles seconded the motion. The motion carried unanimously.

Alvin B. Edenfield – Public Hearing (5): The applicant request to rezone 2.52 acres **Map# 340 Parcel# 28** located at Old Dixie Hwy S and Green Morgan School Road from **AR-1** to **AR-2 (Third District)**

Mr. Alvin B. Edenfield addressed the board. Mr. Alvin B. Edenfield’s request to rezone is to subdivide a 2+ acre parcel from a larger parcel of property.

No one was present in favor or against the request.

Jasper Lee 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.

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

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:07:01 pm.

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Signature on File

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

DATE

Signature on File

PLANNING BOARD SECRETARY

DATE