



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
JANUARY 24, 2011

I. WORKSHOP

II. PRE MEETING

George Shaw called the pre meeting to order.

III. CALL TO ORDER

Chairman Burns called the meeting to order.

IV. INVOCATION

Chairman Burns gave the invocation.

V. PLEDGE TO THE FLAG

Chairman Burns led the pledge.

VI. 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. Jeff Wilkes made a motion to approve the agenda as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

VII. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the December 21, 2010 meeting minutes. Jasper Lee made a motion to approve the minutes as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

Members Attending: Mr. Alphonso Giles, Mr. Jasper Lee, Mr. Samuel Golden, Mr. Wyatt Hunter, Mr. Peter Higgins, Mr. Dave Burns, Mr. Tim Uzupan and Mr. Jeff Wilkes

Members Absent:

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

Persons Attending: Ms. Ramona Bartos, Mr. Jeremy Jones, Mr. Keith Johnson, Ms. Beth Helmly and Mr. Jimmy Helmly

VIII. PUBLIC HEARINGS

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

Albert Lonon (Estate of Agnes Mydell) – Public Hearing (1): The applicant request to rezone 1.65 acres **Map# 302 Parcel# 126** located at 444 Dogwood Way from **AR-1 to AR-2 (First District)**

Ms. Ramona Bartos presented the request. Ms. Bartos stated ½ acre of the property is being donated to the church for parking.

No one was present in favor or against the request.

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

Jeremy K. Jones – Public Hearing (2): The applicant request to rezone 32.36 acres **Map#393 Parcel# 25** located at 1371 Low Ground Road from **R-1 to AR-1 (Second District)**.

Mr. Jeremy Jones stated he would like to rezone the property back to AR-1.

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-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.

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

Debby L. Nease – Public Hearing (3): The applicant request a variance to Sec. 5.1.2.5 of the Effingham County Ordinance **Map# 415 Parcel# 23** to allow for a home site for a non relative located at 285 Hodgeville Road (**Second District**).

Ms. Debby Nease stated her mother who is handicapped currently lives with her. Ms. Nease requested to have her nephew move onto the property to help take care of her mother.

No one was present in favor or against the request.

Jeff Wilkes made a motion to approve the request. Jeff Wilkes made a motion to approve the request with the following stipulations:

1. The additional dwelling unit may not be lived in by anyone other than the nephew of Ms. Nease and his family or another immediate family member.

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

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

David A. Brammer – Public Hearing (4): The applicant request to rezone 3.99 acres **Map# 405 Parcel# 31A** located at 2459 Sisters Ferry Road from **AR-2 to AR-1 (Third District)**.

No one was present to speak on the request.

Mr. George Shaw expressed to the board the applicant’s desire to rezone the property to combine with an adjoining parcel.

No one was present in favor or against the request.

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

Keith Johnson – Public Hearing (5): The applicant request to rezone 2 acres **Map# 427 Parcel# 14** located on Stillwell Road from **AR-1 to B-2 (Fourth District)**.

Mr. Keith Johnson stated his request to rezone the property to allow for his business which is currently located in the City of Springfield.

Mr. Jimmy and Beth Helmly approached the board on behalf of their family in opposition of the request due to the area being rural. Ms. Helmly presented a letter from her brother and nephew in opposition of the request.

Mr. Keith Johnson re-approached stating there is commercial in the surrounding area.

Tim Uzupan made a motion to approve the request with the following stipulations:

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

Russell Sowers – Public Hearing (6): The applicant request a rural business use **Map# 461 Parcel# 65** to operate a nursery located at 2333 Rincon Stillwell Road (Fifth District).

Mr. Russell Sowers was not present.

Mr. George Shaw stated the applicant wishes to start a rose nursery as a rural business and grow into a commercial business.

No one was present in favor or against the request.

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

1. Applicant shall meet all requirements of Sec. 3.15B Rural Business of the Effingham County Zoning Ordinance.

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

2. The applicant shall maintain a twenty-five (25) foot setback from all adjoining properties.

The motion was seconded by Wyatt Hunter. The motion carried unanimously.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:31:10 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE