



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**FEBRUARY 27, 2012**

**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. 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 January 23, 2012 meeting minutes. Jasper Lee made a motion to approve the minutes as read. Samuel Golden 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, Mr. Samuel Golden and Mr. Jeff Wilkes

**Members Absent:**

**Staff Present:** Mr. George Shaw- Zoning Administrator and Mrs. Stephanie Johnson- Planning Board Secretary, Mr. Steve Mason – Commissioner, Mr. David Crawley-County Administrator, Mr. Steve Liotta- County Engineer, Mr. Toss Allen-Civil Engineer

**Persons Attending:** Mr. David Deason, Ms. Irma K. Davis, Mr. Frederick L. Thomas, Mr. Bill Simpson, Mr. Vernon Knowles, Mr. Andy Laymen and Mr. Wade Barnett.

**VI. OLD BUSINESS**

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Chairman Burns stated all items voted on would be presented at the March 20, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**AA Shaw, LLC. – Public Hearing (1):** 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)**

Chairman Burns abstained from voting. Co Chairman Uzupan presided.

Mr. David Deason approached for the request.

Mr. Bill Sillers stated he was satisfied with the information presented.

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 CP 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.

Bill Sillers seconded the motion. The motion carried unanimously.

**AA Shaw, LLC. - Public Hearing (2):** 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)**

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 CP 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.

Bill Sillers seconded the motion. The motion carried unanimously.

**VII. PUBLIC HEARING**

Chairman Burns stated all items voted on would be presented at the March 20, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**Henry S. Morgan – Public Hearing (1):** The applicant request to rezone 12.18 acres Map# 378 Parcel# 42 located off of U.S. Hwy 80 from **I-1 to AR-1 (First District)**

Mr. George Shaw explained to the board the request is being made to rezone the property back to its original zoning because the mining operation is now complete.

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No one was present in favor or against the request.

Samuel Golden 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.

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

**Irma K. Davis – Public Hearing (2):** The applicant request to rezone 38.39 acres **Map# 374 Parcel# 18B** located off of Herbert Kessler Road from **R-1 to AR-1 (Second District)**

Ms. Irma K. Davis stated she would like to rezone the property back to Agricultural zoning.

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.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

The motion was seconded by Jasper Lee. The motion carried unanimously.

**Frederick L. Thomas – Public Hearing (3):** The applicant request to rezone 13.62 acres **Map# 315 Parcel# 34** located at 448 Chester Thomas Road from **AR-1 to AR-2 (Third District)**

Mr. Frederick L. Thomas told the Board he would like to rezone the property creating four lots; two lots for his children, one for sale and keep the remaining lot for himself.

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.

**Heritage Bank of the South – Public Hearing (4):** The applicant request to rezone 64.92 acres **Map# 318 Parcel# 13 & 14** located off Springfield Tusculum Road from **R-1 to AR-1 (Third District)**

Mr. Bill Simpson explained the request on behalf of the Bank. Mr. Bill Simpson told the Board he intends to buy the property from the Bank with the contingency of it being rezoned back to AR-1.

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Mr. George Shaw stated Mr. Simpson would like to rezone the property because he boards horses.

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-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 Jeff Wilkes. The motion carried unanimously.

**Heritage Bank of the South – Public Hearing (5):** The applicant request to rezone 35 acres **Map# 425 Parcel# 27A** located off Indigo Road from **I-1** to **AR-1 (Third District)**

Mr. George Shaw stated the Bank is requesting to rezone the property back to AR-1. The Bank has foreclosed on it and there is no longer any mining taking place on the 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-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 Samuel Golden. The motion carried unanimously.

**Vernon C. Knowles – Public Hearing (6):** The applicant request to rezone 8.99 acres **Map# 410 Parcel# 8** located at Beebe Road from **I-1** to **AR-1 (Fourth District)**

Mr. Vernon C. Knowles explained he would like to rezone the property back to AR-1.

No one was present in favor or against the request.

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.

The motion was seconded by Bill Sillers. The motion carried unanimously.

**Gateway Community Church, Effingham - Public Hearing (7):** The applicant request a conditional use **Map# 465G Parcel# 4, 6** to operate a church in the commercial space located at 107 Waterford Court (**Fifth District**)

Mr. Andy Laymen, Pastor of the church explained to the Board the church's request to utilize the space to allow for additional services, space for a worship and children ministry. Mr.

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Laymen further explained the church group currently meets at Ebenezer Elementary on Sundays and there are approximately 125 worship members.

There was a discussion about a restaurant serving alcohol being prohibited in the location if the church is allowed to occupy the space. Mr. Laymen stated the Church would be willing to sign a waiver to allow the restaurant to serve alcohol.

Mr. George Shaw explained the ordinance as written would not allow such a waiver. Mr. Shaw further stated since none of the adjoining owners were present with concerns; there were no objections by Staff.

Mr. Wade Barnett told the Board he was the owner of the buildings in question and has no concern about future restaurant issues.

Peter Higgins made a motion to approve the request. The motion was seconded by Tim Uzupan. The motion carried unanimously.

**Effingham County – Meeting Cancellation (8):** Consideration to approve canceling the May 28, 2012 Planning Board meeting.

Mr. George Shaw explained to the Board the meeting date in May falls on a holiday. Due to the few items presented each month Staff proposed to cancel the meeting for that month.

Tim Uzupan asked if we could make a decision later giving an opportunity to see what items may come in for the month. Mrs. Stephanie Johnson suggested making a decision at the April 23<sup>rd</sup> meeting due to the deadline for the May meeting being on April 25<sup>th</sup>.

Jeff Wilkes made a motion to table the request until April 23, 2012. Peter Higgins seconded the motion. The motion carried unanimously.

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:29 pm.

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<b>CHAIRMAN OF PLANNING BOARD EFFINGHAM COUNTY, GEORGIA</b>	<b>DATE</b>
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<b>PLANNING BOARD SECRETARY</b>	<b>DATE</b>
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