



**THE PLANNING BOARD OF EFFINGHAM COUNTY, GA**  
**MARCH 26, 2012**

**I. CALL TO ORDER**

Co Chairman Uzupan called the meeting to order.

**II. INVOCATION**

Co Chairman Uzupan gave the invocation.

**III. PLEDGE TO THE FLAG**

Co Chairman Uzupan led the pledge.

**IV. AGENDA APPROVAL**

Co Chairman Uzupan asked if there were any changes to the agenda. Mr. George Shaw stated there were no changes. Co Chairman Uzupan 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**

Co Chairman Uzupan asked if there were any corrections or additions to the February 27, 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. Tim Uzupan, Mr. Samuel Golden and Mr. Jeff Wilkes

**Members Absent:** Mr. Dave Burns

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

**Persons Attending:** Mr. Wayne Hodges and Mr. Kenneth Shuman

**VI. PUBLIC HEARING**

Chairman Burns stated all items voted on would be presented at the April 17, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**Effingham County Industrial Development Authority – Public Hearing (1):** The applicant request to rezone 1606.14 acres **Map# 433 Parcel# 1** located off of McCall Road from **PD** to **I-1 (Second District)**

Mr. George Shaw explained, at the request of the applicant, the item was to be tabled.

Jeff Wilkes made a motion to table the request. Alphonso Giles seconded the motion. The motion carried unanimously.

**Wayne Hodges – Public Hearing (2):** The applicant request to rezone 2.93 acres **Map# 435 Parcel# 7A** located at 1496 Hodgeville Road from **R-1** to **AR-2 (Second District)**

Mr. Wayne Hodges approached stating he would like to rezone to allow his daughter to place a mobile home on the 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 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.

**Kenneth B. Shuman – Public Hearing (3):** The applicant request a residential business use **Map# 443A Parcel# 4** located at 1111 Stillwell Clyo Road to sell firearms from the home. **(Fourth District)**

Mr. Kenneth Shuman addressed the board. Mr. Shuman requested to sell firearms and perform classes to be held at St. John’s church in Rincon. The customer base will be friends, family and two shooting clubs which he is currently a member. Mr. Shuman further stated no inventory to be held at the home and little to no traffic. Mr. Shuman hopes within approximately five years to move to a store front.

No one was present in favor or against the request.

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

1. The applicant must meet all requirements of 3.15A Residential business of the Effingham County zoning ordinance.
2. There shall be no live firing on the property.
3. Classes shall involve no more than one person at a time.

The motion was seconded by Jeff Wilkes. The motion carried unanimously.

**Betty J. Long – Public Hearing (4):** The applicant request to rezone 1 acre **Map# 460 Parcel# 28A** located at 494 Waldhour Road from **R-1** to **AR-1 (Fifth District)**

Mr. George Shaw represented the request. Mr. Shaw stated the applicant would like to rezone the property to combine with an adjoining larger parcel.

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No one was present in favor or against the request.

Peter Higgins 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.

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:09 pm.

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

_____	_____
<b>PLANNING BOARD SECRETARY</b>	<b>DATE</b>