



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

MARCH 28, 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

Tim Uzupan gave the invocation.

V. PLEDGE TO THE FLAG

Chairman Burns led the pledge.

VI. AGENDA APPROVAL

Mr. George Shaw introduced Mr. Bill Sillers who is fulfilling the City of Guyton seat which was vacated by Mr. William Hunter for the duration of the term.

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.

VII. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the January 24, 2011 meeting minutes. Jeff Wilkes 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. Samuel Golden, Mr. Bill Sillers, Mr. Peter Higgins, Mr. Dave Burns, Mr. Tim Uzupan and Mr. Jeff Wilkes

Members Absent: Jasper Lee

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

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Persons Attending: Ms. Amber Brooks, Mr. Jeffery D. Marsh, Mr. Alan Writch, Mr. David Dobson and Mr. Frank Caturo

VIII. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the April 19, 2011 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Gene Hart (Harry E. Hart Sr.) – Public Hearing (1): The applicant request to rezone 8.98 acres **Map# 418 Parcel# 22A** located at 232 Pecan Lane from **I-1** to **AR-1 (Second District)**

Mr. George Shaw stated the property was originally rezoned for mining. The mining operation has been completed and Mr. Hart wishes to revert back to the AR-1 zoning.

No one was present in favor or against the request.

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

Amber Brooks – Public Hearing (2): The applicant request a variance and rural business use **Map# 318 Parcel# 17** to operate a pet grooming business located at 539 Springfield Tusculum Road (**Third District**)

Ms. Amber Brooks approached the board. Ms. Brooks stated she would like to conduct the business at her home instead of a commercial area.

Mr. George Shaw informed the board that Ms. Brooks also request a variance in addition to the rural business use because she does not have frontage to Springfield Tusculum Road. Mr. George Shaw stated the applicant has obtained a letter of permission from the owner of the easement.

No one was present in favor or against the request.

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

1. Applicant shall meet all other requirements of 3.15B Rural Business of the Effingham County Zoning Ordinance.
2. The applicant shall provide an updated letter of permission should the owner of the easement change.

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

Jeffery D. Marsh – Public Hearing (3): The applicant request to rezone 5.68 acres **Map# 295 Parcel# 51** located at 515 Hwy 17 South from **AR-1** to **AR-2 (Fourth District)**

Mr. Jeffery D. Marsh approached the board stating his request to rezone is to subdivide the property to sell to his nephew.

No one was present in favor or against the request.

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

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

Peter Higgins seconded the motion. The motion carried unanimously.

Charles A. Writch (The Hedges Development Co.) – Public Hearing (4): The applicant request to rezone 6 acres **Map# 410 Parcel# 18** located on Hwy 21 South from **AR-1 to B-3 (Fourth District)**

Mr. Alan Writch and Mr. David Dobson approached the board. Mr. Alan Writch explained the request to rezone to be for a flea market.

Mr. George Shaw informed the applicant of the buffer requirements for the adjoining properties as well as DOT approval for the entrance.

Mr. Frank Caturo spoke in favor of the request for purpose of revenue in Effingham County.

There was a discussion of hours of operation. Mr. David Dobson stated the hours would potentially be 9am to 5pm on Saturdays and 10am to 5pm on Sundays.

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

1. Each lot shall meet the requirements of the B-3 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.
5. This property shall be used for a flea market only. Any other use shall be approved by the Planning Board and Board of Commissioners.

Jeff Wilkes seconded the motion. The motion carried unanimously.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 pm.

_____	_____
CHAIRMAN OF PLANNING BOARD EFFINGHAM COUNTY, GEORGIA	DATE

_____	_____
PLANNING BOARD SECRETARY	DATE