



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

APRIL 23, 2012

I. CALL TO ORDER

Chairman Burns called the meeting to order.

II. INVOCATION

Jasper Lee 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 recommended the Board move Old Business #1 to be discussed along with items # 3 and 4 under Public Hearings. Peter Higgins made a motion to approve the agenda with noted change. Samuel Golden seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the March 26, 2012 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. Bill Sillers, Mr. Peter Higgins, Mr. Dave Burns, Mr. Samuel Golden and Mr. Jeff Wilkes

Members Absent: Mr. Tim Uzupan

Staff Present: Commissioner Steve Mason, Commissioner Bob Brantley, Mr. David Crawley, County Administrator, Mr. George Shaw- Zoning Administrator and Mrs. Stephanie Johnson- Planning Board Secretary, Mr. Steve Liotta, County Engineer

Persons Attending: Ms. Karen Coates, Irene & Ray Stanford, Mr. John A. Henry, Mr. L.J. Hall Sr., Ms. Marie Hall, Mr. Billy Hannah, Mr. Eric Hannah, Mr. Michael Stone, Ms. Linda Miner, Mr. Chris Hobbs, Mr. Gibson Huger and Mr. Ray Connor

VI. OLD BUSINESS

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – APRIL 23, 2012”

Chairman Burns stated all items voted on would be presented at the May 15, 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 Hodgeville Road from **PD to I-1 (Second District)**

The discussion carries for items, #1 Old Business, Items# 3 and 4 under Public Hearings.

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

1. Each lot shall meet the requirements of the I-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.
5. A transportation plan must be submitted to staff with any development plan.
6. Open space set aside for PD zoning must be the same for I-1 zoning.

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

Effingham County – (Meeting Change/Cancellation) – (2): The applicant request to change the date or cancel the May 28, 2012 Planning Board meeting due to the Memorial Holiday.

Jeff Wilkes made a motion to approve May 24th as the Planning Board date for the May meeting. Jasper Lee seconded the motion. The motion carried by all.

VII. PUBLIC HEARINGS

Karen Coates – Public Hearing (1): The applicant request a conditional use **Map# 245 Parcel# 11** located at 550 Egypt Ardmore Road to allow for a one acre family cemetery. **(Third District)**

Ms. Karen Coates stated she would like to place a family cemetery on her property. Ms. Coates further confirmed she would fence the area.

No one was present in favor or against the request.

Jasper Lee made a motion to approve the request with the following stipulations:

1. The cemetery must be surveyed.
2. The plat must be approved by the zoning administrator and recorded at courthouse.

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

Ray A. Sr. & Irene K. Stanford – Public Hearing (2): The applicant request approval **Map# 346 Parcel# 10** to dig a 0.99 of an acre pond located at 1280 Little McCall Road. **(Fourth District)**

Mr. & Mrs. Stanford addressed the board. Mrs. Irene Stanford stated the plan is to remove the dirt from the property.

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

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – APRIL 23, 2012”

1. The pond must meet all requirements of Sec. 3.17A – Pond Construction of the Effingham County Zoning Ordinance.

The motion was seconded by Peter Higgins. The motion carried unanimously.

Effingham County Industrial Development Authority – Public Hearing (3): The applicant request to rezone 429.94 acres **Map# 450 Parcel# 66** located off of McCall Road from **PD** to **I-1 (Second/Fourth District)**

Mr. John Henry of the Industrial Development Authority approached the board. Mr. Henry acknowledged the presence of his engineer Chance Raehn of Thomas & Hutton. Mr. Henry further stated the development is to be built out over a 20 to 30 year period. Mr. Henry made mention of the current zoning of the property which allows for approximately 3000 to 4000 homes.

Mr. Henry confirmed the amount of planning which has already taken place for the development.

Mr. Henry answered the question if there would be a tax increase. Mr. Henry confirmed he does not anticipate having to ask for more money.

There was a lengthy discussion of the Effingham Parkway location, proposed use of the property and buffers.

Mr. L. J. Hall Sr. and Mrs. Marie Hall approached the board. Mrs. Hall expressed concern for the wildlife safety and confirmed opposition to the development.

Mr. Billy Hannah asked if there would be any walking or hiking trails. Mr. Hannah asked if there would be any recreational areas.

Mr. John Henry confirmed there a plan for hiking and biking trails.

A gentleman expressed concern for the traffic on the road.

Mr. Billy and Eric Hannah expressed concern for the peace and serenity and in opposition of the request.

Mr. Michael Stone questioned the rezoning of the property at this stage.

Ms. Linda Miner asked if there would be restrictions after the property is rezoned. Mr. George Shaw stated the applicant is allowed to do what is in compliance with the requirements of the ordinance.

After further discussion, Jeff Wilkes made a motion to approve the request with the following stipulations:

1. Each lot shall meet the requirements of the I-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.
5. A transportation plan must be submitted to staff with any development plan.
6. Open space set aside for PD zoning must be the same for I-1 zoning.

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

Effingham County Industrial Development Authority – Public Hearing (4): The applicant request to rezone 1606.14 acres **Map# 433 Parcel# 1** located off of McCall Road from **PD to I-1 (Fourth District)**.

Jeff Wilkes approved the request with the following stipulations:

1. Each lot shall meet the requirements of the I-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.
5. A transportation plan must be submitted to staff with any development plan.
6. Open space set aside for PD zoning must be the same for I-1 zoning.

Alphonso Giles seconded the motion. The motion carried by all.

Chairman Burns called for a break at 7:25 pm. The meeting was called back to order at 7:30 pm.

Willie G. Morgan – Public Hearing (5): The applicant request to rezone 2.75 acres **Map# 462 Parcel# 36** located at 2885 Rincon Stillwell Road from R-1 to AR-2 (**Fifth District**).

Mr. Willie Morgan approached the board stating he would like to rezone the property to allow for a mobile home on the property for his granddaughter.

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-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 Bill Sillers. The motion carried by all.

Chris Hobbs – Public Hearing (6): The applicant request to rezone 15 acres **Map# 465 Parcel# 2** located off of Goshen Road Ext. from **AR-1 to B-2 (Fifth District)**.

Chris Hobbs stated he would like to rezone the property for marketing purposes.

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 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 Jasper Lee. The motion carried by all.

F. Gibson Huger – Public Hearing (7): The applicant request to rezone 2.88 acres **Map# 465 Parcel# 25** located at 6210 Hwy 21 South from AR-2 to B-3 (**Fifth District**).

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – APRIL 23, 2012”

Mr. Gibson Huger stated he would like to rezone the property for commercial use.

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 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.

Jeff Wilkes seconded the motion. The motion carried by all.

Ray Connor – Public Hearing (8): The applicant request a conditional use Map# **465 Parcel# 25** located at 6210 Hwy 21 South to allow for a mobile office in a B-3 zoning district (**Fifth District**).

Mr. Ray Connor stated he would like to use the property for mobile home sales. Mr. George Shaw confirmed the request is to allow for a mobile office on the property.

Mr. Doug Morgan of EMC Engineering spoke on behalf of the applicant stating the property will be served by the existing septic and water on the property.

No one was present in favor or against the request.

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

1. Approval based on rezoning approval for the property.
2. Mobile office shall be part of an approved site plan.

Samuel Golden seconded the motion. The motion carried by all.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 7:41:26 pm.

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

DATE

PLANNING BOARD SECRETARY

DATE