



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

APRIL 25, 2011

I. WORKSHOP

II. PRE MEETING

George Shaw called the pre meeting to order.

III. CALL TO ORDER

Co –Chairman Uzupan called the meeting to order.

IV. INVOCATION

Co-Chairman Uzupan gave the invocation.

V. PLEDGE TO THE FLAG

Co-Chairman led the pledge.

VI. 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. 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

Co-Chairman Uzupan asked if there were any corrections or additions to the March 28, 2011 meeting minutes. Peter Higgins 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. Tim Uzupan and Mr. Jeff Wilkes

Members Absent: Jasper Lee, Dave Burns

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

Persons Attending: Mrs. Shirley Rose, Mr. Alfred Rose, Ms. Tammy Pope, Mr. Roy W. Ritter, Ms. Laura Moreland-Hodges and Ms. Deatia McFarlin

VIII. PUBLIC HEARINGS

Chairman Burns stated all items voted on would be presented at the May 17, 2011 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

Alfred T. & Shirley J. Rose – Public Hearing (1): The applicant request to rezone 2 acres **Map# 302 Parcel# 1** located at on Rose Road from **AR-1 to AR-2 (First District)**

Mrs. Shirley Rose approached the board. Mrs. Rose informed the board she would like to rezone to reconfigure the two parcels of property. Mrs. Rose further proclaimed her daughter and son-in-law would be moving onto the property in the future.

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-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.

Jeff Wilkes seconded the motion. The motion carried unanimously.

Tammy Pope – Public Hearing (2): The applicant request a rural business use **Map# 378A Parcel# 16** to operate a landscaping business located at 466 Ranch Road (**First District**)

Ms. Tammy Pope requested the approval to allow for truck parking overnight on the property. Ms. Pope explained there would be three enclosed trailers and two pickup trucks one which is inoperable. There may be 25 to 50 bales of straw stored on the property.

Mr. Roy W. Ritter explained his concern for a growing business. Mr. Ritter was informed the business space to be limited to 1000 square feet. Mr. Ritter further expressed concern for traffic, hours of operation and road weight limits. George Shaw stated he would contact the Public Works department regarding the road weight and hours of operation for the business would be daylight hours Monday through Saturday.

Samuel Golden made a motion to approve the request with the following stipulations:

1. Applicant must meet all requirements of 3.15B Rural Business
2. There shall be no building or landscape materials stored on the property.

Alphonso Giles seconded the motion. The motion carried unanimously.

The Bay Group Trust/R.H. Moreland – Public Hearing (3): The applicant request to rezone 4.90 acres **Map# 416 Parcel# 10, 10A, 10B** located at 710 Hodgeville Road from **R-1/B-1 to AR-2 (Second District)**

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – APRIL 25, 2011”

Ms. Laura Moreland-Hodges informed the Board her father would like to rezone the property for pasture and horses.

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-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.

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

Deatia McFarlin - Public Hearing (4): The applicant request a rural business use **Map# 424 Parcel# 15** located at 366 Lower Ferry Road to operate a hair salon. **(Third District)**

Ms. Deatia McFarlin informed the board there is a building currently on the property; however she will need to install a septic tank for the business.

Mr. George Shaw stated the Building Department, Fire Department and Health Department will all have an interest in the structure being compliant to the codes.

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

1. Applicant must meet all requirements of 3.15B Rural Business

Peter Higgins seconded the motion. The motion carried unanimously.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 pm.

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

PLANNING BOARD SECRETARY

DATE