



## THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

MAY 24, 2012

### **I. CALL TO ORDER**

Chairman Burns called the meeting to order.

### **II. INVOCATION**

Tim Uzupan 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. Peter Higgins made a motion to approve the agenda with noted change. 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 April 23, 2012 meeting minutes. Jasper Lee made a motion to approve the minutes as read. Tim Uzupan 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, Mr. Tim Uzupan and Mr. Jeff Wilkes

**Members Absent:**

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

**Persons Attending:** Mrs. Myra Lewis, Mr. Shane Gordon, Mr. Michael Scott and Mr. Gary Blackard

### **VI. PUBLIC HEARINGS**

Chairman Burns stated all items voted on would be presented at the June 19, 2012 Board of Commissioners meeting as a public hearing (with the exception of residential business and pond requests)

**Frank & Myra Lewis – Public Hearing (1):** The applicant request to rezone 1 acre **Map# 300 Parcel# 10** located at 2430 Sandhill Road from **AR-1 to AR-2 (First District)**

Mrs. Myra Lewis stated she would like to rezone the property for family.

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

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

**Shane Gordon - Public Hearing (2):** The applicant request a residential business use **Map# 328A Parcel# 5, 6** located at 1265 Hwy 80 to operate a heating and air business. **(First District)**.

Mr. Shane Gordon stated he would like to use his home as a base for his heating and air business.

No one was present in favor or against the request.

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

1. Applicant shall meet all requirements of Sec. 3.15A Residential business
2. A combination plat shall be approved by the Zoning Administrator and recorded.

Tim Uzupan seconded the motion. The motion carried by all.

**Mike Scott – Public Hearing (3):** The applicant request a rural business use **Map# 373A Parcel# 1** located at 2526 Blue Jay Road to allow for a business sign on the property. **(Second District)**.

Mr. Mike Scott stated he would like to have a sign on his home site property advertising his business.

No one was present in favor or against the request.

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

1. The applicant shall meet all requirements of Sec. 3.15B - Rural Business

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

**William G. Blackard – Public Hearing (4):** The applicant request a conditional use **Map# 311 Parcel# 7** located at 1960 Springfield Road to allow for a one acre family cemetery **(Third District)**.

Mr. William Gary Blackard stated he would like to set aside one acre of property for a family cemetery which will be fenced at a later time.

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – MAY 24, 2012”

No one was present in favor or against the request.

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

1. A plat of the cemetery shall be approved by the Zoning Administrator and recorded.

The motion was seconded by Samuel Golden. The motion carried unanimously.

**Effingham County – Public Hearing (5):** The applicant request to amend **Appendix C – Zoning Ordinance** to allow for Bed & Breakfast lodging facilities in AR-1, AR-2 and all commercial districts.

George Shaw began a discussion on the request to amend the ordinance. Mr. Shaw mentioned the request had been made a county resident.

Tim Uzupan stated he believed there should be a minimum number of bedrooms to qualify as a Bed & Breakfast facility. His suggestion was a minimum of three.

No one was present in favor or against the request.

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

1. The facility shall have a minimum of three (3) bedrooms.

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

**VII. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:26:52 pm.

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

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