



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

June 27, 2011

I. 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

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

VII. APPROVAL OF MINUTES

Chairman Burns asked if there were any corrections or additions to the May 23, 2011 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. Samuel Golden, Mr. Bill Sillers, Mr. Peter Higgins, Mr. Tim Uzupan, Mr. Jasper Lee, Mr. Dave Burns, Mr. Alphonso Giles and Mr. Jeff Wilkes

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – JUNE 27, 2011”

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

Persons Attending: Mr. Travis Bazemore, Mr. Dennis Dozier, Ms. Theresa Hildebrandt, Mr. Alan Zipperer and Mr. James Helmlly

VIII. PUBLIC HEARINGS

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

Bible Lutheran Church Inc. – Public Hearing (1): The applicant request conditional use **Map # 414 Parcel # 6B** to allow for a cemetery on the property located on Blue Jay Road. **(Second District)**

Dave Burns abstained from voting. Co Chairman Uzupan resumed the meeting.

Mr. Travis Bazemore of EMC Engineering approached the board on behalf of the applicant. Mr. Bazemore stated the church would like to have a cemetery located on the property. Mr. Bazemore further explained the applicant’s plan to construct a church on the property in the near future.

Mr. Jeff Wilkes asked where services were currently being held and how long the congregation had been formed.

Mr. Travis Bazemore stated the services were currently being held at Blandford Elementary School. Mr. Bazemore explained the congregation had been formed for quite some time.

Mr. Jeff Wilkes expressed his concern for a cemetery coming in on already existing properties. Mr. Bazemore assured there would not be an issue to put a buffer in place.

Mr. Alan Zipperer and Mr. James Helmy both spoke in favor of the request.

Co Chairman Uzupan called for a motion.

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

1. A twenty foot (20) buffer and easement adjacent to surrounding properties.

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

Theresa D. Hildebrandt – Public Hearing (2): The applicant request to rezone 3 acres **Map # 391 Parcel# 18** located on Little McCall Road from AR-1 to AR-2
(Fourth District)

Ms. Theresa Hildebrandt addressed the board stating her request to rezone to subdivide the current home on the property for a potential sale.

No one was present in favor or against the request.

Chairman Burns called for a motion.

Tim Uzupan 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. A subdivision plat shall be approved by the Health Department and the Zoning Office.

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

Melissa Stafford – Public Hearing (3): The applicant request a rural business use **Map# 459 Parcel# 83** to operate a Kayak and Canoe Rental Business located at 111 Highbluff Road. **(Fourth District)**

No one was present to speak for this request.

Chairman Burns called for a motion. Tim Uzupan made a motion to deny the request.

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

Melissa Stafford – Public Hearing (4): The applicant request a variance use **Map# 459 Parcel# 83** to utilize an easement as access for a business located at 111 Highbluff Road. **(Fourth District)**

No one was present to speak for this request.

Chairman Burns called for a motion. Tim Uzupan made a motion to deny the request.

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

(Mrs. Lorraine Slater came in inquiring on the status of the two requests for Stafford. She was informed they both had been denied.)

Dennis Dozier (on behalf of Emma Aiken Estate) – Public Hearing (5): The applicant request to rezone 2.50 acres **Map # 477 Parcel# 14** located on Old Augusta Road from AR-1 to AR-2 (**Fifth District**)

Mr. Dennis Dozier approached the board on behalf of the applicant. Mr. Dozier stated he was representing the request on behalf of Joseph Aiken. Mr. Dozier further stated the request to rezone being for family.

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

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

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 7:28 pm.

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

PLANNING BOARD SECRETARY

DATE