



THE PLANNING BOARD OF EFFINGHAM COUNTY, GA

August 22, 2011

I. PRE MEETING

George Shaw called the pre meeting to order.

II. CALL TO ORDER

In the absence of the Chairman and Co Chairman, Peter Higgins called the meeting to order.

III. INVOCATION

Jeff Wilkes gave the invocation.

IV. PLEDGE TO THE FLAG

Peter Higgins led the pledge.

V. AGENDA APPROVAL

Acting Chair Peter Higgins asked if there were any changes to the agenda. Mr. George Shaw stated Item# 2 would be removed from the agenda at the applicant's request. Acting Chair Higgins called for a motion to approve the agenda with the noted change. Jeff Wilkes made a motion to approve the agenda with changes. Samuel Golden seconded the motion. The motion carried by unanimously.

VI. APPROVAL OF MINUTES

Acting Chair Peter Higgins asked if there were any corrections or additions to the July 25, 2011 meeting minutes. There were no corrections or additions. Jasper Lee made a motion to approve the minutes as read. Alphonso Giles seconded the motion. The motion carried by unanimously.

Members Attending: Mr. Samuel Golden, Mr. Bill Sillers, Mr. Peter Higgins, Mr. Jasper Lee, Mr. Alphonso Giles and Mr. Jeff Wilkes

Members Absent: Mr. Dave Burns and Mr. Tim Uzupan

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

Persons Attending: Mr. Ronald Warren, Ms. Cheryl Hinely, Mr. Harold M. Brackett Jr., Ms. Georgette Stell and Ms. Michelle Ryan

VII. PUBLIC HEARINGS

Peter Higgins stated all items voted on would be presented at the September 20, 2011 Board of Commissioners meeting as a public hearing (*with the exception of residential business and pond requests*)

Ronald Warren – Public Hearing (1): The applicant request to rezone 3.02 acres **Map # 301 Parcel# 33** located at 386 US Hwy 80 from **AR-1 to AR-2 (Second District)**

Mr. Ronald Warren explained he would like to construct a home or place a mobile home at the rear of the property.

No one was present in speak in favor or against this 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.

Samuel Golden seconded the motion. The motion carried unanimously.

Manuel Ontiveros – Public Hearing (2): The applicant request a variance use **Map# 324 Parcel# 71** on the front and rear property line setback located at 2901 Hwy 17 South **(Second District)**

Jeff Wilkes made a motion to remove this item from the agenda as requested by the applicant. Jasper Lee seconded the motion. The motion carried unanimously.

Cheryl D. Hinely – Public Hearing (3): The applicant request to rezone 5 acres **Map #450D Parcel# 27** located at 104 Maple Drive from **AR-1 to AR-2 (Second District)**

Ms. Cheryl D. Hinely explained her request to rezone is to subdivide and sell a portion of the property. Ms. Hinely stated the upkeep was too overwhelming for her alone.

Mr. Harold Brackett expressed concern for the precedent being set for subdividing property in that area.

Mr. George Shaw explained the criteria for subdividing property which included but not limited to the request being consistent with property sizes and zoning currently in the surrounding area.

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.

Alphonso Giles seconded the motion. The motion carried unanimously.

Georgette Stell – Public Hearing (4): The applicant request a conditional use **Map# 459 Parcel# 15** to operate a horse stable facility located at 326 High Bluff Road (**Fourth District**)

Ms. Georgette Stell approached the board requesting to utilize the property for horse riding lessons for children. Ms. Stell explained she currently has five (5) horses and would like to use the front area for an arena and the back area for the housing of horses. Ms. Stell further explained she would have adequate grazing area for the horses and has been inspected by the Georgia Department of Agriculture.

Michelle Ryan, who is the property owner, stated she has given permission to Ms. Stell to operate the horse facility.

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

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1. All separation requirements as listed in Chapter 10 – Animals of the Effingham County Ordinance shall be met.
2. The adequate housing area for the horses shall be at the rear of the property.
3. All activities of the facility shall maintain a minimum of seventy (70) feet distance from the county road.

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

Effingham County – Public Hearing (5): The applicant request to amend **Section 3.30 (Off-Street Access Control, Parking and Loading)** of the Code of Effingham County Zoning Ordinance.

George Shaw stated the amendment has added compact spaces for up to twenty (20) percent of required parking, plantings in parking areas, and eliminates the requirement for surface treatment.

There was a brief discussion about commercial vehicles on a residential property and the number of vehicles parked at a residence.

Bill Sillers advised a revision should be made to the amendment regarding parking of commercial vehicles in front yards of residential districts.

Bill Sillers made a motion to approve the request with the following stipulation:

1. No unpaved off-street parking of commercial vehicles in the front yards of residential districts except as normally exists in driveways.

The motion was seconded by Samuel Golden. The motion carried four to two.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at 6:35:46 pm.

CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

DATE

PLANNING BOARD SECRETARY

DATE