PLANNING BOARD

April 08, 2025 – 6:00 PM

Effingham County Administrative Complex

804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning application. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowing failing to comply with these requirements shall be guilty of a misdemeanor.

"Individuals with disabilities who require special needs to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should contact the County Clerk at 912-754-2123 promptly to afford the County time to create reasonable accommodations for those persons."

****PLEASE TURN OFF YOUR CELL PHONE**

Agenda

Virtual Meeting Information:

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

I. Call to Order- 6:00PM

II. Invocation

III. Pledge to the American Flag

IV. Agenda Approval- Consideration to approve agenda - ***Approved as written***

V. Minutes- Consideration to approve 03/11/2025 meeting minutes.- ***Approved as written***

VI. Public Comments- Comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

VII. New Business- All items presented during this portion of the meeting will be presented at a future Board of Commissioners Meeting as a Public Hearing. *(05/6/2025)*

1. **[PUBLIC HEARING 01]-** ***Approved with conditions - 3 to 2***

   Manning Graham requests to **rezone** +/- 33.5 acres from **AR-1 to LI** to allow for industrial uses. Located on Old Augusta Road. **[Fifth District] [Map # 476 Parcel 4E]**

2. **[PUBLIC HEARING 02]-** ***Approved***

Susan Nicole Rahn requests to **rezone** +/- 6.13 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 240 Bethany Road. **[Fourth District] [Map # 442 Parcel 15]**

3. **[PUBLIC HEARING 03]-** ***Approved***

   Julie Jackson requests to **rezone** +/- 5.38 out of 41.11 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1350 Silver Hill Church Road. **[Third District] [Map # 338 Parcel 13]**

4. **[PUBLIC HEARING 04]-** ***Approved***

   Edward Jovan requests to **rezone** +/- 2.50 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 247 Pine St. **[First District] [Map # 302 Parcel 47]**

5. **[PUBLIC HEARING 05]-** ***Approved***

   Warren Kenndey requests to **rezone** +/- 3.66 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Elm Street. **[First District] [Map # 302 Parcel 136]**

6. **[PUBLIC HEARING 06]-** ***Approved***

   Dwayne Ragan requests to **rezone** +/- 1.468 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 4363 Clyo-Kildare Road. **[Third District] [Map # 309 Parcel 6]**

VIII. Adjournment- 7:15PM