PLANNING BOARD

October 14, 2025 – 6:00 PM

Effingham County Administrative Complex

802 South Laurel Street, Springfield GA 31329

Effingham County Georgia

Board of Commissioners

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-** ***6:01 PM***

II. **Roll Call-** ***Thompson/Patrick/Kessler/Boykin/Smith***

III. **Invocation-*offered by Mr. Jake Patrick***

IV. **Pledge to the American Flag-** ***led by Mr. Jake Patrick***

V. **Agenda Approval-** Consideration to approve agenda. ***(Approved as read)***

VI. **Minutes-** Consideration to approve 9/9/2025 meeting minutes and revised minutes from 8/12/2025. ***(Approved as read)***

VII. **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.

VIII. **Correspondence-** The agenda packet for this meeting is posted on the county's website. Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board.

IX. **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. **(11/4/2025)**

1. **[PUBLIC HEARING 01]** ***(Approved)***

   Consideration to approve to move the November 11, 2025, Planning Board meeting to November 12, 2025.

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

   Suzette Schmetz as agent for Beverley Boyles requests to **rezone** +/- 5 acres from **AR-1 to B-3** to allow for veterinary services in B-3. Located on Hwy 17. **[Third District] [Map # 296 Parcel 46C01]**

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

   Matt Anderson as agent for Robbie Lee Postell Executor of Holiday Postell Estate requests to **rezone** +/- 6.6 out of 26.4 acres from **AR-1 to AR-3** to allow for permitted uses in AR-3. Located on Mt. Hope Road. **[Third District] [Map # 268 Parcel 19A]**

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

   Teramore Development, LLC as agent for Carey F. Graham requests to **rezone** +/- 2 out of 36.36 acres from **AR-1 to B-2** to allow for commercial retail in B-2. Located on Old Tusculum Road. **[Third District] [Map # 366 Parcel 48]**

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

   David Hildebrandt as agent for Theresa Hildebrandt requests to **rezone** +/- 6.35 acres from **AR-1 & AR-2 to AR-3** to allow for permitted uses in AR-3. Located on Little McCall Road. **[Fourth District] [Map # 391 Parcels 17 & 18A]**

6. **[PUBLIC HEARING 06]-** ***Approved with conditions - 4 to 1***

   Kern & Co., LLC- Chad Zittrouer as agent for R B Baker Properties, LLC requests to **rezone** +/- 114.79 acres from **R-1 to LI** to allow for permitted uses in Light Industrial. Located on Old Augusta Road S. **[Fifth District] [Map # 476 Parcel 4A]**

7. **[PUBLIC HEARING 07]-** ***Denied- 3 to 2***

   Neil McKenzie as agent for Cassie Michele Hinely requests to **rezone** +/- 247.2 acres from **PD-R to PD-R** to allow for a Planned Devlopment Text Amendment. Located on Sand Hill Road. **[First District] [Map # 298 Parcel 9]**

8. **[PUBLIC HEARING 08]-** ***Approved***

   Noi Tran requests to **rezone** +/- 2.52 acres from **R-1 to AR-2** to allow for permitted uses in AR-2. Located at 7016 Ga Hwy 17 South. **[First District] [Map # 354 Parcel 46]**

9. **[PUBLIC HEARING 09]-** ***Denied***

   Adam Wilkinson as agent for JAW Services, LLC requests to **rezone** +/- 5.00 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 200 Clyo-Shawnee Road. **[Third District] [Map # 313 Parcel 3]**

X. Adjournment