PLANNING BOARD

December 09, 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-** ***6:00 PM***

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

III. **Invocation-** ***offered by Ms. Lyndsay Smith***

IV. **Pledge to the American Flag-** ***led by Ms. Lyndsay Smith***

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

VI. **Minutes-** Consideration to approve 11/12/25 meeting minutes ***(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. **Unfinished Business-** Contains items held from a previous agenda

1. **[PUBLIC HEARING 01]-** ***Tabled from 11/12/2025 - Approved with conditions***

   Neil McKenzie as agent for BACA Properties LLC, requests to **rezone** +/- 21.73 acres from **AR-1 to B-3 and HI** to allow for permitted uses in B-3 and HI. Located at 2388 US Hwy 80. **[First District] [Map # 354 Parcels 28 & 29]**

X. **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. **(01/06/2026)**

1. **[PUBLIC HEARING 01]-** ***Approved***

   Timothy Parker requests to **rezone** +/- 2.8 acres from **AR-1 to AR-3** to allow for permitted uses in AR-3. Located at 91 South Central Avenue. **[Third District] [Map # 294 Parcel 19]**

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

   Clarence Wilson requests to **rezone** +/- 5.81 acres from **AR-1 to AR-3** to allow for permitted uses in AR-3. Located at 459 Zettler Loop. **[Second District] [Map # 417B Parcel 27 & 28]**

XI. **Adjournment-** ***7:10 PM***