PLANNING BOARD

August 13, 2024 – 6:00 PM

Effingham County Administrative Complex

804 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- 6:00PM

II. Invocation

III. Pledge to the American Flag

IV. Agenda Approval- Consideration to approve the agenda- ***(Approved with changes)***

V. Minutes - Approval of July 9, 2024, minutes- ***(Approved as Read)***

VI. 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 **(*with the exception residential of business approvals)***

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

   Bo Langham as agent for Matthew & Ryan Davis requests approval for a **pond less than one acre**. Located at 2643 Courthouse Road. **(Fourth District) [Map # 348 Parcel # 35]**

2. **[PUBLIC HEARING 02] -** ***(Denied)***

   Jorge Lopez requests a **conditional use** to allow for a **Rural Business** for commercial truck parking in AR-2. Located at 238 Midland Drive. **(First District) [Map# 350A Parcel # 18]**

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

Kenneth Souls requests a **variance** from ordinance Section 3.21.1, to allow for occupation of a RV/Camper. Located at 277 Horseshoe Road, zoned AR-1. **(First District) [Map# 355A Parcel# 3]**

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

   Edward Vance requests a **variance** from ordinance Section 3.21.1, to allow for occupation of a RV during home construction. Located at 1717 Shawnee-Egypt Road, zoned AR-1. **(Third District) [Map# 233B Parcel# 26]**

5. **[PUBLIC HEARING 05] -** ***(Tabled to 9/10/2024)***

   Darrell Boazman requests a **variance** from ordinance Section 6.2.3, to allow for reduction in accessory structure setbacks. Located at 109 Lexus Court. **(Fifth District) [Map# 445C Parcel# 98]**

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

   Stephen Daugherty requests to **rezone** +/- 1.60 out of 7.67 acres from **AR-1 to AR-2** to allow for subdivision to create a new home site. Located at 595 Arnsdorff Loop. **[Third District] [Map # 363 Parcel 27]**

7. **[PUBLIC HEARING 06] -** ***(Approved)***

   Stephen Daugherty requests to **rezone** +/- 1.60 out of 7.67 acres from **AR-1 to AR-2** to allow for subdivision to create a new home site. Located at 595 Arnsdorff Loop. **[Third District] [Map # 363 Parcel 27]**

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

   Robert L. McCorkle, III as agent for MS2 Farms, LLC requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses. Located on Blue Jay Road. **[Second District] [Map # 415 Parcel 30]**

9. **[PUBLIC HEARING 09] -** ***(Postponed)***

   Neil McKenzie as agent for Nick Finland requests to **rezone** +/- 221.87 acres from **AR-1 to R-5** to allow for residential development. Located on Goshen Road. **[Second District] [Map # 451 Parcel 41]**

VII. Adjournment - 7:05PM