PLANNING BOARD

May 14, 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- 6:00 PM

II. Invocation

III. Pledge to the American Flag

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

V. Minutes - Approval of April 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 of pond and residential business approvals)***

1. **[PUBLIC HEARING 01]**

   Scott Thompson as agent for **Coastal Water Utilities LLC** requests a **conditional use** to allow for outdoor screened storage in **B-2**. Located at 550 Hwy 17 S. **(Third District) [Map# 295 Parcel # 17]- *(Approved)***

2. **[PUBLIC HEARING 02]**

   AmSon Group LLC as agent for **Shirley White** requests to **rezone** +/- 5.55 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Lamons Drive. **(Fourth District) [Map# 460C Parcel# 11] - *(Approved)***

3. **[PUBLIC HEARING 03]**

Troy Smith as agent for **Jon Burns** requests to **rezone** +/- 5.799 out of 16 acres from **I-1** to **R-1** to allow for subdivision to create new home sites. Located on Midland Road. **(Fourth District) [Map# 373 Parcel# 17] -** ***(Approved)***

4. **[ORDINANCE REVISION - PUBLIC HEARING 04]**

   Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C- Article III- Section 3.5- Community Tree Management -** ***(Withdrawn)***

5. **[ORDINANCE REVISION - PUBLIC HEARING 05]**

   Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix B - Subdivisions -** ***(Tabled for 30 days)***

6. **[ORDINANCE REVISION - PUBLIC HEARING 06]**

   Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Zoning Ordinance-Article II- Definitions -** ***(Tabled for 30 days)***

VII. Sketch Plans

1. **[SKETCH PLAN 01]**

   Ryan Poythress as agent for **Andy Zoller** requests approval for a **sketch plan** for "**Southeast Packers, LLC. Abattoir**". Located on Stillwell Clyo Road, zoned AR-1. **(Third District) [Map# 425 Parcel# 2C] -** ***(Approved)***

2. **[SKETCH PLAN 02]**

   Rusty Windsor as agent for **Andrew Charlson** requests approval for a **sketch plan** for "Creekside Phase 3". Located on Noel C Conaway Road, zoned **PD**. **(Second District) [Map# 436 Parcel# 46] -** ***(Approved with conditions 3 to 1)***

VIII. Adjournment - 6:31 PM