PLANNING BOARD

November 12, 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- 6:01 PM**

II. **Invocation**

III. **Pledge to the American Flag**

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

V. **Minutes-** Consideration to approve 10/08/2024 Meeting Minutes.- (***Approved as Read)***

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.

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

   Billy Hill as agent for Danny Smith requests to **rezone** +/- 3.83 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1347 Old Tusculum Road. **[Third District] [Map # 318 Parcel 34]**

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

   Lynn Grimes requests to **rezone** +/-3.21 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1411 Goshen Road. **[Second District] [Map # 451 Parcel 24]**

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

   Lynn Grimes requests to **rezone** +/- 6.22 acres from **AR-2 to AR-1** to allow for permitted uses in AR-1. Located at 1415 Goshen Road. **[Second District] [Map # 451 Parcel 24A]**

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 **[PUBLIC HEARING 04]-** ***(Withdrawn)***

   Stephen Schuman requests to **rezone** +/- 10 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 2599 Courthouse Road. **[Fourth District] [Map # 348 Parcel 36]**

5. **[PUBLIC HEARING 05]-** ***(Postponed to 1/14/25)***

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

6. **[PUBLIC HEARING 06]-** ***(Approved 4 to 0 with conditions)***

   Hunter Maclean c/o Josh Yellin as agent for Cassie Hinely requests to **rezone** +/- 247.2 acres from **AR-1 to PD-R** to allow for residential development. Located on Sand Hill Road. **[First District] [Map # 298 Parcel 9]**

7. **[PUBLIC HEARING 07]- (*Postponed to 1/14/25)***

   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]**

8. **[PUBLIC HEARING 08]-** ***(Denied 3 to 1)***

   Kevin Forbes as agent for Kimberly & Rebecca Rahn requests to **rezone** +/- 425 acres from **AR-1 to LI** to allow for light industrial uses. Located on Rahn Station Road. **[Fourth District] [Map # 412 Parcels 3 & 3A]**

VIII. Adjournment- 8:07 PM