PLANNING BOARD

June 11, 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 - 6:01PM

II. Invocation

III. Pledge to the American Flag

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

V. Minutes - Approval of May 14, 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] -** ***(Approved)***

   Greg Coleman requests a **text amendment** from ordinance Section 5.11.2, to allow for the addition of truck and trailer parking as a conditional use in B-3 zoning.

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

   Greg Coleman as agent for **Ground Control Development** requests a **conditional use** to allow for commercial truck parking in B-3. Located on US Hwy 80. **(First District) [Map# 329 Parcel # 36, 37 & 38]**

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

Luis R. Perdomo requests a **conditional use** for a **rural business** to allow for commercial vehicle parking**.** Located at 100 Highland Drive. **(Second District) [Map# 466B Parcel # 10]**

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

   Betty Crosby requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 118 Second Street, zoned AR-1. **(First District) [Map# 296A Parcel# 25]**

5. **[PUBLIC HEARING 05] - (*Denied 3 to 1)***

   Kurtis Bronston requests a **variance** from ordinance Section 3.3.2, to allow for a swimming pool in a residential front yard. Located at 134 Lakewood Drive, zoned R-1. **(Second District) [Map# 436B Parcel# 63]**

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

   Amy Wilson as agent for **Sandra Hutcheson** requests a **variance** from ordinance Section 3.21.1, to allow for occupation of a RV during home construction. Located at 569 Little McCall Road, zoned AR-1. **(Third District) [Map# 320 Parcel# 51]**

7. **[PUBLIC HEARING 07] - *(Tie- 2 to 2 Motion Denied)***

   Robert Crisp requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 156 Knotty Pine Circle, zoned R-1. **(Fourth District) [Map# 428C Parcel# 150]**

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

   Jason Ruarks as agent for **Karen Lanier & Gary Moore** requests to **rezone** +/- 4.88 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site. Located at 188 Harley Road. **[Second District] [Map # 417B Parcel 4]**

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

   Lee Grider requests to **rezone** +/- 1.34 acres from **AR-1 & AR-2** to **B-1** to allow for commercial/ business opportunities. Located at 1243 Noel C Conaway Road. **[Second District] [Map # 375E Parcel 5 & 6]**

10. **[PUBLIC HEARING 10] - *(Approved out of 3)***

    Brooke Graham requests to **rezone** +/- 5.14 acres from **AR-1** to **AR-2** to subdivide to create new home sites. Located at 2453 GA Hwy 119 N. **(Third District) [Map# 408 Parcel# 24A]**

11. **[PUBLIC HEARING 11] - *(Denied)***

    Read Brennan requests to **rezone** +/-27.65 acres from **PD & AR-1 to PD** to allow for the amendment of a Planned Development. Located on Blue Jay Road. **[Fourth District] [Map # 415 Parcel 10] [Map # 414 Parcel 9]**

12. **[ORDINANCE REVISION - PUBLIC HEARING 11] - *(Tabled)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C- Article III- Section 3.17-3.17A- Ponds**

13. **[ORDINANCE REVISION - PUBLIC HEARING 12] - *(Approved)***

Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C- Article III- Section 3.41- Swimming Pools, private community, or club**

14. **[ORDINANCE REVISION - PUBLIC HEARING 13] -** ***(Tabled)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C- Article IV- Section 4.1- Zoning of districts**

15. **[ORDINANCE REVISION - PUBLIC HEARING 14] -** ***(Withdrawn)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C- Article III- Section 3.3- Accessory structures in residential districts**

VII. Adjournment - 9:01PM