PLANNING BOARD

January 10, 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 - 6:02PM

II. Invocation

III. Pledge to the American Flag

IV. Agenda Approval - Consideration to approve the agenda - *Approved*

V. Minutes - Approval of December 12, 2023 minutes - *Approved*

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 with conditions*

   Eric Smith requests a **conditional use** for a **Rural business.** Located at 445 Golden Drive. **(Second District) [Map# 450A Parcel # 56]**

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

   Hallie Myers as agent for **Blue Sky Acres, Inc.** requests a **conditional use** for an **Agritourism business**. Located at 729 Ardmore Oaky Road. **(Third District) [Map# 285 Parcel # 5]**

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

Hallie Myers as agent for **Blue Sky Acres, Inc**. requests a **variance** from ordinance Section 3.4.1, to allow for a reduction in the required buffers. Located at 729 Ardmore Oaky Road, zoned AR-1. **(Third District) [Map# 285 Parcel# 5]**

4. **[PUBLIC HEARING 04] -** *Denied*

   Mitchell Donaldson requests a **variance** from ordinance Section 3.4.1, to allow for a reduction in required buffers. Located at 344 Standard Lane zoned I-1. **(Third District) [Map# 366A Parcel# 64]**

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

   Jamon Jones as agent for **Perez Everardo Baca** requests to **rezone** +/- 17.5 acres from **AR-1** to **I-1** to allow for a concrete plant. Located at 2388 US HWY 80. **[First District] [Map # 354 Parcel 28]**

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

   Michael Redmond as agent for **Wynell Redmond** requests **rezone** +/- 1.01 of 8.83 acres from **AR-1** to **AR-2** to allow for subdivision for a new home site. Located at 515 Goshen Road. **(Second District) [Map# 466 Parcel# 1]**

7. **[PUBLIC HEARING 07] -** *Approved*

   James Dasher as agent for **Peggy Ann Boykin Beck** requests to **rezone** +/- 116 acres from **PD** to **PD**, to allow for the amendment of a Planned Development. Located on Earl Lain Road and Hodgeville Road**. (Second District) [Map# 436 Parcel# 3] [Map # 435 Parcels # 21, 21A, & 21B]**

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

   Cindy and Steven Pitts requests **rezone** +/- 1.00 out of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 453 Gracen Road. **(Third District) [Map# 271 Parcel# 40]**

9. **[PUBLIC HEARING 09] -** *Denied*

   Shannon Skinner requests to **rezone** +/- 120.49 acres from **AR-1** to **R-1** to allow for a subdivision to develop residential lots. Located on Old Louisville Road. **[Third District] [Map # 251 Parcel 10]**

10. **[PUBLIC HEARING 10] -** *Approved with conditions*

    Mark Jacobs requests **rezone** +/- 20.41 acres from **AR-1** to **AR-2** to allow for a subdivision to create new home sites. Located on HWY 119 S and at 475 Little McCall Road. **(Third District) [Map# 320 Parcels# 50D & 52]**

11. **[PUBLIC HEARING 11] -** *Approved*

    Milton Rahn Jr. requests to **rezone** +/- 0.078 acres of 78.775 from **AR-1** to **AR-2** to allow for the division of an encroachment of a shed from surrounding parcel. Located at Lexington Ave Ext. **(Fifth District) [Map# 447 Parcel# 3]**

12. **[PUBLIC HEARING 12] -** *Postponed*

    Jay Maupin - Maupin Engineering as agent for **Salvador Figeuroa** requests to **rezone** +/- 1.36 acres from **R-1** to **B-3** to allow for an office building. Located on Chimney Road. (**Fifth District) [Map# 476C Parcels # 17, 18, & 19]**

13. **[PUBLIC HEARING 13] -** *Approved with conditions*

Donnie Bazemore requests to **rezone** +/- 1.58 acres from **R-1** to **B-3** to allow for a car lot. Located at 5947 GA HWY 21 S. **[Fifth District] [Map # 465J Parcel 1C]**

14. **[ORDINANCE REVISION - PUBLIC HEARING 14] -** *Postponed*

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Chapter 54 – Section 54-3 - Commercial Corridor**

15. **[ORDINANCE REVISION - PUBLIC HEARING 15] -** *Postponed*

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix B - Subdivisions**

16. **[ORDINANCE REVISION - PUBLIC HEARING 16] -** T*abled to 2/13/2024*

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Article V- Table of permitted uses**

17. **[ORDINANCE REVISION - PUBLIC HEARING 17] -** *Postponed*

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Article IX- Section 9.2.3 - Sketch Plan**

18. **[ORDINANCE REVISION - PUBLIC HEARING 18] -** *Postponed*

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Article III - Section 3.15 - Business Licenses**

VII. Sketch Plans

1. **[SKETCH PLAN 01] -** *Approved*

   Donnie Bazemore requests approval for a **sketch plan** for "Rincon Car Lot". Located at 5947 GA HWY 21 S, zoned **R-1** proposed zoning **B-3. (Fifth District) [Map# 465J Parcel# 1C]**

2. **[SKETCH PLAN 02] -** *Denied*

   Howard Hodges requests approval for a **sketch plan**. Located on GA HWY 21, zoned **R-4. (Third District) [Map# 315 Parcel# 8]**

VIII. Adjournment - 9:12PM