PLANNING BOARD

September 09, 2025 – 6:00 PM

Effingham County Administrative Complex

802 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. **Roll Call-** ***Patrick/Kessler/Boykin/Smith/Thompson***

III. **Invocation-** ***offered by Chairman Ryan Thompson***

IV. **Pledge to the American Flag-** ***led by Chairman Ryan Thompson***

V. **Agenda Approval-** Consideration to approve agenda- ***(Approved as read)***

VI. **Minutes-** Consideration to approve 8/12/2025 meeting minutes. ***(Approved with changes)***

VII. **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.

VIII. **Correspondence-** The agenda packet for this meeting is posted on the county's website. Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board.

IX. **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. (10/7/2025)

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

Charles Nettles requests to **rezone** +/- 4.772 out of 9.8 acres from **AR-1 to AR- 3** to allow for permitted uses in AR-3. Located at 1246 McCall Road. **[Fourth District] [Map # 390 Parcel 15]**

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

Alice Hurst requests to **rezone** +/- 10.44 out of 25.77 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1369 Ebenezer Road. **[Fifth District] [Map # 460 Parcels 48]**

X. Adjournment-*6:29 PM*