PLANNING BOARD

April 09, 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 March 12, 2024 minutes & February 13, 2024 Workshop minutes - *(**Approved** as Read)*

VI. Old 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]**

   Sue Anderson as agent for **SB Homes, LLC** requests to **rezone** +/- 6.982 acres from **AR-1** to **R-1** to allow for an addition to residential lots. Located on Old Louisville Road. **[Third District] [Map # 272 Parcel 27]- *(Approved)***

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 ***(with the exception of pond and residential business approvals)***

1. **[PUBLIC HEARING 01]**

Tim Jones requests a **conditional use** to allow for a private and public event venue in **AR-1**. Located at 2872 Noel C Conaway Rd. **(Second District) [Map# 418 Parcel# 26A]- *(Approved)***

2. **[PUBLIC HEARING 02]**

   Catherine Shinogle requests a **conditional use** for a **Rural business** for a hair salon.Located at 475 Shearouse Road. **(Second District) [Map# 398 Parcel # 12A]- *(Approved)***

3. **[PUBLIC HEARING 03]**

   Ryan Poythress as agent for **Andy Zoller** requests a **conditional use** to allow for an addition of an abattoir to a proposed butcher shop in **AR-1**. Located at 1654 Stillwell-Clyo Road. **(Third District) [Map# 425 Parcel # 2] - *(Approved)***

4. **[PUBLIC HEARING 04]**

   Graham Metzger as agent for **Alec Metzger** requests a **conditional use** for a **rural business** for an auto paint & body business. Located at 721 Mock Road. **(Fourth District) [Map# 409 Parcel # 4B]- *(Approved)***

5. **[PUBLIC HEARING 05]**

   JD Bankston Enterprises, INC. requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 126 McLaws Road, zoned **AR-1**. **(First District) [Map# 296A Parcel# 70] - *(Approved)***

6. **[PUBLIC HEARING 06]**

   Dee Moncrief as agent for **Sovereign Resources, LLC** requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 105 Parkway Drive, zoned **I-1 (Fifth District) [Map# 466C Parcel# 1C02]- *(Approved)***

7. **[PUBLIC HEARING 07]**

   Catherine Lee requests to **rezone** +/- 3.32 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 180 Saxon Drive. **(First District) [Map# 301 Parcel# 46] - *(Approved)***

8. **[PUBLIC HEARING 08]**

   Duane Gilchrist requests to **rezone** +/- 0.494 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Laurel Circle .**[First District] [Map # 302 Parcel 84] - *(Approved)***

9. **[PUBLIC HEARING 09]**

   Chris Murphy as agent for **Lisa Allen, Executor estate of Ann Tuttle** requests to **rezone** +/- 2 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Sixth Street. **[First District] [Map # 297 Parcel 32] - *(Approved)***

10. **[PUBLIC HEARING 10]**

    James Holton requests to **rezone** +/- 4.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site. Located at 5237 GA Hwy 17 South. **[First District] [Map # 352 Parcel 43] - *(Approved)***

11. **[PUBLIC HEARING 11]**

Brain Quigley as agent for **Jeremy Nease** requests to **rezone** +/- 102.67 acres from **I-1** to **I-1** to allow for the amendment of previously approved conditions. Located on US Hwy 80. **(First District) [Map# 354 Parcel# 21, 21B, 21C]-** ***(Approved with conditions)***

12. **[PUBLIC HEARING 12]**

    Robert McCorkle, III as agent for **The Coopers** requests to **rezone** +/- 280.5 acres from **AR-1** to **I-1** to allow for warehousing and logistics. Located on Old River Road. **[First District] [Map # 304 Parcel 10] -** ***(Postponed)***

13. **[PUBLIC HEARING 13]**

    Bryant Ligon as agent for **T & T 9G, LLC** requests to **rezone** +/- 288.36 acres from **AR-1 & I-1** to **PD** to allow for residential development. Located on Midland Road. **(Second District) [Map# 396 Parcel# 62 & 62A] -** ***(Denied)***

14. **[PUBLIC HEARING 14]**

    Donald Barnard requests to **rezone** +/- 4.91 of 9.91 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Fair Street. **[Third District] [Map # 422 Parcel 41B] -** ***(Approved)***

VIII. Sketch Plans

1. **[SKETCH PLAN 01]**

   Brian Quigley as agent for **Jermey Nease, Randy Hadden, & Charles Hildabrandt** requests approval for a **sketch plan** for "Warehouses". Located on US Hwy 80, zoned **I-1. (First District) [Map# 354 Parcel# 21]-** ***(Denied)***

IX. Adjournment- 8:37PM