PLANNING BOARD

July 09, 2024 – 6:00 PM

Effingham County Administrative Complex

804 South Laurel Street, Springfield GA 31329

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- 6:04PM

II. Invocation

III. Pledge to the American Flag

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

V. Minutes - Approval of June 11, 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 residential of business approvals)***

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

   Max Lowry requests a **conditional use** to allow for a Rural Business for batting/catching lessons in AR-1. Located at 400 Earl Lain Road. **(Second District) [Map# 435 Parcel # 20]**

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

   Barry Nease requests a **conditional use** to allow for a Rural Business for a lawn mower repair shop in AR-2. Located at 487 Otis Seckinger Road. **(Second District) [Map# 415 Parcel # 24]**

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

Eden Browne requests a **conditional use** to allow for an Agritourism Business in AR-1. Located at 450 Josiah Morgan Road. **(Third District) [Map# 361 Parcel # 1G]**

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

   Eden Browne requests a **conditional use** to allow for an Agritourism Business in AR-1. Located at 450 Josiah Morgan Road. **(Third District) [Map# 361 Parcel # 1G]**

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

   Walter Ochoa requests a **variance** from ordinance Section 74.8, to allow for commercial truck parking at driver's residence. Located at 362 East Deerfield Road, zoned AR-1. **(First District) [Map# 377A Parcel# 25E]**

6. **[PUBLIC HEARING 06] -** ***(Denied)***

   Eric & Hannah Wright requests a **variance** from ordinance Section 74.8, to allow for commercial truck parking at driver's residence. Located at 125 Clyde Road, zoned AR-1. **(Fourth District) [Map# 390A Parcel# 1]**

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

   Steve Murray requests a **variance** from ordinance Section 5.1.4, to allow for a reduction in required building setbacks. Located at 321 Horseshoe Road, zoned AR-1. **(First District) [Map# 355A Parcel# 13E]**

8. **[PUBLIC HEARING 08]-** ***(Postponed to 8/13/24)***

   Kenneth Souls requests a **variance** from ordinance Section 3.21.1, to allow for occupation of a RV/Camper. Located at 277 Horseshoe Road, zoned AR-1. **(First District) [Map# 355A Parcel# 3]**

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

   Tad Segars requests a **variance** from ordinance Section 3.20, to allow for a reduction in the required minimum square footage for a single living unit. Located at 953 Roebling Road. **(First District) [Map# 377 Parcel# 2]**

10. **[PUBLIC HEARING 10] -** ***(Approved)***

    Malorie Boyd as agent for **Mungo Homes of Georgia, LLC** requests a **variance** from ordinance Section 5.8.6, to allow for a reduction in required lot widths in R-6. Located on Hwy 119 S, zoned R-6. **(Third District) [Map# 344 Parcel# 26A]**

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

    Kacie Ridgeway as agent for **Herbert Nease** requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 to AR-2** to allow for subdivision to combine a lot. Located at 2740 Sand Hill Road. **[First District] [Map # 301 Parcel # 4]**

12. **[PUBLIC HEARING 12] -** ***(Approved with conditions)***

    Terrie Williamson requests to **rezone** +/- 4 out of 10 acres from **AR-1 to AR-2** to allow for subdivision to create a new home site. Located at 440 Wylly Road. **[Fourth District] [Map # 460 Parcel 102]**

13. **[PUBLIC HEARING 13] -** ***(Approved)***

Michael Morgan requests to **rezone** +/- 5.25 acres from **R-1** to **AR-1** to allow for the creation of a new home site. Located at 2887 Rincon-Stillwell Road **[Fifth District] [Map # 462 Parcel 35]**

14. **[PUBLIC HEARING 14] -** ***(Approved)***

    William Martin as agent for **Ron Womack** requests to **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school. Located on Blue Jay Road. **(Second District) [Map# 432 Parcel# 41] [Map# 414 Parcel# 3A]**

15. **[PUBLIC HEARING 15] -** ***(Approved with conditions)***

    Adrian Webber as agent for **Ralph E. Graham** requests to **rezone** +/- 2 acres from **R-4 & B-3 to B-3** to allow for removal of a condition and new business services. Located at 3554 Hwy 21 N. **[Third District] [Map # 315 Parcel 8A & 9]**

16. **PUBLIC HEARING 16] -** ***(Approved with Conditions)***

    Kevin Forbes as agent for **Christopher Boswell** requests to **rezone** +/-20.93 acres from **I-1 to HI** to allow for removal of conditions and an addition of an industrial use. Located at 1020 Old River Road. **[First District] [Map # 304 Parcels 5]**

17. **[PUBLIC HEARING 17] -** ***(Approved 3 to 1 with conditions)***

    Greg Coleman as agent for **KFJT Enterprises, LLC** requests to **rezone** +/-144.04 acres from **AR-1 & R-4 to LI** to allow for industrial uses. Located at 662 Godley Road. **[First District] [Map # 399 Parcels 3 & 3D]**

18. **[PUBLIC HEARING 18] -** ***(Denied 3 to 1)***

    Greg Coleman as agent for **KFJT Enterprises, LLC** requests to **rezone** +/-10 acres from **AR-1 & I-1 to HI** to allow for Heavy industrial uses. Located on Godley Road. **[First District] [Map # 399 Parcels 3 & 3R]**

19. **[PUBLIC HEARING 19] - (*Denied 3 to 0)***

    Neil McKenzie as agent for **Carson Company Unlimited, LLC** requests to **rezone** +/- 25.77 acres from **AR-1 to PD-MU** to allow for mixed use development. Located at 1369 Ebenezer Road. **[Fifth District] [Map # 460 Parcel 48]**

VII. Preliminary Plat

1. **[Preliminary Plat 01] -** ***(Approved)***

   Liberty Street Development, LLC - Douglas Hill as agent for **Nolan Earl Lain, Jr**. requests approval for a **preliminary plat** for "West Gate Phase 2". Located on Earl Lain Road, zoned R-5. **(Second District) [Map# 435 Parcel# 19]**

VIII. Adjournment- 9:39PM