PLANNING BOARD

March 10, 2026 – 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/Boykin/Kessler/Smith/T. Smith*

III. **Invocation-** *Offered by Mr. Walter Boykin*

IV. **Pledge to the American Flag-** *led by Mr. Walter Boykin*

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

VI. **Minutes-** Consideration to approve 2/10/2026 meeting minutes ***(Approved as Read)***

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.

1. **[PUBLIC HEARING 01]-** ***Denied- 5 to 2***

Stanley Martin Homes- Anthony Rocco as agent for Brett Hughes requests to **rezone** +/- 452.55 acres from **AR-1 to R-5** to allow for residential development in R-5. Located on Zittrouer Road. **[First District] [Map # 374 Parcel 18, 42, 42A]**

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

   Jose Manuel Navarro Hernandez requests to **rezone** +/- 5.00 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1100 Long Bridge Road. **[Fifth District] [Map # 445 Parcel 19A]**

3. **[PUBLIC HEARING 03]-** ***Tabled to 4/14/26 Meeting***

   Ritchie Dickey requests to **rezone** +/- 8.49 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 4169 Ga Hwy 119 North. **[Third District] [Map # 405 Parcel 26]**

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

   Teresa Burroughs requests to **rezone** +/- 2.964 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 211 Holly Lane. **[Fifth District] [Map # 476 Parcel 12]**

X. Adjournment