**PLANNING BOARD**

**January 13, 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-** ***6:03PM***

**II.** **Election of Chairman-** ***Elected Mr. Jake Patrick, District 2***

**III.** **Election of Chairman-** ***Elected Mr. Walter Boykin, District 3***

**IV.** **Invocation**- ***Led by Mr. Walter Boykin***

**V.** **Pledge to the American Flag-** ***Led by Mr. Walter Boykin***

**VI.** **Agenda Approval- Consideration to approve agenda-** ***Approved with changes - Public Hearing # 3 moved to first reading.***

**VII.** **Minutes- Consideration to approve 12/9/2025 meeting minutes -*Approved with changes***

**VIII.** **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.

**IX.** **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.

**X.** **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]-** ***Approved***

   **Alice Hurst as agent for Sandra Skipper** requests to **rezone** +/- 1.18 out of 6.18 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1572 Low Ground Road. **[Fourth District] [Map # 393 Parcel 20]**

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

   **Robert McCorkle as agent for Estate of Ida Hagin, Carolyn Lucas Executor** requests to **rezone** +/- 5.63 acres from **AR-1 to B-2** to allow for permitted uses in B-2. Located at 3135 United States Highway 80. **[First District] [Map # 378 Parcel 13]**

3. **[PUBLIC HEARING 03]-** ***Denied 3 to 1***

   **GW Investments/Gary Wiggin as agent for Joyce R. Johnson** requests to **rezone** +/- 135 out of 146.06 acres from **AR-1 to R-5** to allow for residential development in R-5. Located on McCall Road. **[Fourth District] [Map # 413 Parcel 8]**

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

   **Courthouse GSL** requests to **rezone** +/- 15.33 acres from **R-6 to R-1** to allow for residential development in R-1. Located on Courthouse Road. **[Fourth District] [Map # 390 Parcel 1D]**

5. **[PUBLIC HEARING 05]-** ***Approved with conditions***

   **Chelsie Fernald as agent for Effingham County Board of Commissioners** requests to **rezone** +/- 5.06 acres from **AR-1 to R-4** to allow for permitted uses in R-4. Located on Burke Drive. **[Third District] [Map # 366 Parcel 49]**

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

   **Stephen Lanier** requests to **rezone** +/- 0.209 out of 5.431 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 506 Sisters Ferry Road. **[Third District] [Map # 386 Parcel 43]**

**XI. Adjournment-** ***8:48PM***