PLANNING BOARD

February 13, 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: 6:03 PM

II. Invocation

III. Pledge to the American Flag

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

V. Minutes - Consideration to approve January 9, 2024, Planning Board Minutes - ***(Approved as Read)***

VI. Election of Chairman

1. Election of Chairman for 2024. ***(Elected Chairman Dave Burns)***

VII. Election of Vice Chairman

1. Election of Vice Chairman for 2024. ***(Elected Vice Chairman Peter Higgins)***

VIII. 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. **[ORDINANCE REVISION - PUBLIC HEARING 01]** - Tabled on 01/10/2024- *(**Approved** with changes)*

Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Article V- Table of permitted uses**

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

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

   Theodore Carellas as agent for **Effingham County Industrial Development Authority** requests to **rezone** +/- 3.97 acres. from **AR-1** to **I-1** to allow for integration into an industrial park. Located on Interstate 16. **[First District] [Map # 331 Parcel 5A, 4,3,13A, &14A]**

2. **[PUBLIC HEARING 02]- (*Postponed to 4/9/24)***

   Greg Coleman as agent for **Ray Nestlehutt** requests to **rezone** +/- 12.38 acres from **B-3** to **I-1** to allow for tractor trailer and/or containers on chassis parking. Located on US Hwy 80. **[First District] [Map # 329 Parcel 36, 37, 38]**

3. **[PUBLIC HEARING 03]- (*Approved 4 to 1** with changes)*

   Robert McCorkle, III as agent for **The Coopers** requests to **rezone** +/- 40 of 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]**

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

   Rebecca Tucker as agent for **Farris Floyd** requests to **rezone** +/- 2 of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located on Low Ground Road. **[First District] [Map # 350 Parcel 3C]**

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

   James Dasher as agent for **Lain Nolan Earl Jr.** requests to rezone +/- 185 acres from **AR-1** -to **R-5**, to allow for a residential development. Located at 311 Earl Lain Rd. **(Second District) [Map# 435 Parcel# 19]**

6. **[PUBLIC HEARING 06] - (*Approved** with changes)*

   Kevin Forbes as agent for **T&T Exley Properties/ Thomas and Hutton Engineering Co.** requests to **rezone** +/-1051 acres from **PD** to **PD** to allow for the amendment of a Planned Development. Located on Hwy 21. **[Second District] [Map # 446D Parcels 6,9,11]**

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

   William Schaffner requests to **rezone** +/- 2 of 8.16 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located at 165 Briarwood Court. **[Second District] [Map # 398C Parcel 11]**

8. **[PUBLIC HEARING 08]- (*Approved)***

   Penny West requests to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for new home sites. Located at 3768 Old Dixie Highway South. **[Third District] [Map # 339 Parcel 6]**

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

Samuel Bradford requests to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for new home sites. Located at 800 Savannah Town Road. **[Third District] [Map # 246 Parcel 11A]**

10. **[PUBLIC HEARING 10] -** ***(Withdrawn by applicant)***

    Jay Maupin - Maupin Engineering as agent for **Salvador Figeuroa** requests to **rezone** +/- 1.36 acres from **R-1** to **B-3** to allow for an office building. Located on Chimney Road. **(Fifth District) [Map# 476C Parcels # 17, 18, & 19]**

11. **[ORDINANCE REVSISON - PUBLIC HEARING 11]- (*Approved with changes)***

    Consideration of an **amendment** to the code of Ordinances **Part II - Official Code, Appendix C- Article XI - Signs**

12. **[ORDINANCE REVISION - PUBLIC HEARING 12]-** ***(Tabled to 3/12/24)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Article IX- Section 9.2.3 - Sketch Plan**

13. **[ORDINANCE REVISION - PUBLIC HEARING 13]-** ***(Tabled to 4/9/24)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code, Appendix C - Article III - Section 3.15 - Business Licenses**

X. Adjournment - 8:53PM