PLANNING BOARD

March 12, 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 - 6:01 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 February 13, 2024 Planning Board 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 of pond and residential business approvals)***

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

   Steve Murray requests a **variance** from ordinance Section 3.38.6, to allow for a reduction in required road frontage for a billboard. Located on US Hwy 80, zoned B-2. **(First District) [Map # 378 Parcel # 11]**

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

   Skid Steer Solutions, LLC as agent for **Jack Doyle** requests approval for a **pond less than one acre.** Located at 1182 Midland Road. **(First District) [Map # 324 Parcel # 115B02]**

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

Keith Blocker- EB Miles properties, Inc. requests to **rezone** +/- 9.21 of 11.03 acres from **AR-1** to **B-3** to allow for subdivision and change of land use. Located on US Hwy 80 W. **[First District] [Map # 378 Parcel 6 & 7]**

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

   Vincent Helmey as agent for **William Earl Barton Jr. and Treda Hodge** requests to **rezone** +/- 2.94 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Harvey Road. **[First District] [Map # 303 Parcel 28]**

5. **[PUBLIC HEARING 05] -** ***(Withdrawn by applicant)***

   Adal Sebastain Reyes-Garcia as agent for **E.J. Oetgen** requests to **rezone** +/- 1.75 of 19.99 acres from **R-4** to **B-1** to allow for existing mechanic shop to be brought into zoning compliance. Located on Oetgen Road. **[First District] [Map # 399 Parcel 3D]**

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

   SIMCOE Investment Group, LLC as agent for **Grace Community Church of Effingham County, Georgia Inc** requests to **rezone** +/- 29.6 of 39.94 acres from **R-1** to **PD** to allow for residential development. Located on Goshen Road. **[Second District] [Map # 451 Parcel 21]**

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

   Stephen Lanier requests to **rezone** +/- 1.00 of 1.92 acres from **AR-1** to **AR-2** to allow for a non-conforming parcel to be brought into compliance. Located on Sisters Ferry Road. **[Third District] [Map # 386 Parcel 36]**

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

   Anita Butler as agent for **Jack L. Edwards** requests to **rezone** +/- 3.11 of 31.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site. Located on Corinth Church Road. **[Third District] [Map # 312 Parcel 1]**

9. **[PUBLIC HEARING 09]-** ***(Approved with changes)*** *[Parcel 272-27A Approved]*

   Sue Anderson as agent for **SB Homes, LLC** requests to **rezone** +/- 5.272 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 27A, 27]**

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

    Brooke Autry as agent for **Yong Rong Liu** requests to **rezone** +/- 8.6 acres from **AR-1** to **B-1** to allow for commercial/ business opportunities. Located at 2497 Hwy 21 S. **[Fifth District] [Map # 429 Parcel 18A]**

VII. Sketch Plans

1. **[SKETCH PLAN 01]-** ***(Approved)***

   SIMCOE Investment Group, LLC requests approval for a **sketch plan** for "Goshen Church Tract". Located at 1094 Goshen Road, zoned **R-1** proposed zoning **PD**. **(Second District) [Map# 451 Parcel# 21]**

2. **[SKETCH PLAN 02] -** ***(Approved)***

   Craig Johnson requests approval for a **sketch plan** for "Stillwell Pines". Located on Stillwell Road, zoned **AR-1. (Fourth District) [Map# 427 Parcel# 14B]**

VIII. Adjournment- 7:55 PM