PLANNING BOARD

September 10, 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- 6:00 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 8/13/2024 meeting minutes- ***(Approved as Read)***

VI. **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.

VII. **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 residential of business approvals)***

1. **[PUBLIC HEARING 01] -** ***Tabled at 8/13/22024 - (Approved)***

   Darrell Boazman requests a **variance** from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks. Located at 109 Lexus Court. **(Fifth District) [Map# 445C Parcel# 98]**

VIII. **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 with conditions)***

   Candace Nease as agent for Rhonda Floyd requests a **variance** from ordinance Section 3.21.1, to allow for occupation of a RV/Camper. Located at 271 Pecan Grove Boulevard, zoned AR-1. **(First District) [Map# 304A Parcel# 19]**

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

   Rachel McDowell requests a **variance** from ordinance Section 5.2.1.1, to allow for reduction in minimum road frontage in AR-2. Located at 3714 Noel C Conaway Road. **(Second District) [Map# 436 Parcel# 67]**

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

   Jake Patrick requests a **variance** from ordinance Section 5.2.1.1, to allow for reduction in minimum road frontage in AR-2. Located at 375 Riverside Drive. **(Third District) [Map# 254 Parcel# 6A & 6]**

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

   Ben Smith requests to **rezone** +/- 11.4 acres from **AR-1 to AR-2** to allow for subdivision to create new home sites. Located at 155 Chester Thomas Road. **[Third District] [Map # 315 Parcel 44]**

5. **[PUBLIC HEARING 05]-** ***(Approved 4 to 1)***

   Christopher L. Murphy as agent for The Harold A. Dickerson Revocable Living Trust requests to **rezone** +/- 4.25 acres from **AR-1 to AR-2** to allow for subdivision to create new home sites. Located at 4397 Old Dixie Hwy S. **[Third District] [Map # 313 Parcel 18]**

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

   Kevin Usher requests to **rezone** +/- 7.625 acres from **AR-1 to AR-2** to allow for subdivision. Located at 701 Log Landing Road. **[Fourth District] [Map # 428 Parcel 2]**

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

   Alex Long requests to **rezone** +/- 70 acres from **AR-1 to AR-2** to allow for subdivision to create new home sites. Located on Midland Road. **[First District] [Map # 350 Parcel 1]**

8. **[PUBLIC HEARING 08]-** ***(Approved 3 to 2)***

   Brian Quigley as agent for Jeremy Nease requests to **rezone** +/- 102.69 acres from **I1** to **LI** to allow for revisions of conditions. Located on US Hwy 80. **[First District] [Map # 354 Parcel 21, 21B, 21C]**

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

   James Daniels requests to **rezone** +/- 8 acres from **R-1 to B-3** to allow for permitted uses in B-3. Located at 610 Ebenezer Road. **[Fifth District] [Map # 446 Parcel 7B]**

10. **[PUBLIC HEARING 10] - (*Tabled to 10/8/24)***

Johnnie Henderson as agent for Latrelle Jenkins requests to **rezone** +/- 10.97 acres from **R-1 to B-3** to allow for permitted uses in B-3. Located on Goshen Road. **[Second District] [Map # 434 Parcel 2]**

11. **[PUBLIC HEARING 11]-** ***(Denied 3 to 2)***

    Darrell Morgan requests to **rezone** +/- 12 out of 372 acres from **AR-1 to HI** to allow for heavy industrial uses. Located on Sand Hill Road. **[First District] [Map # 275 Parcel 2]**

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

    MFL Investments, LLC requests to **rezone** +/- .302 out of 1.302 acres from **B-3 to R-4** to conform with surrounding lots. Located at 712 McCall Road. **[Fourth District] [Map # 389 Parcel 12]**

13. **[PUBLIC HEARING 13]-** ***(Denied 3 to 2)***

    Michael Ramsey requests to **rezone** +/- 279.71 acres from **AR-1 to R-1** to allow for residential development. Located on GA HWY 119 South. **[Third District] [Map # 272 Parcel 32]**

14. **[PUBLIC HEARING 14]-** ***(Postponed to 10/8/24 meeting)***

    Hunter Maclean c/o Josh Yellin as agent for Cassie Hinely requests to **rezone** +/- 247.2 acres from **AR-1 to PD-R** to allow for residential development. Located on Sand Hill Road. **[First District] [Map # 298 Parcel 9]**

15. **[PUBLIC HEARING 15]-** ***(Denied 4 to 0)***

    Blue Fern Management/Scott Rosenstock as agent for Charles Ale requests to **rezone** +/- 100.34 acres from **AR-1 to R-5** to allow for residential development. Located on Blue Jay Road. **[First District] [Map # 351 Parcel 3]**

16. **[PUBLIC HEARING 16] -*(Postponed by applicant 10/8/24)***

    Neil McKenzie as agent for Nick Finland requests to **rezone** +/- 221.87 acres from **AR-1 to R-5** to allow for residential development. Located on Goshen Road. **[Second District] [Map # 451 Parcel 41]**

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

    Kern & Co., LLC- Chad Zittrourer as agent for R B Baker Properties, LLC requests to **rezone** +/- 114.79 acres from **R-1 to HI** to allow for heavy industrial uses. Located on Old Augusta Road S. **[Fifth District] [Map # 476 Parcel 4A]**

18. **[PUBLIC HEARING 18]-** ***(Approved)***

    Kern & Co., LLC- Chad Zittrouer as agent for Karen Brindley requests to **rezone** +/- 17.77 out of 64.48 acres from **AR-1 to R-5** to allow for residential development. Located at Blue Jay Road. **[Second District] [Map # 432 Parcel 45]**

19. **[ORDINANCE REVISION - PUBLIC HEARING 19] -** ***(Approved with conditions)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code- Chapter 54 – Section 54-3 - Commercial Corridor**

20. **[ORDINANCE REVISION - 20]-** ***(Approved)***

Consideration of approval to adopt the official code of **Georgia rules and regulations for body art.**

21. **[ORDINANCE REVISION - 21]-** ***(Approved)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code- Chapter 38- Health and Sanitation- Sections 38.1 & 38.2**

22. **[ORDINANCE REVISION - 22]-** ***(Approved)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code- Appendix C- Article V- Section 5.8.6- R-6 Single Family residential district**

23. **[ORDINANCE REVISION - 23] -** ***(Approved)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code- Appendix C- Article IV- 4.2 -Zoning Map**

24. **[ORDINANCE REVISION -24] -*(Approved)***

    Consideration of an amendment to adopt the official **Zoning Map of Effingham County, Georgia**

25. **[ORDINANCE REVISION - 25] -** ***(Approved)***

    Consideration of an **amendment** to the Code of Ordinances **Part II – Official Code- Appendix C- Article VII- Planning Board**

26. **[ORDINANCE REVISION - 26]-** ***(Approved)***

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

IX. Adjournment- 9:55 PM