PLANNING BOARD

October 08, 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- 6:02 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 9/10/2024 Meeting Minutes & 9/10/2024 Workshop 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. **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 4 to 1)***

   Joshua Moody as agent for Lowell Morgan requests to **rezone** +/- 2 out of 22.63 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Hadden Lake. **[Third District] [Map # 441 Parcel 7]**

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

   Marshall Davis III requests to **rezone** +/-1 out of 14.27 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Nease Road. **[Second District] [Map # 375 Parcel 29D]**

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

   Manning Graham requests to **rezone** +/- 33.5 acres from **AR-1 to LI** to allow for light industrial uses. Located on Old Augusta Road. **[Fifth District] [Map # 476 Parcel 4E]**

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

   Kern and Co., LLC- Chad Zittrouer as agent for The University of Georgia Foundation- Mike Hunter requests to **rezone** +/- 25 out of 1338 acres from **AR-1 to PD-MR** to allow for expansion of an existing borrow pit. Located on Hwy 17. [**First District] [Map # 353 Parcel 3]**

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

   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]**

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

   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]**

VIII. Adjournment- 7:09 PM