

# TENTATIVE -A-G-E-N-D-A-

## FOR THE EFFINGHAM COUNTY PLANNING BOARD MEETING OF: **JANUARY 27, 2020**

Item of Business	Action Requested of Planning Board	Previous Action of Planning Board	Action Taken
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*The Georgia Conflict of Interest in Zoning Actions Statute (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 applications. 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 the 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 knowingly failing to comply with these requirements shall be guilty of a misdemeanor*

<b>I. Call To Order</b>	6:00 pm		
<b>II. Invocation</b>			
<b>III. Pledge to the Flag</b>			
<b>IV. Agenda Approval</b>	Consideration to approve the agenda		
<b>V. Minutes</b>	Approval of the December 16, 2019 minutes		
<b>VI. Old Business</b>	All items presented during this portion of the meeting will be presented at the February 4, 2020 Board of Commissioners Meeting at 6:00 pm as a Public Hearing <i>(with the exception of pond and residential business approvals)</i>		
01 Public Hearing	<b>Tracy Marsh Construction</b> requests to rezone 17.5 acres for [Map#354 Parcel#28] located at 2388 US Hwy 80 from AR-1 to I-1 Light Industrial to allow for commercial businesses. <b>(First District)</b>		
02 Public Hearing	<b>Tracy Marsh Construction</b> requests a variance for [Map# 354 Parcel# 28] located at 2388 Hwy 80 to reduce the required buffer between I-1 and AR-1 from 150' to 50' with berm. <b>(First District)</b>		
<b>VII. New Business</b>	All items presented during this portion of the meeting will be presented at the February 18, 2020 Board of Commissioners Meeting at 6:00 pm as a Public Hearing <i>(with the exception of pond and residential business approvals)</i>		
01 Public Hearing	<b>DEA Construction, Inc.</b> requests to rezone 18.78 acres for [Map# 301 Parcel# 41 & 42] located at 3201 Sand Hill Road from I-1 to R-1. <b>(First District)</b>		
02 Sketch Plan	<b>DEA Construction, Inc.</b> requests a sketch plan review for [Map# 301 Parcel# 41 & 42] located at 3201 Sand Hill Road for "Sandhill Road Subdivision". <b>(First District)</b>		

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03 Public Hearing	DEA Construction, Inc. requests a <b>variance</b> for [Map# 301 Parcel# 41 & 42] located at <b>3201 Sand Hill Road</b> to eliminate the requirement of sidewalks. <b>(First District)</b>		
04 Public Hearing	Elizabeth Moore requests a <b>rural business</b> for [Map# 303 Parcel# 31] located at <b>356 Harvey Road</b> for a small lumber mill, zoned <b>AR-1</b> . <b>(First District)</b>		
05 Public Hearing	ZC Timber, LLC requests to <b>rezone</b> 20 +/- acres for [Map# 351 Parcel# 6] located on <b>Blue Jay Road</b> from <b>AR-1</b> to <b>I-1</b> to allow for a surface mine. <b>(First District)</b>		
06 Public Hearing	Christy McGrath requests to <b>rezone</b> 2.51 acres for [Map# 378A Parcel# 26] located at <b>240 Ranch Road</b> from <b>AR-1</b> to <b>AR-2</b> to allow for a home site. <b>(First District)</b>		
07 Public Hearing	Kathy Dillard requests to <b>rezone</b> 1 acre for [Map# 415 Parcel# 28] located at <b>383 Otis Seckinger Road</b> from <b>AR-1</b> to <b>AR-2</b> to allow for a home site. <b>(Second District)</b>		
08 Public Hearing	Rhett Roscinski requests to <b>rezone</b> 10.12 acres for [Map# 416 Parcel# 3] located at <b>430 Hodgeville Road</b> from <b>AR-1</b> to <b>B-3</b> for a diesel repair shop. <b>(Second District)</b>		
09 Public Hearing	Rhett Roscinski requests a <b>rural business</b> [Map# 416 Parcel# 3] located at <b>430 Hodgeville Road</b> for a diesel repair shop. <b>(Second District)</b>		
10 Public Hearing	James Thompson requests to <b>rezone</b> 3.67 acres for [Map# 221 Parcel# 9] located at <b>810 Shearwood Road</b> from <b>AR-1</b> to <b>B-3</b> to allow for light fabrication and storage. <b>(Third District)</b>		
11 Public Hearing	Wayne Hurst requests to <b>rezone</b> 4 acres for [Map# 223 Parcel# 2 & 2A] located at <b>1563 George Hurst Road</b> from <b>AR-1</b> to <b>AR-2</b> to allow for a home site. <b>(Third District)</b>		
12 Public Hearing	Linda Heidt requests to <b>rezone</b> 2 acres for [Map# 290 Parcel# 1] located at <b>2954 Springfield Egypt Road</b> from <b>AR-1</b> to <b>AR-2</b> to allow for a home site. <b>(Third District)</b>		
13 Public Hearing	Mary Derryberry requests to <b>rezone</b> 3 acres for [Map# 316 Parcel# 18] located on <b>Hwy 21 North</b> from <b>B-2</b> to <b>AR-2</b> to allow for a home site.		

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	(Third District)		
14 Public Hearing	<b>South Georgia Custom Homes</b> requests a <b>variance</b> for [Map# 350 Parcel# 16] located on <b>Blue Jay Road</b> to eliminate the requirement for sidewalks in Emerald Plantation Phase II, zoned <b>R-1. (Third District)</b>		
15 Public Hearing	<b>South Georgia Custom Homes</b> requests a <b>variance</b> for [Map# 350 Parcel# 16] located on <b>Blue Jay Road</b> to eliminate the requirement for reuse lines in Emerald Plantation Phase II, zoned <b>R-1. (Third District)</b>		
16 Sketch Plan	<b>South Georgia Custom Homes</b> requests a <b>sketch plan review</b> for [Map# 350 Parcel# 16] located on <b>Blue Jay Road</b> for Emerald Plantation Phase III, zoned <b>R-1. (Third District)</b>		
17 Public Hearing	<b>South Georgia Custom Homes</b> requests a <b>variance</b> for [Map# 350 Parcel# 16] located on <b>Blue Jay Road</b> to eliminate the requirement for sidewalks in Emerald Plantation Phase III, zoned <b>R-1. (Third District)</b>		
18 Public Hearing	<b>South Georgia Custom Homes</b> requests a <b>variance</b> for [Map# 350 Parcel# 16] located on <b>Blue Jay Road</b> to eliminate the requirement for reuse lines in Emerald Plantation Phase III, zoned <b>R-1. (Third District)</b>		
19 Public Hearing	<b>Wesley Shaw</b> requests a <b>rezone 17.77 acres</b> for [Map# 420 Parcel# 21B] located on <b>Goldkist Road</b> from <b>I-1</b> to <b>AR-1</b> for a home site. <b>(Third District)</b>		
20 Public Hearing	<b>Andrew Capwell</b> requests a <b>rezone 5 acres</b> for [Map# 420 Parcel# 21B01] located on <b>305 Goldkist Road</b> from <b>I-1</b> to <b>AR-1</b> for a home site. <b>(Third District)</b>		
21 Public Hearing	<b>Beacon Builders</b> requests a <b>variance</b> for [Map# 347 Parcel# 8] located on <b>Courthouse Road</b> to eliminate the requirement for sidewalks in Barrister Landing, zoned <b>R-1. (Fourth District)</b>		
22 Public Hearing	<b>Beacon Builders</b> requests a <b>variance</b> for [Map# 347 Parcel# 8] located on <b>Courthouse Road</b> to eliminate the requirement for reuse lines in Barrister Landing, zoned <b>R-1. (Fourth District)</b>		
23 Public Hearing	<b>Shirley Calvert</b> requests a <b>variance</b> for [Map#		

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	<p><b>459 Parcel# 50A]</b> located at <b>200 Tommy Long Road</b> to allow for a camper for a temporary dwelling until a permanent residence is purchased and set up, zoned <b>AR-2. (Fourth District)</b></p>		
<p><b>VIII. Adjournment</b></p>			