Effingham County Georgia
Planning and Zoning Services

EFFINGHAM COUNTY PLANNING BOARD

Meeting Minutes
December 9, 2025
804 South Laurel St., Springfield, Ga 31329

I. CALL TO ORDER

The meeting was called to order by Chairman Ryan Thompson at 6:00 p.m.

II. ROLL CALL Members Present:

- Chairman Ryan Thompson, District I
- Vice Chairman Jake Patrick, District 2
- Neal Kessler, District 4
- Walter Bokyin, District 3
- Lyndsay Smith, District 5 **Members Absent:**
- N/A

Staff Present:

- Kimberly Barlett, Planning Board Clerk
- Jennifer Rose, Planner I
- Pamela Melser, Director of Development Services
- Michael King, Assistant County Manager

III. INVOCATION

The invocation was given by Ms. Lyndsay Smith

IV. PLEDGE TO THE FLAG

The Pledge of Allegiance was recited by all present and led by Ms.

Lyndsay Smith

V. AGENDA APPROVAL

Motion: To approve the agenda as presented.
Made by: Mr. Jake Patrick
Seconded by: Mr. Walter Boykin
Vote: Unanimous

VI. APPROVAL OF MINUTES

Motion: To approve the minutes from the November 12, 2025, meeting.
Made by: Mr. Jake Patrick
Seconded by: Mr. Walter Boykin
Vote: Unanimous

VII. CITIZEN PARTICIPATION

Tim Parker, Cathy Sheffield, Dennis Hales, Sharon Hales, Lettia Shuman,

VIII. OLD BUSINESS

PUBLIC HEARING (1)

Applicant: Neil McKenzie as agent for BACA Properties LLC, requests to **rezone** +/- 21.73 acres from **AR-1 to B-3 and HI** to allow for permitted uses in B-3 and HI. Located at 2388 US Hwy 80. **[First District] [Map # 354 Parcels 28 & 29]**

Request

Senior Planner Barlett explained that the applicant is proposing to rezone +/- 21.73 acres to B-3 (Major Commercial District) & H-I (Heavy Industrial) to allow for a ready-mix concrete batch in the heavy industrial zoning and retail/office space along Highway 80. These lots will be served by Effingham County water & sewer. Staff

has reviewed the application, and the application is complete with the following conditions:

1. A Site Plan must be approved by the Board of Commissioners
2. Development Services must review and sign the plat. Then, the plat must be recorded so the zoning can take effect.
3. The applicant must obtain and keep in good standing an Effingham County Occupational Tax Certificate (Business License).
4. Concrete Plant Batching hours: 5:00 am – 5:00 pm (Monday – Friday); 6:00 am – 12:00 pm (Saturday, as needed). If concrete batching is required outside of these hours, the neighbors will be notified.
5. Commercial Development to meet Architectural Design Standards presented in Appendix F – Corridor Overlay District, Section XIII.
6. Site Plan will include an internal berm separating the B-3 zoning from the H-I (Heavy Industrial) zoning, which shall be 20' in height (minimum) and vegetated in accordance with Appendix C, Article III, Section 3.4.
7. Plat vibrator will be fitted with noise suppression device, in place and tested prior to plant operations.
8. An approved dust control plan must be in place prior to concrete plant operation. The dust control plan will include an approved dust control system installed at the plant and inspected by EPD prior to plant operations.
    a. https://www.vincehagan.com/concrete-batchingequipment/cement-dust-control-collectors/freestanding/
    b. See attached info/spec for the dust collection system
9. The concrete plant traffic areas and travel lanes will be paved.
10. Development entrances will be subject to traffic study and GDOT permitting.

Speaking in favor of:
Mr. Neil McKenzie explained the added conditions to the board. He described the filter system. He explained that access will be subject

to GDOT permitting. He explained that 95% of his operations are in residential neighborhoods, so after-hours operations are unlikely. There is also a noise suppressor, and the berm should help reduce noise.

Mr. Miguel Baca explained that he is willing to contact the neighboring properties when he does pours at earlier or later times. He expects the berm to be more than 35 feet tall once everything is built, which should help with noise and visual impacts on neighbors. He explains that his family works with him, and he wants everyone to be safe. The dust collection systems will adhere to EPD standards.

Speaking in objection:
Mr. Dennis Hales expressed concerns about the speeding truck traffic on Highway 80. He has noise concerns about the concrete plant and worries about the silica.

Ms. Kathy Sheffield expressed concerns about the silica and its widespread presence in the area due to the previous concrete plants. She is also concerned about the truck traffic.

Ms. Letita Schuman expressed concerns about traffic, noise pollution, dust control, not wanting to be contacted, and the increase in property taxes.

Ms. Sharon Hales expressed concerns about access in relation to George Road.

The board discussed and asked questions about the dust collection system. The condition of notifying properties is a concern because it would need to be specified how that would be done. They expressed concerns about the maintenance of the filter systems and requested clarification on how the berm will be constructed. The board had questions about the trucks' cleanout. There were concerns about the buffers. There were concerns about silica, noise, and traffic.

Board Action:

- **Motion:** Approve with staff recommendations and the following conditions: For light industrial use, the dust control system must be maintained, and the buffers to the west must be vegetated.
- **Made by:** Mr. Jake Patrick
- **Seconded by**: Mr. Walter Boykin
- **Vote:** 4 to 1 opposed (Mr. Neal Kessler)

IX. NEW BUSINESS

Charman Ryan Thompson stated that all items presented during this portion of the meeting will be presented at a future Board of Commissioners Meeting as a Public Hearing. (1/6/2026)

PUBLIC HEARING (1)

Applicant: Timothy Parker requests to rezone +/- 2.8 acres from AR-1 to AR-3 to allow for permitted uses in AR-3. Located at 91 South Central Avenue.[Third District] [Map # 294 Parcel 19]

Request:
Senior Planner Barlett explained that the applicant seeks to rezone +/- 2.8 acres to AR-3 (Agricultural-Residential, 2.5 acres or more) to accommodate an addition to the existing second home on the property. Currently, the parcel is a non-conforming AR-1 parcel. The applicant intends to build an addition to the existing second dwelling on the parcel.

Staff has reviewed the application, and the application is complete with the following conditions:

1. Any new encroachments onto that section of S Central Avenue must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.

Public Comment:

Speaking in favor of:
Mr. Timothy Parker explained that his son is getting married and will live in the existing secondary home on the property. They would like to renovate the dwelling and add an addition.

Speaking in objection: No one present

The Board discussed non-conforming parcels and the need to rezone and, if necessary, revise the non-conforming ordinance.

Board Action:

- **Motion:** Approve with staff recommendations
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Mr. Neal Kessler
- **Vote:** Unanimous

PUBLIC HEARING (2)

Applicant: Clarence Wilson requests to rezone +/- 5.81 acres from AR-1 to AR-3 to allow for permitted uses in AR-3. Located at 459 Zettler Loop. [Second District] [Map # 417B Parcel 27 & 28]

Request
Senior Planner Barlett explained that the applicant seeks to rezone the total of +/- 5.81 acres to AR-3 (Agricultural-Residential, 2.5 acres or more) to resurvey the lots and provide more livable area and road frontage for each lot. The required road frontage in AR-3 is 100 feet.
Staff has reviewed the application, and the application is complete with the following conditions:

1. Development Services must review and sign the plat. Then the plat must be recorded for the zoning to take effect.

2. Any new encroachments onto Zettler Loop must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.

Public Comment:

Speaking in favor of: Applicant not present.

Speaking in objection: No one present

The board discussed meeting the 100-foot frontage requirement and non-conforming parcels.

Board Action:

- **Motion:** Approve with staff recommendations
- **Made by:** Mr. Jake Patrick
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

X. ADJOURNMENT

Board Action:

- **Motion:** To adjourn the meeting at 7:10 pm.
- **Made by:** Mr. Neal Kessler
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – December 9, 2025"

Ryan P. Thompson — January 13, 2026

CHAIRMAN OF PLANNING BOARD — **DATE**
EFFINGHAM COUNTY, GEORGIA

Kimberly Barlett — 1/14/26

PLANNING BOARD CLERK — **DATE**

Signature: Ryan P. Thompson
Ryan P. Thompson (Jan 19, 2026 10:01:33 EST)

Email: ryantugaecpb@gmail.com