Effingham County Georgia
Planning and Zoning Services

EFFINGHAM COUNTY PLANNING BOARD

Meeting Minutes
July 14, 2026
804 South Laurel St., Springfield, Ga 31329

I. CALL TO ORDER

The meeting was called to order by Chairman Jake Patrick at 6:00 p.m.

IV. ROLL CALL

Members Present:

- Jake Patrick, District 2
- Walter Boykin, District 3
- Troy Smith, District 1

Members Absent:

- Lyndsay Smith, District 5
- Neal Kessler, District 4

Staff Present:

- Akela Wright, Planning Manager
- Pamela Melser, Director of Development Services
- Michael King, Assistant County Manager
- Ashley Marin, Planning Board Clerk

V. INVOCATION

The invocation was given by Chairman Mr. Jake Patrick.

VI. PLEDGE TO THE FLAG

The Pledge of Allegiance was recited by all present and led by Chairman Jake Patrick.

VII. AGENDA APPROVAL

Motion: To approve the agenda
Made by: Mr. Walter Boykin
Seconded by: Mr. Troy Smith
Vote: Unanimous

VIII. APPROVAL OF MINUTES

Motion: To approve the minutes of the June 09, 2026, meeting
Made by: Mr. Troy Smith
Seconded by: Mr. Walter Boykin
Vote: Unanimous

IX. CITIZEN PARTICIPATION

Scott Monson, Janell Glasby, Kane Martin, John Gordono, David Smith, John Nance, Jeffery Lance Malden, Brenda Nance, Steve Murry, Eric Garner, Michele Ulmel, Donovan Ulmet

X. NEW BUSINESS

Chairman Jake Patrick 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. (08/04/26)

PUBLIC HEARING (1)

Applicant: Scott Monson, as agent for Keith Blocker, requests to rezone +/- 3.36 acres from AR-1 to B-3 to allow for permitted uses in B-3. Located on US Hwy 80. [First District] [Map # 378 Parcel 2]

Request

Planning Manager Wright explained that the applicant requests to rezone approximately +/-3.00 acres from AR-1 (Agricultural Residential) to **B-3 (Major Commercial)** to develop self-storage units and outdoor RV and boat storage. One office building is proposed on the site to support the operation.

Public Comment:

Speaking in favor of:

Scott Monson, agent for Kith Blocker – Recombined 378-2, 378-6 & 378-7 to create a developed parcel for a Self-Storage facility. It will be staged for building.

Speaking in objection:
Janell Glasby- Her concerns are the animals.

Kane Martin- His concern is that he is worried about the animals and devaluing the property area in the middle of a residential area.

The Board engaged in a discussion regarding driveway access; whether the fence has screening; and entrance development will be on 80. Access road will be paved, and storage units' area will be compacted and granted; size of units, what else will be stored such as boats. Enclosed units, and lighting and Security system.

Board Action:

- **Motion:** Approve
- **Made by**: Mr. Troy Smith
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

PUBLIC HEARING (2)

Applicant: Gary Wiggins/ GW Investments requests to rezone +/- 136 acres out of +/-146 acres from AR-1 to R-5 to allow for residential development. Located on McCall Road. [Fourth District] [Map # 413 Parcel 8]

Request:
Planning Manager, Wrigh explained that the applicant is requesting to rezone approximately **+/-136 of the +/-146-acre** parent tract

from AR-1 (Agricultural Residential; 5 acres or more) to **R-5 (Single-family traditional neighborhood)** to develop a single-family detached-lot subdivision. Approximately 10 acres will remain AR-1.

Public Comment:

Speaking in favor of:

John Gordono with Thomas & Hutton- proposing 303 SFR and rezone from AR-1 to R-5. They will provide extra parking for the overloaded vehicles.

Speaking in objection:

David Smith- Severe infrastructure strain on the county, destruction to national habitats, overload of municipal services. Worried about traffic. Polly Creek has come up to the edge of the road; worried about flooding and parking, and the speed limit for the kids.

John Nance- he is concerned about traffic on McCall Road and Effingham Parkway; then it will be overloaded.

Janell Glasby- R-5 should be a walkable community, and it is not appropriate. Houses too close to the railroad will be short-term rentals, and they want people to be a part of the community, so they are looking for long-term. Wildlife and nature. Also concerned about traffic.

Jeffery Lance Malden- Moved from Chatham County a few months ago for the rural feel of life. The development will bring a high in crime. Also concerned about traffic, would like to keep it the same.

The Board discussed the same concern as last time. These are traffic concerns, schools, rural areas, keeping the area wooded, kids, playing, developing reduced homes from 340 to 303; he did like that it should not affect Timber Gate traffic, overflow parking,

and mentioned infrastructure cannot be done if we don't see what is coming. R-5 is walkable and added the buffer and 57% of open space and 14.8 green space for the community.

Board Action:

- **Motion:** Denied
- **Made by**: Mr. Walter Boykin
- **Seconded by**: Mr. Troy Smith
- **Vote:** 2 to 1 (Jake Patrick)

XI. ADJOURNMENT

Board Action:

- **Motion:** To adjourn the meeting at 7:11 PM
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Jake Patrick
- **Vote:** Unanimous

Jake Patrick _____ 9/11/26

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

Ahsley Marin _____ 7/14/26

PLANNING BOARD CLERK **DATE**

Signature: Jake Patrick
Jake Patrick (Sep 11, 2026 09:36:29 EDT)
Email: jakepatrickrealtor@gmail.com

Pbm_07142026

Final Audit Report 2026-09-11

Created:	2026-09-10
By:	Kimberly Barlett (KBarlett@EffinghamCounty.org)
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