Effingham County Georgia
Planning and Zoning Services

EFFINGHAM COUNTY PLANNING BOARD

Meeting Minutes
February 10, 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
- Neal Kessler, District 4
- Walter Boykin, District 3

Members Absent:

- Lyndsay Smith, District 5

Staff Present:

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

V. INVOCATION

The invocation was given by Mr. Neal Kessler.

VI. PLEDGE TO THE FLAG

The Pledge of Allegiance was recited by all present and led by Mr. Neal Kessler.

VII. AGENDA APPROVAL

Motion: To approve the agenda as amended.
Made by: Mr. Walter Boykin
Seconded by: Mr. Neal Kessler
Vote: Unanimous

VIII. APPROVAL OF MINUTES

Motion: To approve the minutes from the January 13, 2026, meeting
Made by: Mr. Walter Boykin
Seconded by: Mr. Neal Kessler
Vote: Unanimous

IX. CITIZEN PARTICIPATION

Mr. Randall Brewster, Mr. Salvador Figueroa

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. (3/3/26)

PUBLIC HEARING (1)

Applicant: Ashley Kessler as agent for Salvador Figueroa requests to rezone +/- 8.37 acres from R-1 to B-3 to allow for permitted uses in B-3. Located on Mill Pond Road. [Fifth District] [Map # 446 Parcel 7]

Request

Planner I Rose explained that the applicant requests to rezone 8.37 acres from R-1 (Single-Family Residential) to B-3 (Major Commercial) to allow for equipment storage. The three parcels directly north of the subject property are already zoned B-3, and the requested rezoning would make the subject property consistent with the adjacent zoning pattern.

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

1. Any new encroachments onto Mill Pond Road must obtain an encroachment permit from Effingham County.

Public Comment:

Speaking in favor of:

Mr. Salvador Figueroa stated he would like to build a pole barn to store equipment, including skid steers, concrete machines, and recreational vehicles.

Speaking in objection: No one present

Board discussions: The board discussed ingress and egress onto Mill Pond Road. Concerns were about the property's wetlands and the safety of access to Mill Pond Road. The board also had concerns about the B-3, the most intense commercial district, and the possibility of those uses at that property.

Board Action:

- **Motion**: Approve with conditions that the zoning approval is based upon acquiring a legal easement from Ebenezer Road and be in place within one year from approval. Also adding to the condition, denying commercial or heavy truck traffic from Mill Pond Road.
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Mr. Neal Kessler
- **Vote:** Unanimous

PUBLIC HEARING (2)

Applicant: Kristopher Dalton Brewster requests to rezone +/- 1 acres from AR-1 to AR-2 to allow for permitted uses in AR-2. Located on Blue Jay Road. [First District] [Map # 373 Parcel 5F]

Request:
Planner I Rose explained that the applicant requests to rezone 1.0 acre to AR-2 (Agricultural–Residential; 1.0 acres or more) to subdivide one (1) parcel from the existing 10.54-acre tract and

ensure the newly created parcel complies with the minimum lot size requirements of the zoning ordinance. The intended use is a single-family residence, with water and sewer provided by a private well and private septic system. The parent parcel is currently zoned AR-1; therefore, rezoning is requested in conjunction with the one-acre subdivision to bring the proposed tract into conformity with the County's zoning regulations.

Staff has reviewed the application, and the application is complete.

Public Comment:

Speaking in favor of:

Mr. Randy Brewster stated that he is Dalton's father and has plans to build a house on the property. It is family property, and he will access from Blue Jay Road.

Speaking in objection: no one present

The Board discussed surrounding zoning and wetlands.

Motion: Approve with staff recommendations

- **Made by:** Mr. Neal Kessler
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

Board Action:

- **Motion:** To adjourn the meeting at 6:33 pm.
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Mr. Neal Kessler
- **Vote:** Unanimous

XI. ADJOURNMENT - 6:33 pm

Jake Patrick — 3/11/26

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

Kimberly Barlett — 03/11/2026

PLANNING BOARD CLERK — **DATE**

Signature:
Jake patrick (Mar 11, 2026 17:58:38 EDT)
Email: jakepatrickrealtor@gmail.com

Pbm_02102026

Final Audit Report 2026-03-11

Created:	2026-03-11
By:	Kimberly Barlett (KBarlett@EffinghamCounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4f5XyQCTm93Z8jT6St5AgPefLS5V3PZ4

"Pbm_02102026" History

Document created by Kimberly Barlett (KBarlett@EffinghamCounty.org)
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Signer jakepatrickrealtor@gmail.com entered name at signing as Jake patrick
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