

Effingham County
Planning and Zoning Services

THEPLANNING BOARD OF EFFINGHAM COUNTY, GA
June 1O, 2025

I. . CALL TO ORDER

Vice-Chairman Jake Patrick called the meeting to order at 6:00 PM.

II. ROLL CALL

Vice-Chairman Jake Patrick, Mr. Neal Kessler, Mr. Walter Boyl<in, Ms. Lyndsay Smith

Members Absent: Chairman Ryan Thompson

III. INVOCATION

Vice-Chairman Jake Patrick gave the invocation.

IV. PLEDGE TO THE FLAG

Vice-Chairman Jake Patrick led the pledge,

V. AGENDA APPROVAL

Vice-Chairman Jake Patrick asked if there were any changes to the agenda. Ms. Kimberly Barlett stated that there are changes to the agenda-the acreage request for the public hearing one is not 5.1 acres; it will be changed to 4,686 acres. Mr. Neal Kessler made a motion to approve the agenda with changes. Mr. Walter Boykin seconded the motion.

VI. APPROVAL OF MINUTES

Vice-Chairman Jake Patrick asked if there were any corrections or additions to the May 13, 2025, regular meeting minutes. Mr. Walter Boyl<in made a motion to approve the regular meeting minutes. Ms. Lyndsay Smith seconded the motion. The motion carried unanimously,

Staff Participation:	Ms. Chelsie Femald, Planning Manager; Ms. Kimberly Barlett, Planning Board Clerk; Mr. Jonathan Hulme, County Engineer; Ms. Jennifer Rose, Planner I
Citizen Participation:	Mr. Alan Writch, Mr. Gaylon Smith

VII. NEW BUSINESS

Chairman Ryan Thompson stated all items voted on would be presented at the July l, 2025, Board of Commissioners meeting at 6:00 pm as a public hearing.

Alan Writch - PUBLIC HEARING (1): requests to **rezone+/-** 4.686 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located at 794 Floyd Ave. **(Third District) [Map# 296 Parcel# 30** & **31)**

Ms. Chelsie Fernald presented this item.

Mr. Alan Writch stated he plans to combine the parcels and subdivide them into four one-acre lots. Two homes will face Floyd Ave, and two homes will face Cameron Oaks Drive. He is working with a surveyor for a soiI survey.

Vice-Chairman Jake Patrick asked if the homes will be stick-built. Mr. Wricth said yes.

Mr. Neal Kessler asked if these lots will be on well. Mr. Wrtich said yes.

No one was present to speak in opposition.

Mr. Walter Boykin made a motion for approval witlt staff recommendations, wltich Mr. Neal Kessler seconded. The motion carried u11a11imously.

Ms. Chelsie Fernald provided the board with updates on the zoning districts. The board had discussions.

VII. ADJOURNMENT- *Mr. Walter Boykin made a motion for approval to adjourn tlte meeting, wltich Ms. Lyndsay Smith seconded. The motion carried mumimously.*

There being no further business, the meeting was adjourned at 6:13 PM.

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VICE -CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA

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PLANNING BOARD CLERK

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