Effingham County Georgia
Planning and Zoning Services

EFFINGHAM COUNTY PLANNING BOARD

Meeting Minutes
May 12, 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
- Lyndsay Smith, District 5
- Troy Smith, District 1

Members Absent: N/A

Staff Present:

- 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 Chairman 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 from the April 14, 2026, meeting
Made by: Mr. Walter Boykin
Seconded by: Mr. Troy Smith
Vote: Unanimous

IX. CITIZEN PARTICIPATION

Mr. Alan Zipperer, Mr. Lynn Jeffers Jr., Mr. Jessie Goldwire, Ms. Connie Riner, Roxanne Pierce, Mr. P.J. Schandolph, Ms. Marsha Adams, Mr. Anthony Adams, Mr. Lamar Zipperer, Mr. Layton Stone, Ms. Cindy Howze, Mr. Gregg Howze, Mr. Matthew Kuykendell, Mr. Ernest Zipperer. Lorrie Gurganious

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. (6/2/26)

PUBLIC HEARING (1)

Applicant: Whitney Pippin requests to rezone +/- 5.48 acres from AR-1 to AR-3 to allow for permitted uses in AR-3. Located on Mount Hope Road.[Fourth District] [Map # 291 Parcel 25]

Request

Planner I Rose explained that the applicant is requesting to rezone approximately 5.48 acres from AR-1 to AR-3 to allow a minor subdivision into two residential lots.

Public Comment:

Speaking in favor of:

Ms. Whitney Pippin explained that they want to place two primary residences on the property by subdividing it.

Speaking in objection: No one present

The Board engaged in a discussion regarding zoning classification, wetlands, roads, and access.

Board Action:

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

PUBLIC HEARING (2)

Applicant: Layton Stone requests to rezone +/- 1.06 acres from AR-1 to AR-2 to allow for permitted uses in AR-2. Located on Nixon Chapel Road. [Third District] [Map # 262 Parcel 21A]

Request:
Planner I Rose explained that the applicant is requesting to rezone approximately **2.06 acres from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential)**, consisting of:

- **±1.06 acres to be subdivided from Parcel 262-21A**, and
- **±1.0-acre adjacent parcel (Map & Parcel 262-31)**

The purpose of the request is to allow the **conveyance and consolidation of the 1.06-acre portion with the adjacent parcel**.

If the Board elects to approve the rezoning request, the following condition may be considered:

1. The rezoned acreage shall be combined into a single parcel (262-31) and shall not be established as a separate buildable lot.

Public Comment:

Speaking in favor of:

Mr. Layton Stone, accompanied by Mr. Jesse Goldwire, explained that he is deeding him the land for his accessory structure.

Chairman Jake Patrick asked if both properties would be rezoned.

Planner I, Rose, explained that parcel 262-31 will be rezoned to AR-2 to be combined with the other parcel.

Speaking in objection: No one present

The Board engaged in a discussion regarding zoning classification and other AR-2's in the area.

Board Action:

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

PUBLIC HEARING (3)

Applicant: Delens Cadichon requests to rezone +/- 0.64 acres from AR-1 to B-1 to allow for permitted uses in B-1. Located at 2698 Ga Hwy 119 South. [Third District] [Map # 294 Parcel 40]

Request:

Planner I Rose explained that the applicant is requesting to rezone approximately 0.64 acres from **AR-1** to **B-1** to allow for commercial use along the GA Highway 119 corridor.

Public Comment:

Speaking in favor of:

Mr. Delens Cadichon explained that there is a commercial tire shop behind this property, and because of the proposed commercial use in the area, he believes the property is not suitable for residential use. He has no specific commercial business proposed at this time.

Speaking in objection: No one present

The Board engaged in a discussion regarding the suitability of commercial in the area.

Board Action:

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

PUBLIC HEARING (4)

Applicant: Lynn Jeffers Jr. requests to rezone +/- 5.04 acres from AR-1 to AR-2 to allow for permitted uses in AR-2 & +/- 1.00 acres from AR-2 to B-2 to allow for permitted uses in B-2. Located at 489 Noel C Conaway Road. [First District] [Map # 352 Parcel 73 & 74]

Board Action:

- **Motion:** To recuse Ms. Lyndsay Smith
- **Made by:** Mr. Walter Boykin
- **Seconded by:** Mr. Neal Kessler
- **Vote:** Unanimous

Request:

Planner I Rose explained that the applicant is requesting a two-part rezoning to facilitate a parcel reconfiguration and allow limited commercial use.

The request includes:

1. AR-1 to AR-2 Rezoning (Parcel 352-74)

This rezoning is required to bring the parcel into compliance with zoning standards following subdivision. The proposed division would reduce the parcel below the minimum 5-acre requirement of the AR-1 district.

2. AR-2 to B-2 Rezoning (±1.0 Acre)

The applicant proposes to rezone approximately one acre to B-2 to allow the operation of a small-scale automotive service shop. The purpose of the request is to **bring the parcel into conformity with zoning requirements and facilitate the subdivision of the property into two tracts**.

Should the Board choose to approve the request, the following conditions would be necessary to mitigate impacts:

1. Installation of a 6-foot screened privacy fence to reduce visual and noise impacts.
2. The existing structure shall be brought into full compliance prior to occupancy.

3. Access to Noel C. Conaway Road shall require GDOT approval. If access is not approved, an alternative compliant access plan shall be required.
4. Parking shall comply with all County parking standards, including required spaces, layout and ADA provisions.
5. All automotive materials shall be properly stored and handled in accordance with applicable environmental regulations. No outdoor storage shall be permitted unless fully screened from view.

Public Comment:

Mr. Neal Kessler asked if this would be considered spot zoning.

Mr. Troy Smith stated that he felt the staff report referred to the area as rural when there are townhomes across the street, so it wasn't accurately represented.

Speaking in favor of:

Ms. Lyndsay Smith explained that the property is at an intersection, which often supports commercial uses on Hwy 30. She explained that there are about seven commercial uses in the area with higher intensity than what is being requested. She stated that Hwy 30 is already functioning as a mixed-use and transitional area rather than purely agricultural residential. The property was previously zoned commercial. The proposed business is a small, owner-operated automotive shop.

Mr. Neal Kessler asked for clarification regarding the adjacent commercial zoning.

Mr. Troy Smith asked if the applicant would be able to fit parking in the proposed plans.

Mr. Lynn Jeffers explained that he had been in the logging business for years, and now that it has gone out of business, he believes a

repair shop would benefit the community. He will work on the handicap bathrooms and emergency lighting, with ample parking.

Chairman Jake Patrick asked about the log trucks that will be removed.

Speaking in objection: No one present

The Board discussed zoning classification and concerns about spot zoning.

Board Action:

- **Motion:** Approve
- **Made by:** Ms. Walter Boykin
- **Seconded by**: Mr. Troy Smith
- **Vote:** 4 to 0

Board Action:

- **Motion:** Bring Ms. Lyndsay Smith back to the board
- **Made by**: Mr. Troy Smith
- **Seconded by**: Mr. Walter Boykin
- **Vote:** 4 to 0

PUBLIC HEARING (5)

Applicant: Marsha Adams requests to rezone +/- 4.64 acres from AR-1 to B-2 to allow for permitted uses in B-2 and +/- 1.00 acres from AR-1 to AR-2 to allow for permitted uses in AR-2. Located at 7229 Ga Hwy 119 North. [Third District] [Map # 401 Parcel 39]

Request:
Planner I Rose explained that the applicant is requesting to rezone approximately **5.64 acres** (Parcel 401-39) from **AR-1** (Agricultural Residential) to two separate zoning classifications to accommodate a mixed-use configuration of residential and limited commercial activity.

The request includes:

- **Rezoning approximately 1.0 acre to AR-2** (Agricultural Residential) to retain the existing single-family residence on a conforming lot
- **Rezoning approximately 4.6 acres to B-2** (General Commercial) to allow for the development of an **outdoor boat storage facility**

If the Board elects to approve the rezoning request, staff recommends the following condition:

1. Development of the Outdoor Boat Storage Facility shall require approval of a Conditional Use Permit.
2. The storage area shall be enclosed with a secured fence.
3. Access to the commercial storage area shall be from Tuckasee King Road only.
4. All site lighting shall be downward-directed and shielded to prevent light spillover onto adjacent properties.
5. No boat repair, maintenance, fueling, or washing shall occur on-site.

Public Comment:

Speaking in favor of:

Ms. Marsha Adams explained that they would like to retain the home at the front for AR-2, and that the B-2 zoning would be used for outdoor storage at the front due to the wetlands at the back of the property.

Speaking in objection: No one present

The Board discussed zoning classification, the surface for the parking space, stormwater, and a privacy fence for the remaining home.

Board Action:

- **Motion:** Approved with the conditions that a required privacy fence will go against the AR-2 lot.
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Mr. Troy Smith
- **Vote:** Unanimous

PUBLIC HEARING (6)

Applicant: Doug Morgan, as agent for Children's LEZ/LBZ LLC, requests to rezone +/- 34.85 acres from AR-1 to B-2 to allow for permitted uses in B-2. Located on Blue Jay Road. [Second District] [Map # 415 Parcel 34 & 15]

Request:
Planner I Rose explained that the applicant requests to rezone approximately **34.85 acres from AR-1 to B-2 (General Commercial)** to establish commercial zoning entitlements on a vacant tract.

If the Board elects to approve the rezoning request, the following conditions are recommended:

1. **Access Management**
   All access points shall require County and GDOT approval. Shared access and internal circulation shall be required where feasible.
2. **Traffic Improvements**
   The developer shall be responsible for any roadway and intersection improvements identified through a Traffic Impact Study.

Public Comment:

Speaking in favor of:

Mr. Doug Morgan explained that they are proposing a commercial in an area with a proposed walking trail, a roundabout, and an intersection. Based on the wetlands assessment. There's only about 14 to 15 acres of upland.

The board discussed wetlands, access, and the applicant's concept plan.

Speaking in objection:

Mr. Alan Zipperer of 1616 Blue Jay Road stated that he is not completely opposed, as he believes commercial activity in that area would be beneficial. He expressed concerns about the traffic safety on Blue Jay Rd and the utility lines on his property.

Mr. PJ Schandolf of 1617 Blue Jay Road expressed concerns regarding traffic impact, drainage issues from Staffordshire, and wetlands.

Mr. Ernest Zipperer expressed concerns regarding safety, traffic, and agricultural residential land.

Mr. Alan Zipperer asked for clarification regarding the multi-use trail and expressed concerns about its proximity to his property and the potential for trespassing.

Planning manager Wright explained that the multi-use trail is the proposed high-low trail for biking and pedestrian connectivity. According to the comprehensive plan, Effingham County is moving towards a more connected and more walkable county. The planning department does plan to have more conversations with the community.

The Board discussed zoning classification, growth, concerns about wetland impacts, traffic, and the development node.

Board Action:

- **Motion:** Approve
- **Made by:** Mr. Troy Smith
- **Seconded by**: Ms. Lyndsay Smith
- **Vote:** 4 to 1 (Mr. Neal Kessler opposed)

PUBLIC HEARING (7)

Applicant: Cythia Howze as agent for Mary Igou requests to rezone +/- 21.16 acres from AR-1 to HI to allow for permitted uses in HI. Located on Old Augusta Road South. [Fifth District] [Map # 477 Parcel 5]

Planner I Rose explained that the applicant is requesting to rezone approximately **21.16 acres** from **AR-1 (Agricultural Residential)** to **HI (Heavy Industrial)** for the purpose of developing the site for **warehouse and industrial uses**.
If the Board elects to approve the rezoning request, the following condition may be considered:

CONDITIONS (IF APPROVED)

1. Development shall comply with all applicable **federal, state, and local environmental regulations**, including wetlands permitting.
2. Development within floodplain areas shall comply with **Effingham County flood regulations.**

Public Comment:

Speaking in favor of:

Ms. Cindy Howze stated that this area has already undergone a wetlands delineation and that the surrounding parcels are industrial. There have been warehouses built already.

Mr. Matt Kuykendall explained that all the other parcels are under contract, and they are trying to start a project. They are aware of the regulations governing floodplains and wetlands. He stated that, after conversations with Engineering, they understand that they would be responsible for designing, obtaining a traffic study, and building the road as necessary for truck traffic.

Speaking in objection: No one present

The Board discussed zoning classification, the adjacent industrial properties, the wetlands, buffers, and access from Old Augusta, not Abercorn Road. Concerns about Truck traffic, floodplains, and property values.

Board Action:

- **Motion:** Approve
- **Made by:** Ms. Lyndsay Smith
- **Seconded by**: Mr. Troy Smith
- **Vote:** Unanimous

PUBLIC HEARING (8)

Applicant: Matthew Kuykendall as agent for Connie Riner requests to rezone +/- 4.763 acres from AR-1 to HI to allow for permitted uses in HI. Located on Old Augusta Road South. [Fifth District] [Map # 477A Parcel 1]

Request:

Planner I Rose explained that the applicant is requesting to rezone approximately **4.76 acres** from **AR-1 (Agricultural Residential)** to **HI (Heavy Industrial)** to allow for **industrial and warehousing uses permitted within the HI zoning district**.

If the Board elects to approve the rezoning request, the Planning Board and Staff recommend the following condition be considered:

CONDITIONS (IF APPROVED)

1. Development shall comply with all applicable **federal, state, and local environmental regulations**, including wetlands permitting.
2. Development within floodplain areas shall comply with Effingham County flood regulations.
3. The property owner/developer shall be responsible for any roadway improvements or upgrades required along Abercorn

Road to accommodate industrial traffic and bring the roadway to applicable industrial access and development standards, as determined by Effingham County.

Public Comment:

Speaking in favor of:

Mr. Matt Kuykendall spoke in favor.

Speaking in objection: No one present

The Board discussed adding a condition regarding Abercorn Road.

Board Action:

- **Motion:** Approve with conditions that the developer upgrades the road improvements on Abercorn if truck traffic is used to county standards.
- **Made by:** Ms. Lyndsay Smith
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

XI. ADJOURNMENT

Board Action:

- **Motion:** To adjourn the meeting at 7:36 PM
- **Made by:** Mr. Troy Smith
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

Jake Patrick

6/11/2027

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

Kimberly Barlett

06/10/2026

PLANNING BOARD CLERK **DATE**

Signature: Jake Patrick
Jake Patrick (Jun 11, 2026 06:28:26 EDT)
Email: jakepatrickrealtor@gmail.com

Pbm_05122026

Final Audit Report 2026-06-11

Created:	2026-06-10
By:	Kimberly Barlett (KBarlett@EffinghamCounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3pNUAAi9xtq1I1-Ers3fIIXYsx_Y5F8o

"Pbm_05122026" History

Document created by Kimberly Barlett (KBarlett@EffinghamCounty.org)
2026-06-10 - 3:28:43 PM GMT

Document emailed to jakepatrickrealtor@gmail.com for signature
2026-06-10 - 3:29:24 PM GMT

Email viewed by jakepatrickrealtor@gmail.com
2026-06-11 - 10:27:27 AM GMT

Signer jakepatrickrealtor@gmail.com entered name at signing as Jake Patrick
2026-06-11 - 10:28:24 AM GMT

Document e-signed by Jake Patrick (jakepatrickrealtor@gmail.com)
Signature Date: 2026-06-11 - 10:28:26 AM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-11 - 10:28:26 AM GMT