Effingham County Georgia
Planning and Zoning Services

THE PLANNING BOARD OF EFFINGHAM COUNTY GA
May 13, 2025

I. CALL TO ORDER

Chairman Ryan Thmnpson called the meeting to order at 6:00 PM,

11. ROLL CALL

Chairman Ryan Thompson, Mr. Jake Patrick, Mr. Walter Boykin, Ms. Lyndsay Sniitll

Members Absent: Mr. Neal Kessler

111, INVOCATION

Chairntan Ryan Thompson gave the invocation.

IV. PLEDGE TO THE FLAG

Chairman Ryan Thmnpson led the pledge.

V. AGENDA APPROVAL

CllRirmnn Ryan Thompson explained there are no changes to the agenda. Ms. Kimberly Barlett stated that there are no changes to the agenda. Mr. Walter Boykin nuade a 'notion to approve the agenda. Ms. Lyndsay Smith seconded the motion. The nnotion carried unanimously.

VI. APPROVAL OF MINUTES

Chairrnan Ryan Thmnpson asked if there were any corrections or additions to the April 8, 2025, regular Ineeting rninutes. Mr. Jake Patrick Inade a motion to approve the regular nneeting minutes. Mr. Walter Boykin seconded the motion. The rnotion carried unanilnously.

Staff Participation:	Mr. Steve Candler, Director of Developntent Services; Ms. Chelsie Fernald, Planning Manager; Ms. Kiln berly Barlett, Planning Board Clerk; Jonathan Hultne, County Engineer
Citizen Participation:	Ms. Carrie Weber, Ms. Peggy O'Neib Rosane Brant, Greg Brant, Mark Floyd, Ms. Anna Helmey, Mr. Chris Ross

Vll. NEW BUSINESS

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - May 13, 2025"

Chairman Ryan Thonnpson stated all itetns voted on would be presented at the June 3, 2025, Board of Coinmissioners Ineeting at 6:00 Pin as a public hearing.

James & Myrtle Hall - PUBLIC HEARING (1): requests to rezone +1- 5.00 acres from AR-I to AR2 to allow for permitted uses in AR-2. [t is located at 270 Cypress Point Road (Third District) [Map # 367 Parcel # 71

Ms. Chelsie Fernald presented this item.

Ms. Mrytle Hall stated she wants to give one acre to her grandson and one to her granddaughter, who currently lives there already.

Chairinan Ryan Th01npson asked if there are any plans for future subdivisions and clai'iflcation on the two existing homes,

No one was present to speak in opposition

Chairnlan Ryan Thompson stated that there are no adjacent AR-2 lots. He expressed concern that there is potential for Enore subdivision and that a condition may need to be added to the approval.

Ms. Walter Boykin "lade a "lotion for approval Il'ith the condition of no further subdivision of the three lots, which Ms, Lyndsay Smith seconded. The '•notion carried unanimously.

Tim O'Neil- PUBLIC HEARING (2): requests to rezone +/- 2 out of 12.85 acres from AR-I to AR-2 to allow for permitted uses in AR-2. It is located on Green Morgan School Road. (Third District) [Map #363 Parcel # 141

Ms. Chelsie Fernald presented this iteln,

Chairinan Ryan Thonvson asked for clarification on the future land use Inap, which shows this property as agl'icultural rather than agricultural residential. He explained that this particular parcel could potentially be rezoned to AR-3 when that is established, if she Inade it 2.5 acres instead, which would protect the North end of the county.

Ms, Peggy O'Neil stated that she was aware that there were adjacent AR-2 properties.

Chairinan Ryan Thotnpson stated that there are non-confornl ing AR-I lots adjacent to the parcel,

Several neighbors spoke in opposition to this request. Their concerns include:

- Keep parcels of 5 acres or Illore in the neighborhood
- Traffic
- Keep it rural
- Don't want to set the precedent for snialler lots
- Multiple small farn1S in the neighborhood
- Agricultural land

Ms. Peggy O'Neil asked if she could place another home on the property without rezoning. She was told yes.

The board discussed the surrounding non-conforlning AR-I lots adjacent to this property and the possibility of the applicant reapplying for AR-3 once it becomes available.

Mr. Walter Boykin explained that he understands the applicant's desire to make this request, but he does think that allowing AR-2 "'ill set a precedent. Since [he applicant is able to add another home without rezoning, he would like to make a nwfion to den.)' with the option to reapply with AR-3,

"MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD - May 13, 2025" which Mr. Jake Partrick seconded. The motion carried unanimously.

Chris Ross - PUBLIC HEARING (3): requests to rezone +/- 1.13 out acres from AR-I to AR-2 to becolne a conforming AR-2 lot. Located at 4426 Midland Road. (Second District) [Map # 418 Parcel # 35]

Ms. Chelsie Fernald presented this item.

Chairman Ryan Thompson asked for clarification on the rezoning.

Mr. Chris Ross explained that he wants to redraw property lines to do a land swap with a neighbor without changing the property sizes.

No one was present to speak in opposition.

Mr. Jake Patrick made a motion for approval with staff recommendations, which Mr. Waller Boykin seconded. The motion carried unanünously.

Anna Helmey- PUBLIC HEARING (4): requests to rezone +/- .50 acres from AR-I to AR-2 to allow for permitted uses in AR-2. Located at 615 Nease Road. (Second District) [Map # 375 Parcel # 351

Ms. Chelsie Fernald presented this item.

Mr. Chris Helmey stated he plans to give .50 acres to his mother-in-law.

Chairman Ryan Thompson asked for clarification on subdividing under one acre and if he had gotten the approvals needed from DPH. The applicant said yes.

No one was present to speak in opposition.

Mr. Jake Partrick made a motion for approval with staffrecommendations, which Mr. Lyndsay Smith seconded. The motion carried unanimously.

Vll. ADJOURNMENT- Mr. Walter Boykin made a motion for approval to adjourn the meeting, which Mr. Jake Patrick seconded. The motion carried unanimously.

There being no funher business, the meeting was adjourned at 6:43 PM.

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VICE -CHAIRMAN OF PLANNING BOARD DATE
EFFINGHAM COUNTY, GEORGIA

PLANNING BOARD CLERK

G BOARD CLERK DATE 6/10/25

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