Effingham County Georgia
Planning and Zoning Services

EFFINGHAM COUNTY PLANNING BOARD

Meeting Minutes

September 9, 2025
804 South Laurel St., Springfield, Ga 31329

I. CALL TO ORDER

The meeting was called to order by Chairman Ryan Thompson at 6:00 p.m.

II. ROLL CALL Members

Present:

- Chairman Ryan Thompson, District I
- Vice Chairman Jake Patrick, District 2
- Neal Kessler, District 4
- Walter Bokyin, District 3
- Lyndsay Smith, District 5 **Members Absent:**
- N/A

Staff Present:

- Chelsie Fernald, Planning Manager
- Kimberly Barlett, Planning Board Clerk
- Jonathan Hulme, County Engineer
- Jennifer Rose, Planner I

III. INVOCATION

The invocation was given by Chairman Ryan Thompson

IV. PLEDGE TO THE FLAG

The Pledge of Allegiance was recited by all present and led by Chairman Ryan Thompson

V. AGENDA APPROVAL

Motion: To approve the agenda as presented.
Made by: Mr. Neal Kessler
Seconded by: Mr. Jake Patrick

Vote: Unanimous

VI. APPROVAL OF MINUTES

Motion: To approve the minutes from the August 12, 2025, meeting.
Made by: Mr. Walter Boykin expressed that the invocation and pledge from the last meeting minutes says that it was led by Chairman Thompson and would need to be changed to Mr. Walter Boykin with a motion to approve with the noted changes.
Seconded by: Mr. Neal Kessler
Vote: Unanimous

VII. CITIZEN PARTICIPATION

Kevin Secona, Alice Hurst

VIII. NEW BUSINESS

Charman Ryan Thompson 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. (11/4/2025)

PUBLIC HEARING (1)

Applicant: Charles Nettles

Request: Rezoning 4.772 out of 9.8 acres from AR-1 to AR-3, Located at 1246 McCall Road, Fourth District [Map # 390 Parcel # 15]

Planning Manager Fernald explained that the applicant seeks to rezone 4.772 acres out of 9.8 acres from AR-1 to AR-3 with the intent to subdivide the parcel into two parcels for their children. The surrounding parcels are zoned AR-1 and AR-2. The Future Land Use Map (FLUM) projects this parcel as Agricultural – Residential. The application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. Any new encroachments onto McCall Road shall require an encroachment permit from Effingham County.

Public Comment:

Speaking in favor of: Mr. Charles Nettles stated that he is dividing the property he inherited from his father among his children.

Speaking in objection: No one present

Board Action:

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

PUBLIC HEARING (2)

Applicant: Alice Hurst

Request: Rezoning 10.44 out of 25.77 acres from AR-1 to AR-2, located at 1369 Ebenezer Road, Fifth District [Map # 460 Parcel # 48]

Planning Manager Fernald explained that the applicant seeks to rezone 10.44 out of 25.77 acres from AR-1 to AR-2, with the intent of creating eight single-family lots. Per the application, these will be one (1) acre lots. The lot with the current home will access Ebenezer Road through an existing driveway. The other lots will access Long Bridge Road through shared driveways. The Future Land Use Map (FLUM) projects this parcel as Agricultural – Residential. This application is not intended for multifamily or townhome properties. The application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. Any new encroachments onto Long Bridge Road shall require an encroachment permit from Effingham County and comply with the Effingham County Access Management Policy.

Public Comment:

County Engineer Hulme explained the access management policy and the use of shared driveways.

Speaking in favor of: Ms. Alice Hurst stated that she would like to propose eight oneacre lots.

Speaking in objection, Mr. Kevin Secona explained that he only had concerns with stormwater, drainage, and runoff onto his property.

The board engaged in discussion with the County Engineer Hulme regarding stormwater and Land Disturbance Activity processes. The density and access management were discussed.

Board Action:

- **Motion:** Approve with staff recommendations

- **Made by**: Ms. Lyndsay Smith
- **Seconded by:** Mr. Jake Patrick
- **Vote:** Unanimous

IX. ADJOURNMENT

Motion: To adjourn the meeting at 6:29 p.m.
Made by: Mr. Neal Kessler
Seconded by: Mr. Walter Boykin
Vote: Unanimous

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

Kimberly Barlett _____ 10/15/2025
PLANNING BOARD CLERK **DATE**

Signature: Ryan P. Thompson
Ryan P. Thompson (Oct 21, 2025 14:18:53 EDT)

Email: ryantugaecpb@gmail.com