Effingham County Georgia
Planning and Zoning Services

EFFINGHAM COUNTY PLANNING BOARD

Meeting Minutes
March 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
- Lyndsay Smith, District 5
- Troy Smith, District 1

Members Absent: N/A

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. Walter Boykin.

VI. PLEDGE TO THE FLAG

The Pledge of Allegiance was recited by all present and led by Mr. Walter Boykin.

VII. AGENDA APPROVAL

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

VIII. APPROVAL OF MINUTES

Motion: To approve the minutes from the February 10, 2026, meeting
Made by: Mr. Walter Boykin
Seconded by: Mr. Neal Kessler
Vote: 4 to 0 – Mr. Troy Smith abstained

IX. CITIZEN PARTICIPATION

Stephanie Patterson, April Relf, Les Relf, Ronnie Drake, Philip Craven, Kim Craven, Amalah Matthews, Jeff Kilgere, Lauren Brooks, Tonya Marin, Deanna Lapps, Ley Rafal, C.J. Chance, Michael Leddick, Hannah Jenkins, Eddie Jaudon, Destiny Parden, Ritchie Dickey, Jose Navarro, Sandra Formby, Tim Formby, Tim Miller, Karla Jenkins, Monica Woods, Michael Woods, Faror Jenkins, Bubba Roundtree, Hubert Jenkins, Jacob Yezula, Brett Hughes, Brigette Rasmussen

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. (4/7/26)

PUBLIC HEARING (1)

Applicant: Stanley Martin Homes- Anthony Rocco as agent for Brett Hughes requests to rezone +/- 452.55 acres from AR-1 to R-5 to

allow for residential development in R-5. Located on Zittrouer Road. [First District] [Map # 374 Parcel 18, 42, 42A]

Request

Planner I Rose explained that the applicant, Stanley Martin Homes, is requesting to **rezone approximately 457 acres from AR-1** (Agricultural Residential) **to R-5** (Residential) in order to develop a **master-planned residential community.**

According to the concept plan submitted with the application, the development will include approximately:

- **975 single-family homes (75%)**
- **325 cottage-style homes on narrower lots (25%)**

Staff recommends approval of the rezoning request from AR-1 to R-5, subject to the conditions listed below.

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

1. Development of the property shall be generally consistent with the concept plan submitted with the rezoning application.
2. All wetlands and floodplain areas shall comply with applicable federal, state, and local environmental regulations, including permitting where required.
3. Roadway improvements identified in the Traffic Impact Study shall be coordinated with Effingham County and the Georgia Department of Transportation (GDOT), where applicable.
4. A Land Disturbance Activity (LDA) permit and Tree Removal Permit shall be required prior to any land clearing activities.
5. A park area shall be dedicated to Effingham County as indicated on the concept plan, with the final location and design subject to County approval.
6. All subdivision plats and development plans shall comply with Effingham County subdivision and development regulations.

Public Comment:

Speaking in favor of:

Mr. Josh Yellin presented the petition to rezone 452 acres to R-5. He stated that the request complies with the standards of the R-5 ordinance and includes 33% open space, of which 15.8% is designated for recreational land to be donated to the county. The development will also include amenity packages and is consistent with the comprehensive plan.

Mr. Brett Hughes is the owner of the property, and this property has been in his family for six generations. He has always grown timber on the property. Due to the decline in the timber market, which has reduced his revenue, he has decided to sell the property to realize its value and pass it on to his children.

Mr. CJ Chance explained that a traffic study has been conducted and that they are aware of the necessary improvements. There is currently a Floodplain LOMR under review. They are proposing a buffer larger than required. They claim to have a jurisdictional determination from the Army Corps of Engineers.

Speaking in objection:

Mr. Michael Woods of 700 Zittrouer Rd expressed concerns regarding the buffers, traffic, other major developments nearby, overcrowded schools, flooding, and a decrease in home values.

Ms. April Relf expressed concerns regarding the entry on Midland and possible traffic accidents, the increase in wetlands, flooding from the developments, and drainage issues.

Mr. Michael Lettick launched a petition to save Zittrouer, gathering over 200 signatures and expressing concerns about flooding, infrastructure, schools, and home prices.

Ms. Destiny Pardon stated she is a teacher at the high school and a bus driver, and her class size is 32 students. There are 70 students on

one bus, three to a seat. More developments will overcrowd the schools.

Mr. Jeff Kilgore expressed concerns about a canal built in the 70s that does not drain properly and about the need to address the watershed.

Ms. Brigdette Rasmussen expressed concerns regarding the floodplain and the neighborhood, as it is a danger to the floodplain area and the surrounding neighborhoods.

Ms. Hannah Jenkins of 650 Zittrouer expressed concerns regarding public safety.

Mr. Derrick Jenkins expressed concern that the county or the Army Corps isn't maintaining the canal.

The Board engaged in a discussion regarding zoning classification, Floodplain, stormwater, affordable housing, infrastructure, traffic, lot sizes, project timelines, parking, land dedication, and wetlands.

Board Action:

- **Motion**: Denial based on the infrastructure can't handle a community of this size
- **Made by**: Mr. Walter Boykin
- **Seconded by**: Ms. Lyndsay Smith
- **Vote:** 3 to 2 (opposed Mr. Jake Patrick and Troy Smith)

~Five-minute break- return at 7:52 pm ~

PUBLIC HEARING (2)

Applicant: Jose Manuel Navarro Hernandez requests to rezone +/- 5.00 acres from AR-1 to AR-2 to allow for permitted uses in AR-2. Located at 1100 Long Bridge Road. [Fifth District] [Map # 445 Parcel 19A]
Request:

Planner I Rose explained that the applicant is requesting to **rezone approximately five (5) acres from AR-1** (Agricultural Residential; 5-acre minimum lot size) **to AR-2** (Agricultural Residential; 1-acre minimum lot size).

The purpose of the request is to allow the property to be **subdivided into smaller residential tracts for family members**. The concept plan submitted with the application illustrates the potential creation of **five (5) one-acre residential lots** accessed from **Long Bridge Road**.

Based on the surrounding land-use pattern and consistency with the Comprehensive Plan, staff recommends approval of the rezoning request from AR-1 to AR-2, **subject to the conditions listed below**.

The Board may approve the request, approve it with conditions, or deny it.

Recommended Conditions (If Approved):
If the Board elects to approve the rezoning request, staff recommends the following condition:

1. A **60-foot access easement shall be established to provide access to interior tracts created through subdivision of the property.**

2. Any subdivision of the property shall comply with all applicable **Effingham County subdivision regulations**.

3. The final subdivision layout shall comply with all **Georgia Department of Public Health Environmental Health requirements for private well and septic systems**.

4. Clearing of wooded areas exceeding county thresholds shall require approval of a **Land Disturbance Activity (LDA) permit** prior to land clearing.

Public Comment:

Speaking in favor of:

Mr. Juan Snachez, translating for uncle Mr. Jose Manuel Navarro Hernandez, explained that he would like the five lots to be subdivided for family members.

Speaking in objection:

Ms. Kimberly Callahan expressed concern about the property currently being rented and doesn't want to see more houses.

Mr. Brighton Rosenis expressed concern regarding the inconsistency of allowing AR-2 in that area, the infrastructure, and the addition of 5 septic systems and 5 wells; the livestock and agricultural area they live in; the size of the access easement; the trees; and the precedent.

Ms. Alison Brock expressed concerns about the safety of having more people on her property.

The Board engaged in a discussion regarding zoning classification, the possibility of changing the request to AR-3, and doing two lots instead, and the easement, how it would affect the number of lots using septic.

Board Action:

- **Motion:** Denial – based on the fact that there is no suitable data
- **Made by:** Ms. Lyndsay Smith
- **Seconded by**: Mr. Neal Kessler
- **Vote:** Unanimous

PUBLIC HEARING (3)

Applicant: Ritchie Dickey requests to rezone +/- 8.49 acres from AR-1 to AR-2 to allow for permitted uses in AR-2. Located at 4169 Ga Hwy 119 North. [Third District] [Map # 405 Parcel 26]
Request:
Planner I Rose explained that the applicant is requesting to **rezone approximately 8.49 acres from AR-1** (Agricultural Residential; 5-acre minimum lot size) **to AR-2** (Agricultural Residential; 1-acre minimum lot size).

The purpose of the request is to **subdivide the property to divide the tract among heirs**.

Based on the parcel size, surrounding land-use patterns, and consistency with the Future Land Use Map, **staff recommends approval of the rezoning request from AR-1 to AR-2**.

The Board may approve the request, approve it with conditions, or deny it.

Recommended Conditions (If Approved):

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

1. A **60-foot-wide access easement** shall be established to provide access to interior tracts created through subdivision of the property.

2. Any subdivision of the property shall comply with all applicable **Effingham County subdivision regulations**.

3. Development of the property shall comply with all **Environmental Health Department requirements for private well and septic systems**.

Public Comment:

Speaking in favor of:

Mr. Ritchie Dickie explained that he only wants to divide the parcel into two lots now, instead of three. -Presented a new drawing to the board.

Speaking in objection: no one present

The Board discussed zoning classification. The applicant will be tabled at the next meeting for readvertisement as AR-3.

Board Action:

- **Motion:** Table 4/14/26 to change the zoning to AR-3.
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Mr. Neal Kessler
- **Vote:** Unanimous

PUBLIC HEARING (4)

Applicant: Teresa Burroughs requests to rezone +/- 2.964 acres from AR-1 to AR-2 to allow for permitted uses in AR-2. Located at 211 Holly Lane. [Fifth District] [Map # 476 Parcel 12]
Request:
Planner I Rose explained that the applicant is requesting to **rezone approximately 2.97 acres from AR-1** (Agricultural Residential; 5-acre minimum lot size) **to AR-2** (Agricultural Residential; 1-acre minimum lot size).

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**.

Based on the parcel size, surrounding zoning pattern, and consistency with the Future Land Use Map and Comprehensive Plan policies, **staff recommends approval of the rezoning request from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential)**.

The Board may approve the request, approve it with conditions, or deny it.

Conditions (If Approved):

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

1. Any future subdivision of the property shall comply with all applicable **Effingham County subdivision regulations and Environmental Health Department requirements for private well and septic systems**.

Public Comment:

Speaking in favor of: No one present

Speaking in objection: no one present

The Board discussed zoning classification and the need for subdivision.

Motion: Approve with staff recommendations
- **Made by:** Ms. Lyndsay Smith
- **Seconded by**: Mr. Walter Boykin
- **Vote:** Unanimous

Board Action:
- **Motion:** To adjourn the meeting at 8:35
- **Made by:** Mr. Walter Boykin
- **Seconded by**: Mr. Neal Kessler
- **Vote:** Unanimous

XI. ADJOURNMENT - 8:35 pm

Jake Patrick 4/15/26

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

Kimberly Barlett 04/15/2026

PLANNING BOARD CLERK **DATE**

Signature: Jake Patrick
Jake Patrick (Apr 15, 2026 10:52:16 EDT)

Email: jakepatrickrealtor@gmail.com

Pbm_03102026

Final Audit Report 2026-04-15

Created:	2026-04-15
By:	Kimberly Barlett (KBarlett@EffinghamCounty.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAANysq49iO_bqzqu7cFxio8zeZRCGBJzNH

"Pbm_03102026" History

Document created by Kimberly Barlett (KBarlett@EffinghamCounty.org)
2026-04-15 - 2:46:49 PM GMT

Document emailed to jakepatrickrealtor@gmail.com for signature
2026-04-15 - 2:47:21 PM GMT

Email viewed by jakepatrickrealtor@gmail.com
2026-04-15 - 2:49:40 PM GMT

Signer jakepatrickrealtor@gmail.com entered name at signing as Jake Patrick
2026-04-15 - 2:52:14 PM GMT

Document e-signed by Jake Patrick (jakepatrickrealtor@gmail.com)
Signature Date: 2026-04-15 - 2:52:16 PM GMT - Time Source: server

Agreement completed.
2026-04-15 - 2:52:16 PM GMT