Effingham County Georgia
Planning and Zoning Services

THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
August 12, 2025

I.. CALL TO ORDER

Chairman Ryan Thompson called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman Ryan Thompson, Vice-Chairman Jake Patrick, Mr. Neal Kessler, Mr. Walter Boykin, Ms. Lyndsay Smith

III. INVOCATION

Mr. Walter Boykin gave the invocation.

IV. PLEDGE TO THE FLAG

Mr. Walter Boykin led the pledge.

V. AGENDA APPROVAL

Chairman Ryan Thompson requested an amendment to the agenda to include a recognition item for the new Assistant County Manager, Mr. Michael King. Mr. Jake Patrick made a motion to approve the agenda with changes, and Mr. Neal Kessler seconded the motion.

VI. APPROVAL OF MINUTES

Chairman Ryan Thompson asked if there were any corrections or additions to the July 8, 2025, regular meeting minutes. Mr. Walter Boykin made a motion to approve the minutes, and Ms. Lyndsay Smith seconded it.

Staff Participation: **Ms. Chelsie Fernald, Planning Manager; Ms. Kimberly Barlett, Planning Board Clerk; Mr. Jonathan Hulme, County Engineer; Ms. Jennifer Rose, Planner I**

Citizen Participation: **Mr. Forbes Buck, Mr. Ronald Vickery, Ms. Melissa Stille, Mr. Ricky Stille, Mr. Ron Womack, Ms. Becky Alford, Mr. Daniel Stille, Mr. Michael King**

VII. NEW BUSINESS

Chairman Ryan Thompson stated all items voted on would be presented at the September 2, 2025, Board of Commissioners meeting at 6:00 pm as a public hearing.

Mr. Walter Boykin made a motion to recuse Mr. Jake Patrick, and Mr. Neal Kessler seconded the motion.

Will Martin- PUBLIC HEARING (1): requests to **rezone** +/- 25 acres from **PD** to **AR-1** to allow for the construction of a maintenance facility. It is located on Hodgeville Road. **(Second District) [Map # 416 Parcel # 22]**

Ms. Chelsie Fernald presented this item.

Mr. Ron Womack stated that Will Martin is no longer associated with this project. They plan to build a maintenance facility.

Chairman Ryan Thompson inquired whether this parcel already existed and requested clarification on the surrounding parcels that serve as a buffer. Mr. Womack said yes, it was purchased from the IDA.

Mr. Neal Kessler asked what type of maintenance facility.

Mr. Ron Womack said it's school facility maintenance for the white fleet shop. There will be two fulltime people in the shop. There are usually two mechanics who handle any kind of white fleet vehicles, lawnmowers, tractors, maintenance equipment, excavators, and no buses.

Chairman Ryan Thompson asked for clarification on the PD zoning.

Ms. Jennifer Jeffers asked what the buffer would be between the maintenance facility and their land and whether the mature trees would remain part of it.

Mr. Jonathan Hulme stated that it appears to be about 150 feet.

No one was present to speak in opposition.

Mr. Walter Boykin made a motion for approval, which Mr. Neal Kessler seconded. The motion carried
4 to 0.

Mr. Walter Boykin motioned to bring Mr. Jake Patrick back, and Mr. Neal Kessler seconded the motion.

Ronald/ Debbie Vickery - PUBLIC HEARING (2): requests to **rezone** +/- 0.33 acres from **R-1** to **AR2** to allow for permitted uses in AR-2. It is located on Log Landing Road. **(Fourth District) [Map # 428C Parcel # 1B]**

Ms. Chelsie Fernald presented this item.

Chairman Ryan Thompson asked for clarification on the subdivision. Ms. Fernald explained it was to recombine with the existing AR-2 property.

Mr. Ron Vickery stated that the property was once part of his land, but the Shadowbrook subdivision required an easement, and now they have an additional access point. He regained the property and wants to recombine it.

Mr. Walter Boykin asked about his current access to the property.

Mr. Jake Patrick inquired whether the easement could pose a problem for Shadowbrook.

No one was present to speak in opposition.

Mr. Neal Kessler made a motion for approval, which Mr. Walter Boykin seconded. The motion carried unanimously.

Forbes Buck as agent for Abigayles Ferry LLC- PUBLIC HEARING (3): requests to **rezone** +/- 480.31 out of 488.78 acres from **AR-1** to **CP** to allow for conservation uses. It is located on Sisters Ferry Road. **(Third District) [Map # 384 Parcel # 19], [Map # 362 Parcel # 28], [Map # 385 Parcel # 1], [Map # 385 Parcel # 2B]**

Ms. Chelsie Fernald presented this item.

Mr. Forbes Buck stated he's trying to rezone 480 acres, and they will be placing a conservation easement to protect it from future development. The zoning will allow it to be a wetlands mitigation site. They are retaining eight acres for one potential home site.

The board asked for clarification on the zoning and the conservation use of the property.

Mr. Neal Kessler asked if this zoning would be forever. Mr. Buck said yes in purity.

Mr. Walter Boykin asked for an explanation of the wetlands mitigation process.

Mr. Forbes Buck stated that the site is a planted pine plantation. They will remove the trees and grade the area back down to its natural habitat, which was a bottomland hardwood forest, creating a private mitigation bank.

Mr. Ricky Stille asked where the right acres for the home would be located on the property. Mr. Buck said it would be along the southern portion of the property.

No one was present to speak in opposition.

Mr. Jake Patrick inquired about runoff water, whether retention ponds would be installed, and sought clarification on the impacts to wetlands.

Mr. Forbes Buck stated that buffers will be incorporated into the mitigation design to prevent runoff or water displacement to neighboring properties. The intent is for his site to hold water and help the county achieve a no-net-loss policy in terms of wetland destruction.

Mr. Walter Boykin made a motion for approval, which Mr. Neal Kessler seconded. The motion carried unanimously.

Rebecca B. Alford- PUBLIC HEARING (4): requests to **rezone** +/- 2.5 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located at 163 Robin Road. **(Second District) [Map # 436 Parcel # 32]**

Ms. Chelsie Fernald presented this item.

Ms. Becky Alford stated they would like to sell the property, keep about one acre for themselves, and sell the rest to potential family members or neighbors. She said the neighbor next door is AR-2 and has subdivided, and she is requesting the same.
Mr. Neal Kessler inquired whether the applicant had discussed this request and the neighborhood with the neighbors.

Chairman Ryan Thompson asked if the frontage would meet the requirements for A-2. Ms. Fernald says the frontage for AR-2 is 100 feet, so she should be able to comply.

Mr. Jake Patrick asked for clarification on how she plans to subdivide the property.

Mr. Daniel Sills said he has been there for 29 years and doesn’t want to see the property split up. They were supposed to be 2.5 acres and would prefer that way.

Mr. Jake Patrick stated that he believes the neighborhood's intent was for 2.5 acres, but over the years, a one-acre parcel has been approved.

Chairman Ryan Thompson inquired about the number of houses permitted on AR-2 lots.

The board inquired about when the previous lots were subdivided and rezoned to AR-2, as it creates precedent. Ms. Fernald said it was approved in 2018.

Mr. Jake Patrick made a motion for approval, and Ms. Lyndsay Smith seconded. Mr. Neal Kessler and Chairman Ryan Thompson motioned to deny. The motion carried 3 to 2.

VII. ADJOURNMENT-
There being no further business, the meeting was adjourned at 6:45 PM.

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

“MINUTES OF THE EFFINGHAM COUNTY PLANNING BOARD – August 12, 2025”

Kimberly Barlett

_____ _____ 10/15/2025

PLANNING BOARD CLERK **DATE**

Signature: Ryan P. Thompson

Ryan P. Thompson (Oct 21, 2025 14:19:23 EDT)

Email: ryantugaecpb@gmail.com