Effingham County Georgia
Planning and Zoning Services

THE PLANNING BOARD OF EFFINGHAM COUNTY, GA
July 8, 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

Chairman Ryan Thompson gave the invocation.

IV. PLEDGE TO THE FLAG

Chairman Ryan Thompson led the pledge.

V. AGENDA APPROVAL

Chairman Ryan Thompson asked if there were any changes to the agenda. Ms. Kimberly Barlett stated that there are no changes to the agenda. Mr. Neal Kessler made a motion to approve the agenda with changes. Mr. Walter Boy seconded the motion.

VI. APPROVAL OF MINUTES

Chairman Ryan Thompson asked if there were any corrections or additions to the June 10, 2025, regular meeting minutes. Mr. Jake Patrick made a motion to approve the regular meeting minutes. Ms. Walter Boykin seconded the motion. Chairman Ryan Thompson abstained from the vote. The motion carried 4-0.

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:	**Commissioner Jamie Deloach, Mr. Buddy Hobbs, Mr. David H. Exley, Mr. Bryan Vandenhouten, Ms. Lisa Ortiz, Mr. Michael Shiell, Mr. Alan Heidt, Ms. Cathy Heidt, Mr. Darrin Dickerson, Ms. Lynn Weitman, Mr. Preston Weitman, Mr. Rocky Seward,**

VII. NEW BUSINESS

Chairman Ryan Thompson stated all items voted on would be presented at the July 1, 2025, Board of Commissioners meeting at 6:00 pm as a public hearing.

Jefferson Martin- PUBLIC HEARING (1): requests to **rezone** +/- 13.4 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located at 1358 Springfield-Egypt Road. **(Third District) [Map # 341 Parcel # 16]**

Ms. Chelsie Fernald presented this item.

Mr. Jake Patrick asked for clarification on which parcel the easement would be.

Ms. Chelsie Fernald said they did meet with the applicant for a technical review committee meeting, and the proposal was that the easement would be off of Springfield-Egypt Road.

Chairman Ryan Thompson asked where the direct access is.

Mr. Jefferson Martin stated that he wants to subdivide the property for different family members, most of whom are currently living on it. The only access is from Springfield—Egypt Road.

Chairman Ryan Thompson asked for clarification on whether one lot would be vacant and if it would access Highway 21.

Mr. Jake Partick asked if the applicant would accept a condition for no further subdivisions. He expressed the importance of having AR-3 zoning as an option. Mr. Martin said yes.

Mr. Walter Boykin asked what the DOT requirements are for how close driveways can be. The board discussed the concern for additional access roads.

Mr. Jonathan Hulme said the 55 mph minimum driveway spacing is about 350 feet.

No one was present to speak in opposition.

Mr. Walter Boykin made a motion for approval with the condition that the four lots cannot be subdivided further, which Mr. Jake Patrick seconded. The motion carried unanimously.

Bryan Vandenhouten as agent for Jenny Ullman- PUBLIC HEARING (2): requests to **rezone** +/- 8.92 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located on Courthouse Road. **(First District) [Map # 324 Parcel # 57]**

Ms. Chelsie Fernald presented this item.

Chairman Ryan Thompson asked for clarification on the number of lots for subdivision.

Mr. Bryan Vandenhouten stated that this is his mother's property, and she is gifting him half. It's mostly just family land. He plans to add one house, and the other parcel will remain vacant.

No one was present to speak in opposition.

The board discussed the need for a condition.

Mr. Water Boykin asked if there are any development plans for the Courthouse Road Extension.

Mr. Jonathan Hulme stated that there are plans for a roundabout at Midland and Courthouse, but there are only a few in the vicinity.

Mr. Neal Kessler made a motion for approval with the condition that the four lots cannot be subdivided further, which Mr. Jake Patrick seconded. The motion carried unanimously.

Robin Lance as agent for Betty J. Padgett- PUBLIC HEARING (3): requests to **rezone** +/- 4.07 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located on Old Louisville Road. **(Third District) [Map # 272 Parcel # 66]**

Ms. Chelsie Fernald presented this item.

Chairman Ryan Thompson asked for clarification on the deeded amount of acreage. He expressed his concern with approving a rezoning to move the property line, and that should not be a justification for a rezoning. He thought there would be a way to reconfigure the property line so that both parcels remain five acres.

Ms. Lynsday Smith stated she was familiar with the parcel and that a subdivision was necessary due to a structure encroaching on it.

Ms. Lisa Ortiz explained that 600 Old Louisville is under contract, and the owner passed away. In order to sell the property, the property line has to be moved to accommodate the permanent structure on the property line.

Mr. Jake Patrick stated he understood the concern for using the property line moving as a reason to rezone.

No one was present to speak in opposition.

Mr. Walter Boykin made a motion for approval with the condition that the lots cannot be subdivided further, which Mr. Neal Kessler seconded. The motion carried unanimously.

Darrin Dickerson as agent for Laurie Dickerson- PUBLIC HEARING (4): requests to **rezone** +/- 1.61 acres from **AR-1** to **AR-2** to allow for permitted uses in AR-2. It is located at 446 Nease Road. **(First District) [Map # 374 Parcel # 35A]**

Ms. Chelsie Fernald presented this item.

Mr. Darrin Dickerson stated he is settling his mother's estate and plans to subdivide for his children.

The boards had discussions about the conditions.

No one was present to speak in opposition.

Mr. Walter Boykin asked the applicant if he would accept the condition that there be no further subdivision. Mr. Dickerson said yes.

Mr. Jake Patrick made a motion for approval with the condition that the lots cannot be subdivided further, which Mr. Walter Boykin seconded. The motion carried unanimously.

VII. ADJOURNMENT-

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

Ryan P. Thompson — 8/13/2025

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

Kimberly Barlett — 08/13/2025

PLANNING BOARD CLERK — **DATE**

Signature: Ryan P. Thompson (Aug 13, 2025 15:52:01 EDT)

Email: ryantugaecpb@gmail.com

Pbm_07082025

Final Audit Report 2025-08-13

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