

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



SPECIAL CALLED WORK SESSION MINUTES

January 17, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Phil Kieffer met in a Work Session at 4:00 pm on Tuesday, January 17, 2023 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Manager, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Ms. Teresa Concannon – Planning and Zoning Manager, Ms. Chelsie Fernald - Planner I, Ms. Katie Dunnigan – Zoning Technician, and Mr. Matthew Cruikshank – Deputy Director of IT.

CITIZEN PARTICIPATION

Jason Rahn.

I- CALL TO ORDER

Chairman Corbitt called the session to order at 4:03pm.

II – WORK SESSION

TO DISCUSS CODES AND ORDINANCES (1):

County Manager Callanan explained the work session is in regards to receiving additional feedback on the new ordinance regarding surface mines, which is approved. The ordinance implements that 10 acres or less ponds become conditional use under the AR zoning. Anything larger becomes PD.

Speaker Jason Rahn expressed his thoughts with berms, definitions, and 10-year deals. A berm would be an added cost for a dirt pit. Chairman Corbitt stated that berms are not a requirement for dirt pits.

Speaker Jason Rahn shared his goal is to have the dirt pits closer to truck routes. A dirt pit does not need frontage. If a resident is receiving dirt for their driveway, the trucks will still end up on residential roads.

Chairman Corbitt stated the dirt pit company should still locate the nearest truck route to conduct business so that the trucks are off County roads as much as possible.

Speaker Jason Rahn questioned reapplying for a permit every ten (10) years. The Indigo dirt pit has been open for over thirty (30) years, he has had to reapply three (3) times to get approval to continue doing business. Chairman Corbitt clarified that reapplying is procedural due to State licensing of dirt pit usage in the County.

County Manager Callanan explained the intent for PD 10-year term is a checkpoint to revert back to its original zoning if the mine is inactive.

Speaker Jason Rahn questioned if he is inspected by the State but does not qualify because of AR-1 zoning, his permit will remain active.

Chairman Corbitt stated as long as the State approves the permit, the surface mine is allowed. A separate business license portion for the dirt pit will be incorporated with the zoning, which requires copies of reports that were given to the State.

County Manager Callanan stated that the business license requirement was always established, it is just being enforced.

Further discussion between the Board and Mr. Jason Rahn surrounded permitting, renewal process, and zoning.

County Manager Callanan stated one of the things that have not changed is making special conditions for surface mines under business license. Once business commence, the company must provide the County with a copy of their DNR permit and bond, and a copy of their annual report.

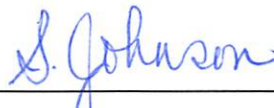
County Manager Callanan gave an overview of changes that were discussed regarding the ordinance, which consist of operating hours, requirements, language, and conditions.

III - ADJOURNMENT

At 4:55 pm, being no further discussion the meeting adjourned.



Wesley M. Corbitt, Chairman



Stephanie D. Johnson, County Clerk