

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



SPECIAL CALLED WORK SESSION MINUTES

April 19, 2022

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Reginald Loper and Phil Kieffer met in a Work Session at 3:00 pm on Tuesday, April 19, 2022 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 Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Matt Cruikshank – Deputy IT Director, Mrs. Teresa Concannon – Zoning & Planning Manager, Ms. Katie Dunnigan – Zoning Tech, Ms. Chelsie Fernald – Planner, Mr. Dave Burns – Planning Board Chair and Mr. Ryan Thompson – 1st District Planning Board member

CITIZEN PARTICIPATION

Tony Chiarello

PARTICIPATION VIA TELECONFERENCE

None announced.

I- Roll Call

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette – *arrived at 3:57pm*
Jamie Deloach, Vice Chair
Reginald Loper
Phil Kieffer

II- CALL TO ORDER

Chairman Corbitt called the session to order at 3:07 pm.

III – DISCUSSION

SESSION FOR COLLABORATION WITH PLANNING BOARD MEMBERS ABOUT ZONING CODES AND OTHER ORDINANCES (1)

Chairman Corbitt provided the housekeeping guidelines for the session.

Residential and Rural Businesses: Addressing limitations which may hinder appropriate businesses:

The Board, Staff and members of the Planning Board conversed about the current restrictions and what type of businesses should be allowed as a residential/rural

business use and the expansion of a residential business to allow the use of a secondary dwelling (i.e. craft based, tailoring). Examples of prior applications were mentioned.

Development Services Director Clement initiated a topic of expanding the permitted area for a residential/rural business. The consensus was to retain the 1000 square feet as outlined in the ordinance.

Reducing Setback Variances: Discussion on whether some building setback variances could be approved at Staff level:

This subject matter was to address existing structures and nonconforming lots. Examples provided was an addition which required a Variance for the front setback despite the existing setback not being altered, a screened enclosure required a Variance on the rear setback for the addition regardless of the pool complying with the appropriate setbacks and a mobile home replacement which required a Variance for the side setback because the lot was nonconforming in size.

Further discussion included what is defined as an accessory structure, setback requirements and the distinction between a detached garage, shed and handi houses.

Shipping Containers: A need to regulate shipping containers has been identified to protect residential areas from nuisance and blight county wide:

Development Services Director Clement stated the need to define shipping containers, how many are allowed, where they are to be located and for how long can they remain at the site. There are no provisions for this use in the current code. A draft of requirements from Staff was provided to the Board.

The discussion surrounded allowing storage/shipping containers as a conditional use on AR zoned parcels which consist of 5 acres or more, B-3 zonings on a temporary basis with additional requirements and in I-1 zoning districts. A new zoning classification of H-1 is being considered for permitted uses of containers.

After much conversation, the Board advised Staff of changes to be made to the drafts.

Family estate division of property: Discussion on ways to simplify subdividing and platting tracts being divided amongst heirs:

Staff requested allowing for family estate lots to be reviewed and approved at Staff level (related to frontage and easements). The Board discussed how the requirements associated to access easements and allowing a reduction in the frontage and easement requirement if lots are being subdivided for family.

The Board directed Staff to create a draft to be discussed at a later date. The Chairman also asked the county attorney to review the legal requirements related to frontage and easements.

Streamlining the organization of the agendas: to reorder the Planning Board and Commissioners agenda to avoid wait times due to district order

Staff requested to reorder the agendas according to the anticipated discussion time to avoid a wait for simple items from private citizens. The commissioners agreed to allow the agendas to be reordered.

Chairman Corbitt directed Staff to draft information according to the conversation and direction provided by the Commissioners to be discussed at a future work session.

IV - ADJOURNMENT

The work session was adjourned by Chairman Corbitt at 4:53 pm.



Wesley M. Corbitt, Chairman



Stephanie D. Johnson, County Clerk