

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



**SPECIAL CALLED WORK SESSION MINUTES
AUGUST 2, 2022**

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in a Work Session at 4:00 pm on Tuesday, August 2, 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 Manager, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Eric Larson – Assistant County Manager, Mrs. Teresa Concannon – Zoning & Planning Manager, Mr. Chris Reed – IT Director and Ms. Chelsie Fernald – Planner

CITIZEN PARTICIPATION

Mr. Allen Zipperer, Mr. Ryan Thompson and Mr. Mike Vaquer, Mr. Stephen Smith, Mr. Tony Chiarello, Dr. Franklin Goldwire, Ms. Lillian Castro and Ms. Melissa Castro

I- Roll Call

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chair
Reginald Loper
Phil Kieffer

II- CALL TO ORDER

Chairman Corbitt called the session to order at 4:06pm.

III - DISCUSSION

WORK SESSION - JOINT SESSION WITH THE PLANNING BOARD TO DISCUSS ZONING USES AND REQUIREMENTS FOR PROPERTY DEVELOPMENT (1):

County Manager Callanan provided an overview of two (2) issues, rental and buffers. Two programs have been proposed to address the Build-to-Rent communities. The County is exploring the option of limiting rental communities to R-6 due to a high percentage of units in a particular subdivision and off site management rentals. If an applicant wants to rent out their home and it is located in R-6 zoned property, it will need to be registered with the County. An annual fee will be assessed per unit to cover the cost to administer the program. The applicant can determine the percentage that the Board think is a healthy mix of rentals in a subdivision. Staff will then be sent out to assess the properties and respond to complaints in the neighborhood. This option is solely for single-family detached. Option two consist of taking new R-6 neighborhoods and making it a requirement that the neighborhood register annually with the County, with the same agreement used for owner-occupied in that neighborhood. The HOA or management company would then be responsible for registering on an annual basis. This would be more of a struggle due to not

being able to keep track of the individual homes that are proposed for rental. Another option to consider is eliminating the R-6 zoning and begin to move everything to a PD type text. The fourth option is a hybrid where option one (1) and three (3) are combined. If the existing stock of housing and R-6 housing is creating a problem for residents with regards to the owner-occupied mix, everything new would fall into the PD zoning text and anything that is pre-existing can create a rental registration type system.

Mr. Ryan Thompson expressed that his concern is affordability of housing. Density is also a factor. Improvements and bonus density are things to consider building in so that people understand that it is welcome.

Mr. Mike Vaquer expressed his thoughts on short-term vacation rental ordinances with the City of Savannah. There is a problem with creating a rental registry that is not focused exclusively on short-term vacation rentals. He suggested that the County should focus on a built-to-rent subdivision that is under common ownership to ensure quality and maintenance.

County Manager Callanan elaborated on ordinance under buffer standards. If there is a commercial use going up against a residential use, its 30 feet. The problem is mixing the language from "use" to "zoning district." We would base the buffers one hundred (100) percent (%) uses. Then, remove the AR-1 and AR-2 district language and replace it with residential single-family or make them all the current zoning of the property.

Mr. Allen Zipperer expressed that it is not the distance of the buffer but the quality of the buffer that is proposed.


County Manager Callanan responded to Mr. Zipperer's point - the use of berms as a way to increase the quality of the buffer. The goal is to protect the less intensive use property from the recently rezoned property. The formula considered is for every foot of berm height, you could reduce six (6) feet of undisturbed berm length, with a maximum of a 25-foot berm and minimum of a 10-foot berm.

VII - ADJOURNMENT

There was no further discussion. The work session was adjourned by Chairman Corbitt at 5:03pm.



Wesley M. Corbitt, Chairman



Stephanie D. Johnson, County Clerk