

# EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



SPECIAL CALLED WORK SESSION MINUTES  
JULY 21, 2022

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The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach and Phil Kieffer met in a Work Session at 3:00 pm on Thursday, July 21, 2022 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329. Mr. Roger Burdette and Mr. Reginald Loper were not present for this work session.

## **STAFF PARTICIPATION**

Mr. Tim Callanan – County Manager, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Eric Larson – Assistant County Manager and Mr. Chris Reed – IT Director

## **CITIZEN PARTICIPATION**

Mr. Allen Zipperer, Mr. Andy Cripps - Chamber of Commerce Director, Ms. Laura Walker – City of Savannah, Ms. Rita Elliott and Mr. John Sawyer

## **I- Roll Call**

Wesley Corbitt, Chairman  
Forrest Floyd  
Jamie Deloach, Vice Chair  
Phil Kieffer

## **II- CALL TO ORDER**

Chairman Corbitt called the session to order at 6:03 pm.

## **III - INVOCATION**

Chairman Corbitt offered the invocation.

## **IV - PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

The Pledge was sounded in unison.

## **V - PUBLIC COMMENTS**

Comments shall pertain to the discussion item only. All participants who wish to speak shall state their full name into the microphone prior to making any comments.

## **V - CORRESPONDENCE**

Documents from this meeting are located in the Clerk's Office and on the Board of Commissioner's website.

## **VI - DISCUSSION**

### **MANAGING GROWTH AND DENSITY IN THE COUNTY AND OTHER RELATED TOPICS (1)**

County Manager Callanan provided a presentation which included the services provided by the county, population growth (approximately 27%, predominately in the southeast region of the county), increase in water and sewer customers, water/sewer expansion capabilities, road (952) and rail (69) transportation infrastructure linear mileage, daily commuter patterns (according to the ECIDC Data) – approximately 9,592, county development characteristics – majority remains Agricultural Residential, status of plans and studies being

or to be conducted and land use and zoning code modifications.

Further discussion surrounded build-to-rent communities. County Manager Callanan provided data offered from S&ME, Inc. related to management by Cherokee, Clayton, Glynn and the City of Savannah and Atlanta.

Assistant County Manager Larson elaborated on the documents provided by S&ME, Inc. in regards to how each county and city are managing build-to-rent communities. Noteworthy items were implementation of ordinances concerning allowance for short term or long term rentals and use in specified zoning districts and registration requirements.

A draft ordinance to change the multifamily zoning districts to address the build to rent communities was provided and discussed.

Ms. Laura Walker, Environmental Manager with the City of Savannah shared a story about the visitors received at the city's 80-year-old water/wastewater treatment plant. Comments were offered about source water protection – keeping forestry around treatment facilities to minimize potential pollution of all waterways including Abercorn Creek where potential pollution has been found. Ms. Walker requested the county work with the City of Savannah on water protection. The Board directed Ms. Walker to connect with county staff and provide the data.

Mr. Allen Zipperer questioned if existing property is included as ten percent (10%) of the community for build-to-rent housing. County Manager Callanan clarified the county's proposal is related to new development.

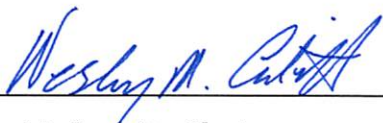
Ms. Jennifer Hilburn, with One Hundred Miles shared concern surrounding buffers and how the lack of buffering can adversely affect drinking water. Further information was provided regarding pending legislation pertaining to development authorities.

Ms. Rita Elliott expressed support of the greenspace plan. Also discussed alternative buffer options which are environmentally beneficial with the Board and Staff.

Mr. John Sawyer offered contamination of the water supply is indefinite and can affect county water and beyond. Continued discussion on the logistics interrelated to the Abercorn intake.

## **VII – ADJOURNMENT**

The work session was adjourned by Chairman Corbitt at 7:28 pm.



Wesley M. Corbitt, Chairman



Stephanie D. Johnson, County Clerk