

# EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



SPECIAL CALLED WORK SESSION MINUTES  
SEPTEMBER 6, 2022

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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, September 6, 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, Mrs. Teresa Concannon – Planning & Zoning Manager, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Chelsie Fernald – Planner, Ms. Maraya Durham – IT Specialist.

## **CITIZEN PARTICIPATION**

Ms. Erin Phillips, Mr. Matt Morris, Mr. Tony Chiariello, and Mr. Ed Rivger.

## **I- CALL TO ORDER**

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

## **II – ROLL CALL**

Wesley Corbitt, Chairman  
Forrest Floyd

Roger Burdette – Arrived at 4:07pm

Jamie Deloach, Vice Chair  
Reginald Loper  
Phil Kieffer

## **III - INVOCATION**

Chairman Corbitt provided the invocation.

## **IV – PLEDGE TO THE AMERICAN FLAG**

The pledge was sounded in unison.

## **V – AGENDA APPROVAL**

Vice Chair Deloach made a motion to approve a resolution to approve the agenda. Commissioner Kieffer seconded the motion. The motion carried unanimously.

## **VI – WORK SESSION**

### **TO DISCUSS PLANNING AND QUALITY GROWTH FOR THE INCORPORATED AREAS OF THE CITY OF SPRINGFIELD (1):**

County Manager Callanan provided an overview of overlay districts. An overlay district is a specific zoning, for a specific area, for a specific purpose. To promote a better look for arterial roads, which is the front line of the County. The City of Springfield has overtaken this responsibility for the properties that are within the incorporated areas of Springfield. The overlay district could be used to create a similar ordinance in the County and other

commercial corridors that exist.

City of Springfield Manager Matt Morris explained there is a project in the making that will adopt this overlay. There will not be numerous curb cuts on Highway 21. Traffic will be diverted off of Highway 21 through a localized intersection and have interior access roads and rear access roads, so that all parcels can be connected.

City of Springfield Community Development Director Erin Phillips explained the ordinance given to the Board applies to any parcel that is just within 500 feet of Highway 21, edge of right-of-way. If a resident's parcel touch that area, they are responsible for adhering to this ordinance, if they are a City property. The application process does not change anyone's zoning; it adds another level of zoning. The only exceptions allotted for are single family homes being built on existing lots. There is a threshold for renovated building, which consist of a pre-designed submission with Staff.

Ms. Phillips gave an overview of what the outline covers. Access is a concern due to reducing the amount of curb cuts and making interconnectivity between those parcels. There are requirements for those secondary access roads to have street trees and sidewalks. Single family subdivisions will be responsible for highway facing lots with landscape, 20 feet pedestrian route between house and highway. Parking lots will consist of ten (10) spaces between landscape islands. Screenings will include storage yards shielding with fences twelve (12) inches higher than materials. Lighting will consist of decorative light fixtures, dark and non-reflective. No signage is allowed to be larger than a billboard (375 SF max).

City of Springfield Manager Matt Morris explained there will be an overlay Board that will have "Right Start" meetings with the developers, himself, Fire Chief, and Police. This will allow everyone to know the outcome of the product and to address any problems in phase one.

A fence would be an option for the developer during screening but it is a requirement if placed inside the City. This will only be required for new construction.

County Manager Callanan explained there are two (2) things that could trigger the additional layer of requirements. A change of approved use or a change of zoning.

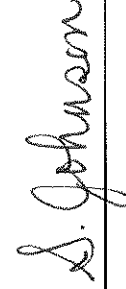
The Board engaged in a discussion regarding quarters in overlay districts and directed county staff to converse with City of Springfield staff and the county's code consulting firm.

#### **VII - ADJOURNMENT**

At 4:51pm, there being no further discussion, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.



Wesley M. Corbitt, Chairman



Stephanie D. Johnson, County Clerk