

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



WORK SESSION MEETING MINUTES

April 18, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach and Mr. Reginald Loper met in a Work Session at 4:00 pm on Tuesday, April 18, 2023 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Edward Newberry – County Attorney, 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, Mr. Stephen Candler – Development Services Director and Ms. Maraya Durham – IT Specialist.

CITIZEN PARTICIPATION

Tony Chiariello

I- CALL TO ORDER

Chairman Corbitt called the session to order at 4:04pm

II – WORK SESSION

FOR THE PURPOSE OF DISCUSSING COUNTY OPERATIONS, ZONING, GROWTH AND DEVELOPMENT (1):

Planning Manager Concannon opened the discussion with zoning ordinance recommendations. Planning Board and Staff recently had a pre-application meeting with developers and representatives who are considering building large buildings for storage (40,000 square feet and below). These types of requests are being processed as B-3 since they are storage buildings. Planning Manager Concannon asked if there should be a break point where a warehouse above a certain size be considered as heavy industrial with maximum buffers or a warehouse below a certain size be considered as light industrial or create a category in B-3.

Commissioner Deloach expressed his concerns with the possibility of more developers finding a “loophole” for the storage buildings.

Planning Manager Concannon explained anything that is 30,000 square foot and is an electrical building, they will have to apply for industrial.

Chairman Corbitt suggested that there should be a cleanup for automotive repair and workshops being considered light industrial under B-3 zoning. Instead it should state, “all B-3 is permissible in light industrial.” Then include that any warehouse under a

certain square footage could be built and also add conditional use. DRI is 500,000 gross square feet which could be a good indicator between heavy and light industrial.

Commissioner Deloach stated that under the ordinance of B-2 zoning, townhomes are allowed in B-2. Planning Manager Concannon explained that developers can go up to twelve (12) units per acre but it has to be mixed used. A revision of mixed used definition is being constructed by a consultant as well as square footage or acreage for commercial use.

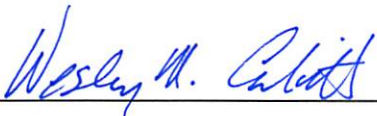
New Director of Development Services, Steve Candler introduced himself to Staff and Board.

Commissioner Deloach expressed his thoughts regarding R-3 zoning. Should require a minimum of 40-foot heavily vegetated buffer and an 8-foot metal security fence to be maintained by the developing property owner for more protection for the surrounding property owners.

The Board engaged in a discussion regarding buffers. Other topics pertained to lighting systems and the Health Department and Development Services process for constituents.

III - ADJOURNMENT

At 4:53 pm, being no further discussion, the meeting was adjourned.



Wesley Corbitt, Chairman



Stephanie D. Johnson, County Clerk