

# EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



## WORK SESSION MEETING MINUTES

May 16, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in a Work Session at 4:00 pm on Tuesday, May 16, 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. Tasheena Shiggs – Deputy County Clerk, Ms. Chelsie Fernald - Planner, Ms. Katie Dunnigan – Zoning Technician, Mr. Stephen Candler – Development Services Director and Ms. Maraya Durham – IT Specialist.

### CITIZEN PARTICIPATION

Mr. Marshall Reiser, Ms. Hursula Pelote, Mr. Jimmy Rutland, and Mr. Tony Chiariello

### I- CALL TO ORDER

Chairman Corbitt called the session to order at 4:08pm

### II – WORK SESSION

#### DISCUSSION OF COUNTY OPERATIONS, ZONING, GROWTH AND DEVELOPMENT AND WORKFORCE HOUSING (1):

County Manager Callanan opened the discussion with a PowerPoint presentation of “Affordable/Workforce Housing Policy for Georgia”. Other discussion pertained to housing cost, low-income housing, housing study, approval of townhouses and single-family residential in R-5 zoning districts.

Director of Development Services Candler explained the end of April, there were 399 single-family home permits and 94 permits in March. One permit for apartments, approved in May of 2022; ten (10) townhome permits since the beginning of the year. He suggested that a housing study be completed.

Brandt Herndon of the IDA mentioned a joint study of counties with cost up to \$50,000 per county.

The Board engaged in a discussion regarding R-3 multi-family townhouses.

CEO of Habitat for Humanity, Jimmy Rutland expressed his concerns with pushing out the service workers and workforce workers in the community due to housing cost.

Director of Development Services Candler explained it takes between 30-39 percent (%) of income to qualify for home ownership.

### III – ADJOURNMENT

At 4:56 pm, being no further discussion, the meeting was adjourned.

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Wesley Corbitt, Chairman

Handwritten signature of Stephanie D. Johnson in blue ink.

Stephanie D. Johnson, County Clerk