

# EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



WORK SESSION MEETING MINUTES  
September 19, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Reginald Loper met in a Work Session at 4:00 pm on Tuesday, September 19, 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. Alison Bruton – Purchasing Agent, Ms. Chelsie Fernald - Planner, Ms. Katie Dunnigan – Zoning Technician, Mr. Stephen Candler – Director of Development Services, Ms. Marie Todd – Executive Assistant and Maraya Durham – IT Specialist.

## **CITIZEN PARTICIPATION**

Mr. Murray S. Marshall and Mr. Tony Chiariello

## **I- CALL TO ORDER**

Chairman Corbitt called the session to order at 4:00pm.

## **II – WORK SESSION**

### **1. Buffers (Steve Candler, Development Services Director)**

Steve Candler opened the discussion explaining the changes to the 3.4 buffers, including changing the maximum to minimum and adding 35 feet of natural undisturbed area.

It is mandatory to have 35 feet of buffer, regardless of the size of the berm, and the buffer without it is a 25-foot-high berm that goes 2.5 to 1 slope. The setback has been increased to 20 feet for residential required buffers only, reduced the adjacent buffer by 10 feet, and required privacy fences be 7-feet high. If a privacy fence is used, the material must be approved by development services. The berms will have vegetated cover applied immediately post construction to assist in the stabilization of the berms. Drainage cannot occur within 35 feet of the berm. If a blockage occurs, it must be possible to clear it within 35 feet.

### **2. Farm Preservation (Steve Candler, Development Services Director)**

According to Development Services Director Candler explained a new state law was recently passed. Projects like the farm preservation project, which involves buying development rights to a piece of land currently being used for farming will be presented to the Board.

A thousand-acre property needs to face some level of threat in order to be worth protecting.

There would be more efforts to protect farmland if the government allowed people to protect green space.

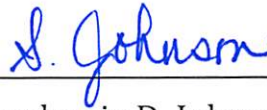
There were also discussions regarding the hunting ordinance and the widening of Goshen Road.

**III - ADJOURNMENT**

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



Phil Kieffer, Vice Chairman



Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS  
OCTOBER 3, 2023