EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

WORK SESSION MEETING MINUTES
June 18, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Phil Kieffer met in a Work Session at 4:00 pm on Tuesday, June 18, 2024 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, Ms. Marie Todd – Executive Assistant, Mr. Steve Candler – Development Services Director, Mrs. Sarah Mausolf – HR & Risk Management Director, Ms. Kim Barlett – Planner I, Mrs. Samantha Easton – Planner II, Ms. Maraya Durham – IT Specialist, and Mr. Jonathan Hulme – County Engineer

CITIZEN PARTICIPATION

Karl DiSalvo, Rex Inman, Ricky Truluck.

I- CALL TO ORDER

Vice Chair Burdette called the session to order at 4:07pm

II – WORK SESSION

Discussion of Accessory Dwelling Units in Residential Zoning Districts (1)

Development Services Director Candler explained a sample of the ordinance was provided to the Board. If a person has an approved homestead exemption on the property, and they build an accessory structure, they are not allowed to rezone the property to AR-2 and subdivide it.

Discussion of Section 3.41 -*Swimming Pool, Private Community or Clubs of* the Effingham County Code of Ordinances (2)

Planner II Easton began discussing topics #2 and #3. Some small adjustments were made to the pool ordinance, such as changing the first paragraph and clarifying that no swimming pools are allowed in the front yard. There has been discussion about regulating above ground pools, and the Board will take that into consideration. The international swimming pool and spa code has regulations for above ground pools, and the state of Georgia has its own regulations. A pool setback is 10 feet, this includes concrete paving, but cannot pave concrete close to the property line. Therefore, it should be approximately 10 feet from the water's edge. The location of the pond was changed, and now it is 100 feet away from any existing building. The location of the pond may not be within 50 feet of any proposed school, church dwelling or right-of-way.

County Engineer Hulme has clarified that the side slope may be a maximum of three to one and consolidated the construction standards. In the case of a wet pond, which

is constantly filled with water, the depth should be at least five feet and the slope should be at least three to one.

Discussion of Section 3.17 - *Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands* of the Effingham County Code of Ordinances (3)
Discussed with the previous item.

Discussion of Part II - Official Code, Chapter 30 - Environment, Article X - Community Tree Management of the Effingham County Code of Ordinances (4)
Senior Planner Fernald explained the new community tree management ordinance provides a comprehensive list of definitions, addresses the need for an annual vegetation management schedule from utility companies for trees within the Effingham County right of way, and specifies maintenance standards for that management.

Discussion of Article III - *Provisions For Flood Hazard Reduction*, Section 34-84 of the Effingham County Code of Ordinances (5)
County Engineer Hulme wishes to remove the conflict between our ordinance and the local stormwater design guide by allowing developers to raise the floodplain by one foot. This text would simply remove more than one foot from any point within the community. In section 3483 under bullet two, needs to clarify the different flood zones. It is not a change in policy, just clarification.

Discussion of private roads within the county (6)
County Manager Callanan explained the process by which private roads can be taken over for county maintenance. Developed over the years, this process applies to cases where the county has originally intended to take over roads.

Karl DiSalvo, a resident of Colbert Court off of Goshen Road, expressed his concern about the appearance of his street. He did not realize it was a private road and as a result, he and the other homeowners are experiencing difficulties.

County Manager Callanan suggested that if the residents on that road had a petition, the county could create a special tax district that would be an annual millage until the dollar value is paid off, and the county would then do the work, which would save money, and contribute financially towards a portion of that total cost. Consequently, he recommended that this road be placed on the chip seal program. Chip seal consist of three layers of gravel, a thicker gravel layer at the bottom, a layer of liquid asphalt, and then a layer of smaller pebble gravel. Although it is not as expensive as asphalt, it is completely sufficient for roads that do not receive a lot of traffic.

III – ADJOURNMENT
At 4:52pm, being no further discussion, the meeting was adjourned.

Roger Burdette, Vice Chairman

Stephanie D. Johnson, County Clerk