

Staff Report

Subject: Ordinance – Buffers
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: July 1, 2025
Item Description: Discussion of Section 3.4 – Buffers of the Effingham County Code of Ordinances

Executive Summary/Background

- At the November 7, 2023, Board of Commissioners meeting, the Board approved an updated Buffer ordinance.
- Since that time, several developments and circumstances have emerged that have highlighted the need to amend the Buffer ordinance again.
- Moreover, the Steering Committee focused on the zoning districts ordinances, has recognized areas where the ordinance can be refined for greater clarity and effectiveness.
- Some of the suggested revisions include:
 - Increasing the vegetative berm along the road frontage of neighborhoods.
 - Including language in the buffer ordinance that specifically requires that the buffers are platted separately from the individual lots.
 - A fine for removal of buffers (minimum of \$500 and \$500 per every .25 acres disturbed).
 - When buffers are removed, the density to which they need to be replanted is tripled.

Department Review: Development Services, County Manager, Steering Committee,

FUNDING: N/A

Attachments: 1. Current Buffer Ordinance