

Staff Report

Subject: Amendment to I-1, L-1, and H-1
Author: Pamela Melser, Director of Development Services
Department: Development Services
Meeting Date: 3/17/2026
Item Description: Proposed amendment to Part II, Appendix C, Article V, Section 5.13, 5.14 and 5.15 of the Effingham County Code of Ordinances.

Executive Summary/Background

- During the February 21, 2026 Board of Commissioners Workshop, and March 3, 2026 Board of Commissioners Regular Meeting (first reading) a discussion to amend Part II, Appendix C, Article V, Section 5.13, 5.14 and 5.15 was proposed by staff from the Development Services Department
- The amendment to the ordinance includes the following:
 - Clarification and reference to the current buffer ordinance in Article III, Section 3.4
 - Removal of listed special uses for I-1 and adding a reference to the current Table of Permitted Uses (TPU) in Article IV, Section 4.1A to reduce conflict
 - Addition of a minimum lot and setback table to I-1 to better align with the existing tables referenced in L-I and H-I
 - Clerical updates referring to the Board of Commissioners and Fire Chief
 - Removal of outdated procedural processes to remove references to Planning Board

Department Review: Development Services, County Manager, and County Attorney

Funding: N/A

Attachments: 1. Final Draft Amendment