

Staff Report

Subject: 2nd Reading - Ordinance
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: December 16, 2025
Item Description: Consideration to approve the Second Reading of an amendment of Section 4.1A – Permitted Use Table of the Effingham County Code of Ordinances.

Executive Summary/Background

- The updated zoning ordinances have been completed, and in doing so, staff has realized that some corrections are needed on the Table of Permitted Uses (TPU).
- Below is a list of the changes that have been made:
 - I-1 has been added to the TPU, like R-6, I-1 is no longer a zoning option, but due to having I-1 zoned parcels it must be on the TPU. All the uses in I-1 mirror those in Heavy Industrial (HI).
 - The Home Occupation ordinance allows for a Home occupation in all residential districts, R-2, R-3, R-4, and R-5, and now has Home Occupation as a permitted use.
 - Car Brokerage has been added and is permitted in all commercial districts and industrial districts.
 - Mulching has been added and is permitted in the industrial districts.
 - Screened/Outdoor storage has been added, and is conditional in the B-1 (Neighborhood Commercial) and B-2 (General Commercial) zoning districts. While it is a permitted use in B-3 (Major Commercial) and industrial zoning districts.
 - Under the subcategory of Natural Gas, Petroleum, Fuels, etc. Natural Gas Power Plant has been added as a permitted use in the industrial districts.
 - Mobile Home Supply has been added and is permitted in the B-3 (Major Commercial) and L-I (Light Industrial) and H-I (heavy Industrial).
 - Lastly, Cremation Services and Cemeteries have been separated on the TPU, as the ordinance for cemeteries allows them as a conditional use in all residential districts.
- Once the TPU is updated, staff will bring forth the amendment to definitions to ensure all uses have a definition associated with them.

Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Section 4.1A – Permitted Use Table**
2. **Deny** an **amendment** to the Code of Ordinances **Section 4.1A – Permitted Use Table**

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services, County Manager

FUNDING: N/A

Attachments: 1. Draft TPU