

Staff Report

Subject: 2nd Reading - Ordinance
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Department: Development Services
Date: December 16, 2025

Item Description: Consideration to approve the Second Reading of an amendment to Part II, Appendix B – Subdivision Regulations

Summary Recommendation

As the county has updated the residential zoning districts, amendments are needed to the Subdivision Regulations.

Executive Summary/Background

- The subdivision regulations were updated in December of 2024; however, the second reading was not held to solidify the updates suggested.
- As the staff and the steering committee have worked through the residential zoning districts, it became apparent that the subdivision regulations needed to be amended again.
- Specifically, possibly adding in the residential district parking requirements to include:
 - All residential zoning districts will have their own set of parking standards.
 - Language has been included that will require the street extension parking requirements.
 - A front buffer requirement of 50 feet has been included for major subdivisions.
- Furthermore, the ordinance has been updated to be concise and consistent with the Effingham County Master Transportation Plan.

Alternatives

Approve an amendment to the Code of Ordinances **Part II; Appendix B - Subdivision Regulations.**

Deny an amendment to the Code of Ordinances **Part II; Appendix B – Subdivision Regulations.**

Recommended Alternative: 1 Other Alternatives: 2

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

FUNDING: N/A

Attachments: 1. Draft Subdivision Ordinance