

## Staff Report

**Subject:** Ordinance – Subdivision Regulations  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Date:** October 21, 2025

### **Item Description: Discussion of an amendment To Part II, Appendix B – Subdivision Regulations**

#### **Summary Recommendation**

As the county works towards revising 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 will be included that will require the bulb-out or street extension parking requirements.
  - Furthermore, being concise and consistent with the Effingham County Master Transportation Plan.
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- **Alternatives:**
    1. **Approve an amendment** to the Code of Ordinances Amendment to **Part II, Appendix B, Subdivision Regulations**
    2. **Deny an amendment** to the Code of Ordinances Amendment to **Part II, Appendix B, Subdivision Regulations**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, County Engineer

**FUNDING:** N/A

**Attachments:** 1. Draft of Part II, Appendix B – Subdivision Regulations