

Staff Report

Subject: Ordinance Revision
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: August 6, 2024

Item Description: Consideration to approve the amendment of the Code of Ordinances **Article VI. - WETLANDS – Official Code: Zoning Ordinance, Sec. 30-246. - Jurisdictional wetland determination required** of the Effingham County Code of Ordinances.

Summary Recommendation

The County Planning Staff suggests clarification and additional wording to the current Wetlands Ordinance.

Executive Summary/Background

Recommended Clarifications:

- Clarifying residential and non-residential properties within the text to coincide with our new subdivision and site plan ordinances.

Recommended Changes:

- Adding “residential” and “non-residential” wording to major subdivisions and non-residential properties.
- Requiring a written determination letter from the U.S. Army Corps of Engineers prior to site plan approval that determines wetlands are or are not present in any major subdivision or any non-residential property.
- If wetlands are not present in any major subdivision or any non-residential property, the plat is to be recorded by a licensed surveyor who shall then submit both the plat and a letter indicating their findings/approval prior to County acceptance.
- Adding “residential” wording to minor subdivision and simple subdivision properties.

Alternatives

1. **Approve an amendment** to the Code of Ordinances **Section 30-246. – Jurisdictional Wetland Determination Required.**
2. **Deny an amendment** to the Code of Ordinances **Section 30-246. – Jurisdictional Wetland Determination Required.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services FUNDING: N/A

Attachments: 1. Sec. 30-246. - Jurisdictional wetland determination required Red Line Version