

Staff Report

Subject: Rezoning Moratorium Release Resolution

Author: Steve Candler

Department: Development Services

Date: June 3, 2025

Item Description: Consideration of the release of the moratorium on rezonings for B-1, B-2, B-3, Light Industrial (L-I) and Heavy Industrial (H-I) in Effingham County.

Summary Recommendation

The county updated our Effingham County zoning map, Comprehensive Land Use Plan, future land use map. However, the B-1, B-2, B-3, L-I and H-I zoning district descriptions need updating and amending.

Executive Summary/Background

- The steering committee and staff updated Article IV the table of permitted uses, and Article V zoning districts first.
- These are complete and were presented to the Effingham County Board of Commissioners at a workshop on May 6, 2025.
- The BOC passed the first reading of the amendments on May 20, 2025, and the second reading for adoption is June 3, 2025.
- R-1, R-1a, R-2, R-3, R-4, R-5 and all PD zoning districts remain in the rezoning moratorium.
- The steering committee and staff are still working on the amendments to R-1, R-1a, R-2, R-3, R-4, R-5 and all PD zoning districts. These zoning districts are NOT released on June 3, 2025.

Alternatives

Approve The Resolution.

Deny The Resolution.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: Rezoning Moratorium Release Resolution