

Staff Report

Subject: Table of Permitted Uses
Author: Steve Candler, Director Development Services
Department: Development Services
Meeting Date: February 13, 2024
Item Description: **Part II – Official Code: Appendix C – Articles V – TABLE OF PERMITTED USES** of the Effingham County Code of Ordinances.

Summary Recommendation

Staff recommends **approval** of **Part II – Official Code: Appendix C – Articles V – TABLE OF PERMITTED USES** of the Effingham County Code of Ordinances.

Executive Summary/Background

The county commissioner approved the current Table of Permitted Uses (TPU) in November. Staff is recommending a few amendments to bring the new (TPU) in compliance with the remaining part of the zoning ordinance. Also a few uses were left off the TPU that staff needs to add. Thank you for your consideration.

Alternatives

1. Adopt Part II – Official Code: Appendix C – Articles V – TABLE OF PERMITTED USES of the Effingham County Code of Ordinances.

2. Part II – Official Code: Appendix C – Articles V – TABLE OF PERMITTED USES of the Effingham County Code of Ordinances.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: Table of Permitted Uses Chart. Suggested Amendments.

AMENDMENTS TO THE TABLE OF PERMITTED USES

- Ready Mix Concrete Facilities I-1 to I-2
- Add an R-2 column in residential to include attached townhomes and duplexes
- Add tiny homes as a conditional use in the R-4
- Remove rural business use from the PD zoning district
- Add rural business as a conditional use in AR-1 and AR-2 zoning districts
- Delete from the Retail Category-Plant Gardens and Outdoor Nurseries
- Delete all commercial agricultural from the AR-2

- Insert the land use Airfields as a conditional use in AR-1
- Add Food Processing to B-3 zoning district as a conditional
- Add go cart track as a conditional use in the AR-1 zoning district
- Add land use golf courses as a conditional use in AR-1 and a permitted use in B-1, B-2 and B-3