

Staff Report

Public Hearing

Subject: Ordinance Revision
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: February 13, 2024
Item Description: Consideration to approve the amendment of the Code of Ordinances **Part II – Official Code: Appendix C – Zoning Ordinance / Article IX. – Amendments to Map or Text / Section 9.2.3 – Sketch Plan** of the Effingham County Code of Ordinances.

Summary Recommendation

Due to the increased growth of businesses in Effingham County, we have added a Sketch Plan ordinance for all Commercial and Industrial Developments.

Executive Summary/Background

- Commercial and Industrial developments will be required to submit a Sketch Plan for approval by the Planning Board and Board of Commissioners after rezoning approval.
- This ordinance states Sketch Plans for Commercial and Industrial developments may not be on the same Agenda as any rezonings or variance requests.
- If buffers need to be replanted, applicant must submit a map with types of vegetation that will be replanted, in accordance with the Buffer Ordinance.
- The Applicant must show the entire property and document any phasing that the Developer desires.
- Buffers must be marked before any timbering or Land Disturbing Activity is to take place.

Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance / Article IX. – Amendments to Map or Text / Section 9.2.3 – Sketch Plan**
2. **Deny** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance / Article IX. – Amendments to Map or Text / Section 9.2.3 – Sketch Plan**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: **FUNDING: N/A**

Attachments:

1. Sketch Plan Ordinance