



Staff Report

Subject: Amendment – Residential Businesses 3.15A
Author: Jennifer Rose, Planner I
Department: Development Services
Meeting Date: December 2, 2025

Proposed Zoning: N/A
Existing Zoning: N/A
Map & Parcel: County-wide application
Parcel Size: N/A
Proposed Use: Residential and Agricultural-Related Residential Businesses
Applicant: Effingham County Board of Commissioners
Owner(s): Effingham County
Location: County-wide

Purpose:

The purpose of this amendment is to update the Residential Businesses Ordinance to incorporate the amendments approved on November 18, 2025, and ensure the code accurately reflects the Board’s adopted regulatory changes.

Summary of Amendments:

The proposed ordinance revisions update the Utility Trailer provisions within the County Code to reflect the Board-approved changes of November 18, 2025. Specifically, the amendments:

1. Revise the Utility Trailer definition to align with current regulatory intent.
2. Modify Section D.8. – Commercial Vehicles and Utility Trailers, by expanding the allowable size of a non-commercial utility trailer from a maximum of 5 feet by 8 feet to a maximum overall length of 22 feet.
3. Amend Section D.10A – Agricultural-Related Residential Businesses, to eliminate the standalone Rural Business Ordinance by incorporating its provisions into the Residential Business Ordinance.

