

Staff Report

Subject: Ordinance – Permitted Use Table
Author: Pamela Melser, Director of Development Services
Department: Development Services
Meeting Date: 8/4/2026
Item Description: Proposed amendment to Part II, Appendix C, Article IV, Section 4.1A Permitted Use Table of the Effingham County Code of Ordinances.

Executive Summary/Background

- The amendment to the ordinance includes the following:
 - Alignment of uses between I-1 and HI to reduce confusion and conflicts - see below for additional details
 - Formatting updates made to the table's cell colors to align with zoning symbology
 - Removal of conditional use on all zoning designations for cemeteries, except for AR-1, to align with the revised cemetery ordinance
 - Removal of the 25,000sqft note for Flex Space in conflict with the commercial ordinances that reference square footage
 - B-2
 - Flex Space = C
 - Maximum 50,000 sqft
 - B-3
 - Flex Space = P
 - Maximum N/A
 - 2nd Reading updates
 - The addition of permitted uses in R-3 for Single Family aligns with the R-3 ordinance to allow for narrow-lot homes
 - R-3
 - Single Family (fee simple) = P
 - R-3
 - Single Family Detached = P
 - Definition title update
 - Parts, Accessories, or Tires is now listed as *Automobile Maintenance, Parts, Accessories, or Tires*
 - Updates for I-1 and HI alignment
 - Pg 4
 - Pet or Pet Supply Store

- I-1 = P
- Pg 5
 - Petroleum and Coal Products
 - I-1 = C
 - Chemicals, Plastics, and Rubber Products
 - I-1 = C
 - Primary Metal Manufacturing
 - I-1 = P
 - Machinery Manufacturing
 - I-1 = P
 - Electrical Equipment, Appliance, and Components Manufacturing
 - I-1 = P
 - Transportation Equipment, Automobiles, etc.
 - I-1 = P
 - Asphalt Plant
 - I-1 = P
 - Permanent Concrete Plant
 - I-1 = P
 - Airport and Support Establishment
 - I-1 = C
- Pg 7
 - Theater, Dance, or Music Establishment
 - HI = P
 - Sports Team or Club
 - HI = P
- Pg 8
 - Other Government Functions
 - Remove erroneous C from PD column heading
 - Nursery and Preschool
 - HI = P

Department Review: Development Services, County Manager, and County Attorney

Funding: N/A

Attachments: 1. Final Draft - Permitted Use Table