

Staff Report

Subject: 2nd Reading Ordinance – Table of Permitted Uses
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: July 15, 2025
Item Description: Consideration to approve the Second Reading of Section 4.1A – Permitted Use Table of the Effingham County Code of Ordinances.

Executive Summary/Background

- At the December 3, 2024, Board of Commissioners meeting, the board charged the Steering Committee with review and input on the final article of the zoning ordinance.
- Although the Table of Permitted Uses (TPU) was not part of the original scope of the Steering Committee, it is part of understanding the zoning ordinance as a whole. The committee and staff have made multiple recommendations.
- This Table of Permitted Uses (TPU) is a more comprehensive list of uses allowed in the zoning districts.
- The TPU is a more concise and clear way to understand what uses are allowed in each zoning district and promotes transparency, consistency in decision-making, and ease of use for the public, developers, and staff.

Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Section 4.1A – Permitted Use Table**
2. **Deny** an **amendment** to the Code of Ordinances **Section 4.1A – Permitted Use Table**

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services, County Manager, Steering Committee

FUNDING: N/A

Attachments: 1. Draft Ordinances