

## Staff Report

**Subject:** Ordinance – Permitted Use Table  
**Author:** Pamela Melser, Director of Development Services  
**Department:** Development Services  
**Meeting Date:** 7/21/2026  
**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
  - 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. Draft - Permitted Use Table