

## **Staff Report**

**Subject:** Ordinance – Commercial Districts  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** November 18, 2025  
**Item Description:** Consideration to approve an amendment to the Effingham County Code of Ordinances, Part II, Article V – Uses Permitted in Districts, Section 5.10 – Neighborhood Commercial District, Section 5.11 – General Commercial District, & 5.12 – Major Commercial District.

### **Executive Summary/Background**

- At the August 5, 2025, Board of Commissioners meeting, the Board approved the updated Commercial District (B-districts) ordinances.
- The proposed update is to remove the language that would require commercial development to provide a payment in lieu of sidewalk construction.
- Sidewalks will be a requirement as part of the Commercial Districts; however, if an applicant for commercial development did not want to provide the sidewalks, they would be able to come to the Board of Commissioners for a variance from the ordinance.

**Department Review:** Development Services, County Manager, & County Attorney

**FUNDING:** N/A

**Attachments:** 1. Current Buffer Ordinance