

## **Staff Report**

**Subject:** 2<sup>nd</sup> Reading – Commercial Corridor

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**Department:** Development Services

**Date:** February 18, 2025

**Item Description:** Additional Development Standards for Some Roadway Corridor Areas

### **Summary Recommendation**

The Board of Commissioners sought to improve the entrance corridors into the county with improved appearance standards for primarily commercial and industrial development.

The overlay district is still the traditional zoning requirements for the zoning district (i.e. B-3) and then the overlays standards are additional criterion.

### **Executive Summary/Background**

- US Highway 21 from Chatham County line to Rincon City limits
- US Highway 21 from Rincon City limits to Springfield City limits
- Effingham Parkway
- Hodgeville road, as shown on the map
- Incorporated several comments from the public into the design criteria

### **Alternatives**

**Approve an amendment to the Code of Ordinances Part II Appendix F Overlay Districts, Section 1 Commercial Corridors**

**Deny an amendment to the Code of Ordinances Part II Appendix F Overlay Districts, Section 1 Corridor Overlay Districts**

**Recommended Alternative: 1      Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** Corridor Overlay District Ordinance