

## Staff Report

**Subject:** Ordinance – Ebenezer Historic Overlay District  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** October 21, 2025  
**Item Description:** Consideration of an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.19 – Ebenezer Historic Overlay District.**

### Summary Recommendation

Establishing the Ebenezer Historic Overlay District aims to preserve the cultural significance and historical character of the area while fostering economic vitality. The overlay district provides an additional layer of zoning regulations, ensuring that any developments respect the district's historic value. This approach balances preserving the past while allowing thoughtful progress, ensuring the district remains a cherished and viable part of the community.

### Executive Summary/Background

- The Ebenezer Historic Overlay District will encompass the area from Brookstone Subdivision to the Ebenezer Creek along Ebenezer Road. This district will include parcels within 500' of the centerline of Ebenezer Road on each side.
- The Effingham County Geographical Information Systems (GIS) department has worked with Planning Staff to provide a visual map of the Ebenezer Historic Overlay District.
- The overlay district develops specific criteria for the parcels within the district, to include:
  - Specific uses that will not be allowed
  - A minimum buffer of 30' from street right-of-way
  - A maximum building height of 35 feet
  - Specific signage requirements and standards
- Effingham County Staff hosted a charrette and an additional community meeting to gather public input on the ordinance. The community's input during these sessions was invaluable, providing critical insights and perspectives that helped shape this ordinance.

### Alternatives

1. **Approve an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.19 – Ebenezer Historic Overlay District**
2. **Deny an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.19 – Ebenezer Historic Overlay District**

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

**FUNDING:** N/A

**Attachments:** 1. Draft of the Ebenezer Historic Overlay District Ordinance 2. District Map