

Staff Report

Subject: Corridor Overlay Districts

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Department: Development Services

Date: February 4, 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