

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE III, SECTION 5.10
OF THE EFFINGHAM COUNTY CODE OF ORDINANCES

AN ORDINANCE TO AMEND ARTICLE III, SECTION 5.10 OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

5.10 B-2 General commercial districts.

5.10.1 Intent. The General Business District (B-2) is intended to accommodate a broad range of commercial activities that provide both durable and convenience goods to the community. This district serves as a commercial hub, offering essential goods, professional services, and shopping opportunities that support residents, businesses, and visitors alike. Strategically located along major and minor thoroughfares, ensuring high visibility and accessibility for consumers across the entire community. Their placement along well-traveled corridors allows for efficient traffic flow and convenient access while minimizing unnecessary congestion within residential neighborhoods. Due to the larger scale and increased activity levels associated with general business uses, site design standards emphasize buffering, landscaping, and architectural compatibility to mitigate potential impacts on adjacent businesses and residential areas. Properly designed setbacks, screening, and traffic management measures help reduce noise, light intrusion, and operational disruptions, ensuring a harmonious relationship between commercial and non-commercial land uses. Fostering economic growth while maintaining a well-planned, community-oriented commercial environment.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Refer to Article III, 3.4 for the required buffers for the B-2 zoning district.

Minimum lot area (public water and sewer)	N/A; must meet the required design standards
Minimum lot area (public water only)	
Minimum lot area (private water and sewer)	
Minimum lot width at building line	N/A; must meet the required standards
Minimum front setback	N/A; must meet the required standards
Minimum rear setback	N/A; must meet the required standards
Minimum side setback (interior)	N/A; must meet the required standards
Minimum side setback (street)	N/A; must meet the required standards
Maximum building height	N/A
Total maximum sq. footage for building footprint	50,000 sq. ft.

5.10.2 Greenspace requirement. At least 15% of the total lot area must be designed as greenspace. This includes landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly areas.. At least 50% of the street frontage shall be landscaped to enhance highway aesthetics and contribute to the overall visual quality of the corridor.

5.10.3 *Sidewalk requirement.* Sidewalks shall be required along all public street frontages within commercial districts. If no existing sidewalk or pedestrian network is located within 500 feet of the subject property, the developer may provide a payment in lieu of construction. The payment shall be equal to the estimated cost of sidewalk installation and shall be used by the County for future pedestrian infrastructure improvements in the area.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This 5th day of August 2025.

BOARD OF COMMISSIONERS,
EFFINGHAM COUNTY, GEORGIA

BY: *Damon M. Rahn*
DAMON RAHN, CHAIRMAN

FIRST READING: 05/20/2025

SECOND READING: 08/05/2025

ATTEST:

Stephanie Johnson
STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK