

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

435-21,21A,21B 436-3

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

435-21,21A,21B 436-3

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:

WHEREAS FETZER LAKES DEVELOPMENT, LLC AS AGENT FOR DOUGLAS WINWOOD BOYKIN & PEGGY ANN BOYKIN MEDAUGH have filed an application to rezone one hundred and sixteen (116) +/- acres; from AR-1 to PD-Residential to allow for development of a single-family subdivision; map and parcel number 435-21,21A,21B 436-3, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on January 3, 2023 and notice of said hearing having been published in the Effingham County Herald on December 7, 2022; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on November 30, 2022; and

IT IS HEREBY ORDAINED THAT one hundred and sixteen (116) +/- acres; map and parcel number 435-21,21A,21B 436-3, located in the 2<sup>nd</sup> commissioner district is rezoned from AR-1 to PD-Residential, with the following conditions:

1. Future use of the above-referenced property being rezoned shall meet the requirements of the approved PD – Residential document and master plan.
2. A Sketch Plan must be approved before site development plans are submitted.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts must be approved and permitted by USACE.
5. A Traffic Impact Assessment shall be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
STEPHANIE JOHNSON  
COUNTY CLERK