

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
353-3

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
353-3

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, KERN AND CO. LLC- CHAD ZITTROUER AS AGENT FOR THE UNIVERSITY OF GEORGIA FOUNDATION- MIKE HUNTER has filed an application to seventy- three (73) +/- out of 1338 acres; from AR-1 to PD-MR to allow for expansion of an existing borrow pit; map and parcel number 353-3, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on November 5, 2024 and notice of said hearing having been published in the Effingham County Herald on October 16, 2024; 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 September 18, 2024; and

IT IS HEREBY ORDAINED THAT seventy-three (73) +/- out 1338 acres; map and parcel number 353-3, located in the 1<sup>st</sup> commissioner district is rezoned from AR-1 to PD-MR to allow for expansion of an existing borrow pit, with the following conditions:

1. Shall meet the requirements of Section 3.17 – Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.
2. Site Development plans shall comply with the Effingham County Water Resources Protection Ordinance, Stormwater Management Local Design Manual, and Chapter 34 – Flood Protection.
3. A subdivision plat shall be signed and approved by Development Services, then recorded, before the zoning can take effect.
4. The applicant shall notify Development Services at the time of final reclamation of the surface mine and provide close out documentation of the mining operation.
5. Mr. Zittrouer and the County Engineer meet with Ms. Grassi to better understand the surface mine’s history and how it has affected Ms. Grassi’s property.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

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

ATTEST:

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

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