

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
275-2

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
275-2

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, DARRELL MORGAN has filed an application to rezone twelve (12) out of 372 +/- acres; from AR-1 to B-3 to allow for heavy industrial uses; map and parcel number 275-2, located in the 1st 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 September 11, 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 August 21, 2024; and

IT IS HEREBY ORDAINED THAT twelve (12) +/- acres; map and parcel number 275-2, located in the 1st commissioner district is rezoned AR-1 to B-3 to allow for highway commercial uses, with the following conditions:

- A Site Plan shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK