

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
418-2E

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
418-2E

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, GREENLAND DEVELOPERS as Agent for HELMEY, LLP has filed an application to rezone one hundred seventy and thirty-six hundredths (170.36) +/- acres; from AR-1 to PC (Residential) to allow for the development of a single and multi-family residential subdivision; map and parcel number 418-2E, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on February 15, 2022 and notice of said hearing having been published in the Effingham County Herald on January 26, 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 January 12, 2022; and

IT IS HEREBY ORDAINED THAT one hundred seventy and thirty-six hundredths (170.36) +/- acres; map and parcel number 418-2E, located in the 2nd 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 study must 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All ordinances or part of ordinances in conflict herewith are hereby repealed.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