

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
469-15

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
469-15

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, GARY NEIDLINGER has filed an application to rezone eight and eighty hundredths (8.8) +/- acres; from AR-1 to AR-2 to allow for a 3-lot subdivision; map and parcel number 469-15, located in the 4th commissioner district, and

WHEREAS, a public hearing was held on June 6, 2023 and notice of said hearing having been published in the Effingham County Herald on May 3, 2023; 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 April 19, 2023; and

IT IS HEREBY ORDAINED THAT eight and eighty hundredths (8.8) +/- acres; map and parcel number 469-15, located in the 4th commissioner district is rezoned from AR-1 to AR-2, with the following conditions:

1. The lots shall meet the requirements of the AR-2 zoning district.
2. All wetland impacts must be approved and permitted by USACE.
3. The rezoning will not take effect prior to the approval of a variance to allow additional lots to access Charles Lane.
4. A wetlands delineation must be submitted prior to the approval of any permitting of structures.
5. A combination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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