

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
412-3 & 3A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
412-3 & 3A

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, KEVIN FORBES AS AGENT FOR KIMBERLY AND REBECCA RAHN has filed an application to rezone four hundred twenty-five (425) +/- acres; from AR-1 to LI to allow for light industrial development; map and parcel number 412-3 & 3A, located in the 4th commissioner district, and

WHEREAS, a public hearing was held on August 5, 2025, and notice of said hearing having been published in the Effingham County Herald on July 2, 2025; 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 four hundred twenty-five (425) +/- acres; map and parcel number 412-3 & 3A, located in the 4th commissioner district is rezoned from AR-1 to LI to allow for light industrial development, with the following stipulations:

1. A Site Plan shall be approved by the Board of Commissioners.
2. A Traffic Impact Analysis (TIA) shall be submitted before Site Plan approval.
3. A temporary concrete plant shall be allowed.
4. A maximum of 1,500,000 sq. ft. shall be allowed.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK