

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
264A-20 & 21

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
264A-20 & 21

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, TERAMORE DEVELOPMENT, LLC has filed an application to rezone one and fifty-three hundredths (1.53) +/- acres; from B-1 & AR-1 to B-2 to allow for the development of a commercial retail site; map and parcel number 264A-20 & 21, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on May 2, 2023 and notice of said hearing having been published in the Effingham County Herald on April 5, 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 March 22, 2023; and

IT IS HEREBY ORDAINED THAT one and fifty-three hundredths (1.53) +/- acres; map and parcel number 264A-20 & 21, located in the 3rd commissioner district is rezoned from B-1 & AR-1 to B-2, with the following conditions:

1. A Sketch Plan must be submitted for approval before site development plans are submitted.
2. A recombination plat must be approved by Development Services, and be recorded, before site development plans are submitted.
3. 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**.
4. Site development plans must meet the requirements of the B-2 zoning district.
5. A traffic study must be submitted during the development plan review process, per **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All ordinances or part of ordinances in conflict herewith are hereby repealed.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