

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
396-62&62A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
396-62&62A

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, BRYANT LIGON, BRD LAND AND INVESTMENT, GP has filed an application to rezone two hundred eighty-eight and thirty-six hundredths (288.36) +/- acres; from AR-1 & I-1 to R-5 & R-3 to allow for a residential subdivision; map and parcel number 396-62&62A, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on March 7, 2023 and notice of said hearing having been published in the Effingham County Herald on February 8, 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 February 1, 2023; and

IT IS HEREBY ORDAINED THAT two hundred eighty-eight and thirty-six hundredths (288.36) +/- acres; map and parcel number 396-62&62A, located in the 2nd commissioner district is rezoned from AR-1 & I-1 to R-5 & R-3, with the following conditions:

1. A subdivision and recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. Future use of the above-referenced property being rezoned shall meet the requirements of the R-3 and R-5 zoning districts.
3. A Sketch Plan must be approved before site development plans are submitted.
4. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. A CLOMR application to FEMA will be required, to authorize fill to build the site above the base flood elevation.
6. All wetland impacts must be approved and permitted by USACE
7. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements, and the entrance shall meet the requirements of the **Access Management and Encroachment Regulations for Effingham County Roads** (rev. 2022).

All ordinances or part of ordinances in conflict herewith are hereby repealed.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