

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
235-22

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
235-22

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, COREY PHILLIPS has filed an application for a conditional use to allow for a Residential Business in AR-1; map and parcel number 235-22, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on March 17, 2026, and notice of said hearing having been published in the Effingham County Herald on February 25, 2026; and

IT IS HEREBY ORDAINED THAT a conditional use to allow for a Residential Business in AR-1; map and parcel number 235-22, located in the 3rd commissioner district, is approved, with the following stipulations:

- 1. An Effingham County Occupational Tax Certificate (business license) shall be obtained and kept in good standing.**
- 2. Hours of operation are limited to Monday through Saturday from 8:00 am to 5:00 pm, and no business is conducted on Sundays.**
- 3. One non-illuminated temporary sign may be allowed during the specified business hours.**
- 4. Must comply with all applicable firearm laws and licensing.**
- 5. All applicable zoning and development standards must be met, including but not limited to setbacks, access requirements, and any departmental review standards.**
- 6. The Conditional Use approval applies only to the **owner-operated residential business as described in the application. Any expansion of the business, addition of employees, or significant increase in customer traffic may require additional review and approval by Effingham County.**

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK