

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
446-7

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
446-7

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, ASHLEY KESSLER AS AGENT FOR SALVADOR FIGUEROA, has filed an application to rezone eight and thirty-seven hundredths (8.37) +/- acres from R-1 to B-3 to allow for permitted uses in B-3; Map and Parcel No. 446-7, located in the 5<sup>th</sup> 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 11, 2026; 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 January 21, 2026; and

IT IS HEREBY ORDAINED THAT eight and thirty-seven hundredths (8.37) +/- acres; Map and Parcel No. 446-7, located in the 5<sup>th</sup> commissioner district is rezoned from R-1 to B-3 to allow for permitted uses in B-3, with the following stipulations:

- 1. Any new access or improvements connecting to Mill Pond Road shall require an encroachment permit from Effingham County prior to construction.**
- 2. Commercial or heavy truck traffic associated with the site shall not utilize Mill Pond Road for access.**

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
STEPHANIE JOHNSON  
COUNTY CLERK