

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
435-19

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
435-19

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, JAMES DASHER AS AGENT FOR LAIN NOLAN EARL JR. has filed an application to rezone one hundred and eighty-five (185) +/- acres; from AR-1 to R-5 to allow for residential development; map and parcel number 435-19, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on March 19, 2024, and notice of said hearing having been published in the Effingham County Herald on February 14, 2024; 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 17, 2024; and

IT IS HEREBY ORDAINED THAT one eighty-five (185) +/- acres; map and parcel number 435-19, located in the 2<sup>nd</sup> commissioner district is rezoned from AR-1 to R-5 to allow for a residential development with the following conditions:

- A Sketch Plan must be approved before site development plans are submitted.
- Site Development Plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
- All wetland impacts must be approved and permitted by USACE.
- A Traffic Impact Assessment shall be submitted during development plan review process.
- A 6ft wooden privacy fence shall be constructed along the residential lots to the north that have frontage on Kolic Helmey Road that abut the new subdivision, and along the south that have frontage on Joyce Curve that abut the subdivision.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
WESLEY CORBITT, CHAIRMAN

ATTEST:

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

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