

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
366-48

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
366-48

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, JOSHUA YELLIN & TERAMORE DEVELOPMENT, LLC AGENT FOR CAREY F. GRAHAM has filed an application to rezone two (2) +/- acres from AR-1 to B-2 to allow for commercial retail in B-2; map and parcel number 366-48, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on November 4, 2025, and notice of said hearing having been published in the Effingham County Herald on September 24, 2025; 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 September 24, 2025; and

IT IS HEREBY ORDAINED THAT two (2) +/- acres; map and parcel number 366-48, located in the 3rd commissioner district is rezoned from AR-1 to B-2 to allow for commercial retail in B-2, with the following stipulations:

- 1. A Site Plan must be approved by the Board of Commissioner.**
- 2. Any encroachment onto Old Tusculum Road must adhere to the Effingham County Access Management Policy and obtain an encroachment permit.**

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK