

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

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

298-9

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

298-9

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, NEIL MCKENZIE AGENT FOR CASSIE MICHELE HINELY has filed an application to rezone two hundred forty-seven and two tenths (247.2) +/- acres from PD to PD to allow for Single-Family Residential; map and parcel number 298-9, located in the 1<sup>ST</sup> 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 hundred forty-seven and two tenths (247.2) +/- acres; map and parcel number 298-9, located in the 1<sup>ST</sup> commissioner district is rezoned from PD to PD to allow for Single-Family Residential, with the following stipulations:

- 1. A Preliminary Plat must be approved by the Board of Commissioners.**
- 2. All site development plans must comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.**
- 3. Site development plans must adhere to the Effingham County Code of Ordinances, Section 3.4 -Buffers.**
- 4. No lots shall back up to Sandhill Road.**
- 5. The total percentage of Cottage lots will not exceed 50%.**
- 6. The minimum square footage of the home must be 1500 sq. ft.**
- 7. Site development plans must include covered bus stops.**

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

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

ATTEST:

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

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