

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
399-3 & 3R

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
399-3 & 3R

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, GREG COLEMAN AS AGENT FOR KFJT ENTERPRISES, LLC has filed an application to rezone ten (10) +/- acres; from AR-1 & I-1 to HI to allow for heavy industrial uses; map and parcel number 399-3 & 3R, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on August 6, 2024 and notice of said hearing having been published in the Effingham County Herald on July 17, 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 June 19, 2024; and

IT IS HEREBY ORDAINED THAT ten (10) +/- acres; map and parcel number 399-3 & 3R, located in the 1st commissioner district is rezoned from AR-1 & I-1 to HI to allow for heavy industrial uses, with the following conditions:

- A subdivision/recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
- A Site Plan shall be approved by the Board of Commissioners.
- All buffers shall adhere to the Effingham County Code of Ordinances, **Part II – Official Code, Appendix C – Zoning Ordinance, Article III – Section 3.4 Buffers.**
- All Site Development shall comply with the Effingham County Code of Ordinances, **Chapter 30 – Environment** and **Chapter 34 – Flood Damage Prevention**, along with the Local Stormwater Design Manual.

A Traffic Impact Analysis shall be completed before the Site Plan is approved to define any needed improvements.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK