

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
413-8

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
413-8

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, GW INVESTMENTS/GARY WIGGIN AS AGENT FOR JOYCE R. JOHNSON, has filed an application to rezone one hundred thirty-five (135) +/- acres from AR-1 to R-5 to allow for residential development in R-5 ; Map and Parcel No. 413-8, located in the 4th commissioner district, and

WHEREAS, a public hearing was held on February 17, 2026, and notice of said hearing having been published in the Effingham County Herald on January 28, 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 December 17, 2025; and

IT IS HEREBY ORDAINED THAT one hundred thirty-five (135) +/- acres; Map and Parcel No. 413-8, located in the 4th commissioner district is rezoned from AR-1 to R-5 to allow for residential development in R-5, with the following stipulations:

- 1. A Preliminary Plat must be approved by the Board of Commissioners.**
- 2. All site development shall comply with the applicable standards and requirements of the R-5 zoning district.**

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK