

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
378-13

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
378-13

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, ROBERT L. MCCORKLE AS AGENT FOR ESTATE OF IDA HAGIN, CAROLYN LUCAS EXECUTOR, has filed an application to rezone five and sixty-three hundredths (5.63) +/- acres from AR-1 to B-2 to allow for permitted uses in B-2; Map and Parcel No. 378-13, located in the 1st 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 five and sixty-three hundredths (5.63) +/- acres; Map and Parcel No. 378-13, located in the 1st commissioner district is rezoned from AR-1 to B-2 to allow for permitted uses in B-2, with the following stipulations:

- 1. A site plan must be approved by the Board of Commissioners.**
- 2. Site development must adhere to the B-2 (General Commercial) zoning district and requirements.**
- 3. A planted buffer shall be increased from thirty feet (30') to fifty feet (50') and provided from the line of the commercial corridor away from Hwy 80, to screen the surrounding residential neighborhood.**
- 4. Any future subdivision of the property shall not result in a cumulative building area exceeding 50,000 square feet in total.**
- 5. No additional access points shall be permitted to Thompson Street or Woodlawn Avenue.**

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK