

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
366-49

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
366-49

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, CHELSIE FERNALD AS AGENT FOR EFFINGHAM COUNTY BOARD OF COMMISSIONERS, has filed an application to rezone five and six hundredths (5.06) +/- acres from AR-1 to R-4 to allow for permitted uses in R-4; Map and Parcel No. 366-49, located in the 3<sup>rd</sup> 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 six hundredths (5.06) +/- acres; Map and Parcel No. 366-49, located in the 3<sup>rd</sup> commissioner district is rezoned from AR-1 to R-4 to allow for permitted uses in R-4, with the following stipulations:

- 1. Any new encroachments onto Wallace Drive or Burke Drive must obtain an encroachment permit from Effingham County and comply the requirements of the Access Management Policy.**
- 2. A 30-foot vegetative buffers be provided along Wallace Drive and on both sides of the parcel, exceeding the 15-foot buffer otherwise required for this property.**

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

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

ATTEST:

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

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