

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
432-45

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
432-45

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, KERN & CO., LLC- CHAD ZITTRORER AS AGENT FOR KAREN BRINDLEY has filed an application to rezone seventeen and seventy-seven hundredths (17.77) out of 64.48 +/- acres; from AR-1 to R-5 to allow for residential development; map and parcel number 432-45, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on December 3, 2024 and notice of said hearing having been published in the Effingham County Herald on September 11, 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 August 21, 2024; and

IT IS HEREBY ORDAINED THAT seventeen and seventy-seven hundredths (17.77) +/- acres; map and parcel number 432-45, located in the 2<sup>nd</sup> commissioner district is rezoned from AR-1 to R-5 to allow for residential development, with the following conditions:

- A Preliminary Plat shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
- The development will have 20% open space, not to include the wetlands.
- The secondary emergency access to Blue Jay Road will also be the construction access.
- The amenities package will include a covered mail kiosk and covered bus stop (which can also be part of the mail kiosk), a covered pavilion, and a playground.
- 3 on-lot parking spaces per unit.
- The Certificates of Occupancies for the homes will not be issued until the parkway is completed or March 2026.
- Any vinyl used in the construction of the homes shall be at least .44 mm.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
WESLEY CORBITT, CHAIRMAN

ATTEST:

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

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