

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
412-3 & 3A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
412-3 & 3A

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, KEVIN FORBES AS AGENT FOR KIMBERLY & REBECCA RAHN has filed an application to rezone four hundred and twenty-five (425) +/- acres; from AR-1 to LI to allow for light industrial uses; map and parcel number 412-3 & 3A located in the 4<sup>th</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 November 20, 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 October 16, 2024; and

IT IS HEREBY ORDAINED THAT four hundred and twenty-five (425) +/- acres; map and parcel number 412-3 & 3A, located in the 4<sup>th</sup> commissioner district is rezoned from AR-1 to LI to allow for light industrial uses, with the following conditions:

1. A Site Plan shall be approved by the Board of Commissioners.
2. All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
4. A Traffic Impact Analysis (TIA) shall be submitted before Site Plan approval.
5. A temporary concrete plant will not be permitted.
6. No concrete pours will be permitted after 7:00pm.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

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

ATTEST:

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

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