

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
476-4E

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
476-4E

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, MANNING GRAHAM filed an application to rezone thirty-three and five tenths (33.5) +/- acres; from AR-1 to LI to allow for industrial uses; map and parcel number 476-4E, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on May 6, 2025 and notice of said hearing having been published in the Effingham County Herald on April 16,, 2025; 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 March 19, 2025; and

IT IS HEREBY ORDAINED THAT thirty-three and five tenths (33.5) +/- acres; map and parcel number 476-4E, located in the 5th commissioner district is rezoned from AR-1 to LI to allow for 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. The County Engineer shall approve any encroachment onto Old Augusta Road.
5. This development shall be limited to the light industrial uses of the Effingham Code of Ordinance in Section 5.12.1 and shall include warehousing.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK