

**STATE OF GEORGIA
EFFINGHAM COUNTY**

**A RESOLUTION TO CORRECT THE MINUTES OF A BOARD OF COMMISSIONERS
MEETING HELD FEBRUARY 18, 2025**

The Board of Commissioners of Effingham County, in regular meeting assembled and pursuant to lawful authority thereof, upon motion made, seconded and duly passed resolves as follows:

WHEREAS, the minutes of the February 18, 2025 Board of Commissioners meeting that were approved by the Board on March 4, 2025 contained the following entry:

[2024-541 Public Hearing] Planning Board recommends **denying** an application by **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** requests to **rezone** +/- 100.34 acres located on Blue Jay Road from **AR-1 to R-5** to allow for residential development **Map# 351 Parcel# 3** in the **First District** (*postponed, 10/15/2024, 01/21/2025*)

Commissioner Floyd made a motion to approve, and the rezoning will meet the criteria of the ordinance and the following conditions:

- a. A Preliminary Plat shall be approved by the Board of Commissioners
- b. All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers**.
- c. 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**.
- d. Site Development plans must comply with the Effingham County Code of Ordinances, Appendix C, Article V, Section 5.17 – **R-5 Single-Family Traditional Neighborhood Design Residential District**.
- e. A minimum 1,600 sq. ft of heated area within each constructed home.
- f. 6' transparent fence with vertical pickets providing access control to be constructed where non-lotted areas are constructed adjacent to neighboring properties.
- g. 6' opaque, solid, privacy fence to be constructed where new lots abut adjacent properties.
- h. Once 50% of the Certificate of Occupancy has been issued, all amenities shall be fully developed.

WHEREAS, after listening to the audio recording of the meeting and having a discussion with Commissioner Floyd, condition letter “h” needs to be corrected; and

NOW THEREFORE, BE IT RESOLVED, that the minutes of the February 18, 2025 Board of Commissioners meeting shall be and are corrected to reflect that condition letter “h” has been amended to read as follows:

h. Once 50% of the Certificate of Occupancy has been issued, all amenities shall commence.

ALL RESOLUTIONS AND ORDINANCES IN CONFLICT HEREWITH ARE
HEREBY REPEALED.

This _____ day of _____, 2025.



By: Damon M. Rahn, Chairman

Attest:

Stephanie Johnson, County Clerk