

**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.



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**By: Damon M. Rahn, Chairman**

**Attest:**

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**Stephanie Johnson, County Clerk**