

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
435-19

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
435-19

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, JAMES DASHER AS AGENT FOR LAIN NOLAN EARL JR. has filed an application to rezone one hundred and eighty-five (185) +/- acres; from AR-1 to R-5 to allow for residential development; map and parcel number 435-19, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on March 5, 2024, and notice of said hearing having been published in the Effingham County Herald on February 14, 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 January 17, 2024; and

IT IS HEREBY ORDAINED THAT one eighty-five (185) +/- acres; map and parcel number 435-19, located in the 2nd commissioner district is rezoned from AR-1 to R-5 to allow for a residential development with the following conditions:

- A Sketch Plan must be approved before site development plans are submitted.
- Site Development Plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
- All wetland impacts must be approved and permitted by USACE.
- A Traffic Impact Assessment shall be submitted during development plan review process.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK