

**00 STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
451-21

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
451-21

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, SIMCOE INVESTMENT GROUP, LLC AS AGENT FOR GRACE COMMUNITY CHURCH OF EFFINGHAM COUNTY, GEORGIA INC has filed an application to rezone twenty-nine and six tenth (29.6) +/- acres; from R-1 to PD to allow for residential development; map and parcel number 451-21, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on April 2, 2024, and notice of said hearing having been published in the Effingham County Herald on March 13, 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 February 21, 2024; and

IT IS HEREBY ORDAINED THAT twenty-nine and six tenth (29.6) +/- acres; map and parcel number 29.6, located in the 2nd commissioner district is rezoned from R-1 to PD to allow for residential development, with the following conditions:

1. Based on similar densities and traffic approved at recent Board of Commissioner meetings, and with comparable traffic improvements being completed before permitting of the subdivision. The suggested start of the subdivision shall be fourth quarter of 2025 or first quarter of 2026.
2. A 6ft wooden privacy fence shall be abutted against the residential subdivision.
3. The Traffic Impact Analysis (TIA) that is suggested within the PD text shall be submitted to Development Services prior to the final plat approval.
4. A curfew shall also be imposed within the proposed Homeowners Association (HOA) for the provided open space amenities from 6am to 10pm.
5. Per the Effingham County Code of Ordinances, Section 5.15.5.4, a Sketch Plan shall be required and approved before development.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK