

**STATE OF GEORGIA
EFFINGHAM COUNTY**

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

446-7

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

446-7

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, ASHLEY KESSLER AS AGENT FOR SALVADOR FIGUEROA, has filed an application to rezone eight and thirty-seven hundredths (8.37) +/- acres from R-1 to B-3 to allow for permitted uses in B-3; Map and Parcel No. 446-7, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on March 3, 2026, and notice of said hearing having been published in the Effingham County Herald on February 11, 2026; 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 21, 2026; and

IT IS HEREBY ORDAINED THAT eight and thirty-seven hundredths (8.37) +/- acres; Map and Parcel No. 446-7, located in the 5th commissioner district is rezoned from R-1 to B-3 to allow for permitted uses in B-3, with the following stipulations:

- 1. Any new encroachments onto Mill Pond Road must obtain an encroachment permit from Effingham County.**
- 2. A legal easement from Ebenezer Road be established and placed into operational use within one (1) year of approval.**
- 3. Commercial or heavy truck traffic from Mill Pond Road is prohibited.**

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK