

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
358-1

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
358-1

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, NEXTOWER DEVELOPMENT GROUP II, LLC has filed an application for a conditional use to allow for a lattice tower and communication facility; map and parcel number 358-1, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on December 2, 2025, and notice of said hearing having been published in the Effingham County Herald on November 12, 2025; and

IT IS HEREBY ORDAINED THAT a conditional use to allow for a lattice tower and communication facility; map and parcel number 358-1, located in the 3rd commissioner district, is approved with the following stipulations:

- 1. A landscaped buffer area, a minimum of ten feet in width, shall be maintained around the exterior of the security fencing.**
- 2. The applicant shall comply with Article V – Telecommunications Regulations.**
- 3. A site plan must be approved by the Board of Commissioners.**

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK