

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
326-17

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
326-17

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, MARNIER GROUP LTD AS AGENT FOR ROBERT FLETCHER WALDOUR AND LYNETTE WALDOUR has filed an application to rezone forty-four and five hundred and nine thousandth (44.509) +/- acres; from AR-1 to R-3 to allow for a multifamily residential development; map and parcel number 326-17, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on November 7, 2023 and notice of said hearing having been published in the Effingham County Herald on October 11, 2023; 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 September 20, 2023; and

IT IS HEREBY ORDAINED THAT forty-four and five hundred and nine thousandth (44.509) +/- acres; map and parcel number 326-17, located in the 1st commissioner district is rezoned from AR-1 to R-3 to allow for a multifamily residential development, with the following conditions:

1. Separation of the 44.509 acres of the project site shall be requires, either by minor subdivision plat or Tax Assessor (in case of a TPO combination), before the rezoning can take effect.
2. A variance from the maximum height restriction in R-3 must be granted before the rezoning can take effect.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK