

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
330-46

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
330-46

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 DAVID D. SMITH AS AGENT FOR EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY has filed an application to rezone six and ninety-six hundredth (6.96) +/- acres; from B-2 to B-3 to allow for the development of a fueling station and convenience store; map and parcel number 330-46, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on August 2, 2022 and notice of said hearing having been published in the Effingham County Herald on July 13, 2022; 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 June 29, 2022; and

IT IS HEREBY ORDAINED THAT six and ninety-six hundredth (6.96) +/- acres; map and parcel number 330-46, located in the 1<sup>st</sup> commissioner district is rezoned from B-2 to B-3, with the following conditions:

1. A Sketch Plan must be submitted for approval before site development plans are submitted.
2. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
3. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
4. Overnight truck parking is prohibited.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
STEPHANIE JOHNSON  
COUNTY CLERK