

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

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

477-6,7 & 477A-2,3,4,5

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

477-6,7 & 477A-2,3,4,5

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 CINDY HOWZE AS AGENT FOR LISA PHILLIPS ET AL. has filed an application to rezone thirty nine and twenty-seven hundredth (39.27) +/- acres; from AR-1 to I-1 to allow for future industrial use; map and parcel number 477-6,7 & 477A-2,3,4,5, located in the 5<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on December 6, 2022 and notice of said hearing having been published in the Effingham County Herald on November 9, 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 November 2, 2022; and

IT IS HEREBY ORDAINED THAT sixty and forty-three hundredth (30.29) +/- acres; map and parcel number 477- 6,7 & 477A-2,3,4,5, located in the 5<sup>th</sup> commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. A Sketch Plan must be approved before site development plans are submitted.
2. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.
3. Site development plans must comply with the County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, Access Management Regulations, and Ch. 34 Flood Damage Prevention.
4. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.
5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
6. All future development must be built to 100-year flood plain standards.
7. Traffic access to Map/Parcels 477-6&7 shall be limited to Old Augusta Road, and shall not be permitted on Abercorn Road.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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