

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
305-4A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
305-4A

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 DENNIS MORRIS has filed an application to rezone nine and twenty-one hundredth (9.21) +/- acres; from AR-2 to I-1 to allow for combination with adjacent industrial-zoned parcels; map and parcel number 305-4A, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on October 4, 2022 and notice of said hearing having been published in the Effingham County Herald on September 14, 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 August 31, 2022; and

IT IS HEREBY ORDAINED THAT nine and twenty-one hundredth (9.21) +/- acres; map and parcel number 305-4A, located in the 1st commissioner district is rezoned from AR-2 to I-1, with the following conditions:

1. A Sketch Plan must be submitted for approval before site development plans are submitted.
2. Site development plans must comply with the County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention.**
3. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
4. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**

All ordinances or part of ordinances in conflict herewith are hereby repealed.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