

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
445-19

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
445-19

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, KATHI MESSER has filed an application to rezone one and one hundredths (1.01) +/- acres; from AR-1 to B-1 to allow for a new home site; map and parcel number 445-19, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on January 16, 2024 and notice of said hearing having been published in the Effingham County Herald on December 13, 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 November 22, 2023; and

IT IS HEREBY ORDAINED THAT one and one hundredths (1.01) +/- acres; map and parcel number 445-19, located in the 5th commissioner district is rezoned from AR-1 to B-1, with the following conditions:

1. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
3. A Sketch Plan is required.
4. All buffers to residential parcels must be 50 feet and include a privacy fence no closer than 5 feet to the property line and cannot exceed 7 feet in height.
5. The only use that will be allowed with this B-1 district is cafes, and restaurants; all other allowed B-1 uses will be prohibited.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK