

STATE OF GEORGIA
EFFINGHAM COUNTY

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

451-41

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

451-41

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, NEIL MCKENZIE AS AGENT FOR NICK FINLAND has filed an application to rezone two hundred and twenty-one and eighty-seven hundredths (221.87) +/- acres; from AR-1 to R-5 to allow for residential development; map and parcel number 451-41, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on March 4, 2025 and notice of said hearing having been published in the Effingham County Herald on February 12, 2025; 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 January 15, 2025; and

IT IS HEREBY ORDAINED THAT rezone two hundred and twenty-one and eighty-seven hundredths (221.87) +/- acres; map and parcel number 451-41, located in the 2nd commissioner district is rezoned from AR-1 to R-5 to allow for residential development, with the following conditions:

1. A Preliminary Plat shall be approved by the Board of Commissioners.
2. All Site Development shall comply with the Effingham County Code of Ordinances, Chapter 30 – Environment and Chapter 34 – Flood Damage Prevention, along with the Local Stormwater Design Manual.
3. Buffers shall adhere to the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.
4. USACE must approve and permit all wetland impacts, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
5. Per the International Fire Code, a secondary emergency access entrance shall be provided for the development.
6. Only up to 120 homes may get a Certificate of Occupancy until the secondary emergency access easement is fully established and the Goshen Road improvements are completed.
7. A 50' wide vegetated buffer with a berm shall be placed along the south property line.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK