

**STATE OF GEORGIA
EFFINGHAM COUNTY**

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

351-3

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

351-3

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, BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK AS AGENT FOR CHARLES ALE has filed an application to rezone one hundred and thirty-four hundredths (100.34) +/- acres; from AR-1 to R-5 to allow for residential development; map and parcel number 351-3, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on February 18, 2025 and notice of said hearing having been published in the Effingham County Herald on January 8, 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 August 21, 2024; and

IT IS HEREBY ORDAINED THAT one hundred and thirty-four hundredths (100.34) +/- acres; map and parcel number 351-3, located in the 1st commissioner district is rezoned from AR-1 to R-5 to allow for residential development, with the following conditions:

- A Preliminary Plat shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
- Site Development plans must comply with the Effingham County Code of Ordinances, Appendix C, Article V, Section 5.17 – R-5 Single-Family Traditional Neighborhood Design Residential District.
- A minimum 1,600 sq. ft of heated area within each constructed home.
- 6' transparent fence with vertical pickets providing access control to be constructed where non-lotted areas are constructed adjacent to neighboring properties.
- 6' opaque, solid, privacy fence to be constructed where new lots abut adjacent properties.
- Once 50% of the Certificates of Occupancy have been issued, all amenities shall be fully developed.
- Right and left turn lanes shall be provided at the entrance of the development along Blue Jay Road

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK