

**STATE OF GEORGIA
EFFINGHAM COUNTY**

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

396-62,62A

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

396-62,62A

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, BRYANT LIGON as agent for T & T 9G, LLC has filed an application to rezone two hundred and eighty-eight and thirty-six hundredths (288.36) +/- acres; from AR-1 to PD-R to allow for residential development; map and parcel number 396-62 & 62A, located in the 2ND commissioner district, and

WHEREAS, a public hearing was held on June 18, 2024 and notice of said hearing having been published in the Effingham County Herald on April 17, 2024; 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 March 20, 2024; and

IT IS HEREBY ORDAINED THAT two hundred and eighty-eight and thirty-six hundredths (288.36) +/- acres; map and parcel number 396-62, 62A, located in the 2nd commissioner district is rezoned from AR-1 to PD-R to allow for residential development, with the following conditions:

1. A Preliminary Plat shall be approved by the Effingham County Board of Commissioners.
2. 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.
3. All wetland impacts must be approved and permitted by USACE.
4. A Traffic Impact Assessment shall be submitted during the development plan review process.
5. No CO's until the roundabout is complete
6. No CO's until the parkway is complete
7. Adding a 2nd culvert under Midland Road
8. No more than 465 total units
9. No CO's until emergency access is acquired
10. The subdivision entrance width shall be 14 feet
11. The FEMA Flood Study shall be completed before the preliminary plat is approved

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK