

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
416-20D

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
416-20D

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 JEROME S. KONTER as Agent for JGH COMMERCIAL, LLC has filed an application to rezone eighteen and sixty-seven hundredth (18.67) +/- acres; from PD Commercial to PD Residential to allow for multi-family residential development; map and parcel number 416-20D, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on March 1, 2022 and notice of said hearing having been published in the Effingham County Herald on February 2, 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 January 26, 2022; and

IT IS HEREBY ORDAINED THAT eighteen and sixty-seven hundredth (18.67) +/- acres; map and parcel number 416-20D, located in the 2<sup>nd</sup> commissioner district is rezoned from PD Commercial to PD Residential, with the following conditions:

1. A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts must be approved and permitted by USACE.
4. A traffic study must be submitted during the development plan review process, pursuant to 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All ordinances or part of ordinances in conflict herewith are hereby repealed.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