

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
460-48

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
460-48

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 DENNIS TROTTER AS AGENT FOR KRISTA SECKINGER has filed an application to rezone two (2) +/- acres; from AR-1 to B-2 to allow for the future development of a Dollar general store; map and parcel number 460-48, located in the 4th commissioner district, and

WHEREAS, a public hearing was held on April 5, 2022 and notice of said hearing having been published in the Effingham County Herald on March 9, 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 March 2, 2022; and

IT IS HEREBY ORDAINED THAT two (2) +/- acres; map and parcel number 460-48, located in the 4th commissioner district is rezoned from AR-1 to B-2, with the following conditions:

1. Minor subdivision plat must be recorded before the rezoning can take effect.
2. The lot shall meet the requirements of the B-2 zoning district.
3. A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
4. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. All wetland impacts must be approved and permitted by USACE.
6. 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All ordinances or part of ordinances in conflict herewith are hereby repealed.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