

STATE OF GEORGIA
EFFINGHAM COUNTY

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

417B-27 & 28

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
417B-27 & 28

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, CLARENCE WILSON has filed an application to rezone two and five hundredths (2.05) +/- acres, Map and Parcel No. 417B-27, and three and sixty-nine hundredths (3.69) +/- acres, Map and Parcel No. 417B-28, for a total of five and seventy-four hundredths (5.74) +/- acres; located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on January 6, 2026, and notice of said hearing having been published in the Effingham County Herald on November 14, 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 November 14, 2025; and

IT IS HEREBY ORDAINED THAT two and five hundredths (2.05) +/- acres, Map and Parcel No. 417B-27, and three and sixty-nine hundredths (3.69) +/- acres, Map and Parcel No. 417B-28, for a total of five and seventy-four hundredths (5.74) +/- acres; located in the 3rd commissioner district is rezoned from AR-1 to AR-3 to allow for permitted uses in AR-3, with the following stipulations:

- 1. Development Services must review and sign the plat. Then the plat must be recorded for the zoning to take effect.**
- 2. Any new encroachments onto Zettler Loop must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.**

This _____ day of _____, 20_____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK