

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
302-105

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
302-105

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, TK Electric, LLC has filed an application to rezone six and twenty hundredths (6.2) +/- acres; from AR-1 to B-3 to allow for commercial development; map and parcel number 302-105, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on April 4, 2023 and notice of said hearing having been published in the Effingham County Herald on March 8, 2023; 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 February 22, 2023; and

IT IS HEREBY ORDAINED THAT six and twenty hundredths (6.2) +/- acres; map and parcel number 302-105, located in the 1<sup>st</sup> commissioner district is rezoned from AR-1 to B-3, with the following conditions:

1. The lot shall meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be approved before site development plans are submitted.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Ch. 34 Flood Damage Prevention**.
4. A CLOMR or CLOMA application to FEMA will be required, if applicable, to authorize fill to build the site above the base flood elevation.
5. All wetland impacts must be approved and permitted by USACE.
6. A traffic study shall be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
7. Approval from GDOT for access to Hwy 80 will be required during site plan review process.
8. There shall be no traffic entrance to, or exit from, the property (302-105) using Dogwood Way.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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