

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO ARTICLE V
OF THE EFFINGHAM COUNTY ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE V OF THE EFFINGHAM COUNTY
ZONING ORDINANCE 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:

The text of section 5.2.3 is deleted in its entirety and replaced with the following:

5.2.3 Proposed conditions.

- (1) Layout of streets, roads, alleys, and public crosswalks, with widths, road names, or designations, grades, and cross-sections.
 - a. Fire department access roads shall be a minimum clear width of 20'0" (including the roundabout) per International Fire Code.
- (2) Profile of proposed streets showing natural and finished grades.
- (3) Detailed layout of all lots, including building setback lines, scaled dimensions on lots, lot and block numbers, and utility easements with width, and use.
- (4) Construction drawings of sanitary sewers (if applicable) with grade, pipe size, location of manholes, points of discharge, soil map, and wells as specified by the public works department or other designee of the board of commissioners. The soil map shall be submitted as part of the construction drawings and shall bear the seal and signature of the soil scientist who prepared the report.
- (5) Construction drawings and hydraulic calculations of proposed storm drainage system including storm sewer pipe, inlets, catch basins, etc. Storm sewer shall be sized in accordance with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
- (6) Plans of all drainage provisions, retaining walls, cribbage, planting, anti-erosion devices, or other protective devices to be constructed together with a map showing the drainage area of land tributary to the site and estimated runoff of the area served by any drains.
- (7) Construction drawings of water supply system with pipe sizes and location of hydrants and valves.
- (8) Designation of all land (if any) to be reserved or dedicated for public use.
- (9) Designation of proposed use of all lots to be used for other than single-family residential (if any).
- (10) Proposed major contour changes in areas where substantial cut and/or fill is to be done.
- (11) A timing schedule indicating the anticipated starting and completion dates of the

development and the time of exposure of each area prior to the completion of effective erosion and sediment control measures.

- (12) Total number of lots, total acreage, and total length of new streets.
- a. Any single-family home subdivision with 120+ units will require two separate and remote fire department access points per the International Fire Code, 2018 Edition, as amended by the State of Georgia 120-3-3.
 - b. Any mutli-family with 200+ units (if sprinkler system is installed) will require two separate and remote fire department access points per the International Fire Code.
 - c. Any multi-family with 120-199 units (of not equipped with sprinkler system) will require two separate and remote fire department access points per the International Fire Code.
- (13) Any additional information as specified by the Effingham County Sketch Plan Review Checklist, as adopted by the board of commissioners.

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

This ____ day of _____, 20__.

BOARD OF COMMISSIONERS,
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK

FIRST READING _____

SECOND READING _____