

**STATE OF GEORGIA
EFFINGHAM COUNTY**

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

298-9

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

298-9

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, HUNTER MACLEAN C/O JOSH YELLIN AS AGENT FOR CASSIE HINELY has filed an application to rezone two hundred and forty- seven and two tenths (247.2) +/- acres; from AR-1 to PD-R to allow for residential development; map and parcel number 298-9 located in the 1st commissioner district, and

WHEREAS, a public hearing was held on January 7, 2025 and notice of said hearing having been published in the Effingham County Herald on November 20, 2024; 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 October 16, 2024; and

IT IS HEREBY ORDAINED THAT two hundred and forty- seven and two tenths (247.2) +/- acres; map and parcel number 298-9, located in the 1st commissioner district is rezoned from AR-1 to PD-R to allow for residential development, with the following conditions:

1. A Preliminary Plat shall be approved by the Board of Commissioners.
2. All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
4. No lots will back up to Sandhill Road.
5. The total percentage of Cottage lots will not exceed 50%
6. The minimum square footage of the homes shall be 1500 sq. ft.
7. The Site Development Plans shall include covered bus stops.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK