

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
476-4A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
476-4A

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, CHAD ZITTROUER – KERN & CO., LLC AGENT FOR R B BAKER PROPERTIES, LLC has filed an application to rezone one hundred fourteen and seventy-nine hundredths (114.79) +/- acres from R-1 to LI to allow for permitted uses in Light Industrial; map and parcel number 476-4A, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on November 18, 2025, and notice of said hearing having been published in the Effingham County Herald on September 24, 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 September 24, 2025; and

IT IS HEREBY ORDAINED THAT one hundred fourteen and seventy-nine hundredths (114.79) +/- acres; map and parcel number 476-4A, located in the 5th commissioner district is rezoned from R-1 to LI to allow for permitted uses in Light Industrial, with the following stipulations:

- 1. A Site Plan must be approved by the Board of Commissioners.**
- 2. All buffers must adhere to the Effingham County Board of Ordinances, Section 3.4 – Buffers**
- 3. Site development plan must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.**
- 4. Based on the parcel's location, extra Best Management Practices (BPMs) and requirements must be followed as agreed upon between Effingham County and the City of Savannah.**
- 5. Any buildings that face Old Augusta Road, the truck court shall be in the rear of the building.**
- 6. The Site Plan shall clarify the additional buffers.**

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK