

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
272-32

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
272-32

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, MICHAEL RAMSEY has filed an application to rezone two hundred and seventy-nine and seventy-one hundredth (279.71) +/- acres; from AR-1 to R-1 to allow for residential development; map and parcel number 272-32, located in the 3<sup>rd</sup> commissioner district, and

WHEREAS, a public hearing was held on January 21, 2025 and notice of said hearing having been published in the Effingham County Herald on January 8, 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 August 21, 2024; and

IT IS HEREBY ORDAINED THAT rezone two hundred and seventy-nine and seventy-one hundredth (279.71) +/- acres; map and parcel number 272-32, located in the 3<sup>rd</sup> commissioner district, is rezoned from AR-1 to R-1 to allow for residential development, with the following conditions:

- A Preliminary Plat shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
- Any encroachment onto Highway 119 shall be permitted through GDOT.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
STEPHANIE JOHNSON  
COUNTY CLERK