

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
460-48

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
460-48

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, NEIL MCKENZIE AS AGENT FOR CARSON COMPANY UNLIMITED, LLC has filed an application to rezone twenty-five and seventy-seven hundredths (25.77) +/- acres; from AR-1 to PD-MU to allow for mixed use development; map and parcel number 460-48, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on September 17, 2024 and notice of said hearing having been published in the Effingham County Herald on July 17, 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 June 19, 2024; and

IT IS HEREBY ORDAINED THAT twenty-five and seventy-seven hundredths (25.77) +/- acres; map and parcel number 460-48, located in the 5th commissioner district is rezoned from AR-1 to PD-MU to allow for mixed use development, with the following conditions:

- A Preliminary Plat for the Multi-Family portion of the PD-MU shall be approved by the Board of Commissioners.
- All amenities in current phases of the multi-family portion shall be completed prior to the approval of any subsequent phases.
- A Site Plan for the Commercial portion of the PD-MU shall be approved by the Board of Commissioners

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK