

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
461-27C

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
461-27C

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, WESLEY NEURATH have filed an application for a variance, from the requirement that an AR-2 zoned property must be at least 5 acres to accommodate an accessory structure; map and parcel number 461-27C, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on April 4, 2023 and notice of said hearing having been published in the Effingham County Herald on March 8,2023; 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 February 22, 2023; and

IT IS HEREBY ORDAINED THAT a variance from the requirement that an AR-2 zoned property must be at least 5 acres to accommodate an accessory structure; map and parcel number 461-27C, located in the 5th commissioner district is approved, with the following conditions:

1. The accessory structure shall meet the setback requirements for a principal structure.
2. A wetlands delineation performed by a certified wetlands specialist must be submitted, and show precise distance from the wetlands to the proposed structure, prior to review of the permit application.
3. The accessory structure may not be used for any type of commercial operation, except as provided for in section 3.15A and 3.15B.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON

COUNTY CLERK