

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

WHEREAS, a public hearing was held on October 1, 2024 and notice of said hearing having been published in the Effingham County Herald on September 11, 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 August 21, 2024; and

IT IS HEREBY ORDAINED THAT one hundred and 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 HI to allow for heavy industrial uses, with the following conditions:

- A Site Plan 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.
- Based on the parcel's location, extra Best Management Practices (BMPs) and requirements must be followed as agreed upon between Effingham County and the City of Savannah.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK