

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
315-44

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
315-44

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, BEN SMITH has filed an application to rezone eleven and four tenths (11.4) +/- acres; from AR-1 to AR-2 to allow for subdivision to create new home sites; map and parcel number 315-44, located in the 3rd 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 eleven and four tenths (11.4) +/- acres; map and parcel number 315-44, located in the 3rd commissioner district is rezoned AR-1 to AR-2 to allow for subdivision to create new home sites, with the following conditions:

- Any access to Highway 21 will require an encroachment permit through GDOT.
- Any access to Chester Thomas will require an encroachment permit from Effingham County.
- If there are 6 or more lots, the Board of Commissioners shall approve a Preliminary Plat.
- If there are 5 or fewer lots, a plat must be approved and signed by Development Services, then recorded, before the zoning can take effect.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK