

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

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

304-5

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

304-5

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, KEVIN FORBES AS AGENT FOR CHRISTOPHER BOSWELL has filed an application to rezone twenty and ninety-three hundredths (20.93) +/- acres; from I-1 to HI to allow for removal of conditions and an addition of an industrial; map and parcel number 304-5, located in the 1<sup>st</sup> 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 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 and ninety-three hundredths (20.93) +/- acres; map and parcel number 304-5, located in the 1<sup>st</sup> commissioner district is rezoned from I-1 to HI to allow for removal of conditions and an addition of an industrial use, with the following conditions:

- A Site Plan shall be approved by the Board of Commissioners.
- All Site Development shall comply with the Effingham County Code of Ordinances, **Chapter 30 – Environment** and **Chapter 34 – Flood Damage Prevention**, along with the Local Stormwater Design Manual.
- A 10' privacy fence will be installed along the residential properties.
- The access road will be paved.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
WESLEY CORBITT, CHAIRMAN

ATTEST:

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

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