

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
399-3R

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
399-3R

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, JOSH YELLIN as Agent for ERNEST J. OETGEN & FRANK OETGEN JR has filed an application to rezone six (6) +/- acres; from AR-1 to I-1 to allow for industrial use; map and parcel number 399-3R, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on February 15, 2022 and notice of said hearing having been published in the Effingham County Herald on January 26, 2022; 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 January 12, 2022; and

IT IS HEREBY ORDAINED THAT six (6) +/- acres; map and parcel number 399-3R, located in the 1<sup>st</sup> commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. The entrance shall be brought into compliance with Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements, before any industrial uses are permitted.
2. Applicant shall notify Development Services at the time of final reclamation of the borrow pit and close out of this mining operation, and provide the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner.
3. Minor subdivision plat for the 399-3T acreage must be approved by Development Services.
4. A Sketch Plan must be submitted for approval by the Board of Commissioners.
5. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
6. All wetland impacts must be approved and permitted by USACE.
7. Business operator shall provide a surety bond for maintenance/upgrades to Godley Road.
8. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.
9. Business operator shall meet the requirements of **Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.**

All ordinances or part of ordinances in conflict herewith are hereby repealed.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