

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
477-2,3,4

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
477-2,3,4

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, GREG COLEMAN AS AGENT FOR WILLIAM ROGER SPIKES III ET AL has filed an application to rezone fourteen and eighty-six hundredths (14.86) +/- acres; from AR-1 & AR-2 to I-1, to allow for industrial development; map and parcel number 477-2,3,4, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on May 2, 2023 and notice of said hearing having been published in the Effingham County Herald on April 5, 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 March 22, 2023; and

IT IS HEREBY ORDAINED THAT fourteen and eighty-six hundredths (14.86) +/- acres; map and parcel number 477-2,3,4, located in the 5th commissioner district is rezoned from AR-1 & AR-2 to I-1, with the following conditions:

1. A Sketch Plan must be submitted for approval before site development plans are submitted.
2. There shall be no traffic entrance to, or exit from, the development site using Abercorn Road.
3. 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**.
4. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
5. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
6. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
7. Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the county manager.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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