

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
434-24, 24A, 26 & 26C

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
434-24, 24A, 26 & 26C

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, CHESTERFIELD, LLC AS AGENT FOR JANIS Z. BEVILL ET AL. has filed an application for a variance, to reduce the required 300' buffer between industrial and residential zoned parcels; map and parcel number 434-24, 24A, 26 & 26C, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on June 7, 2022 and notice of said hearing having been published in the Effingham County Herald on May 4, 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 April 27, 2022; and

IT IS HEREBY ORDAINED THAT a variance to reduce the required 300' buffer between industrial and residential zoned parcels; map and parcel number 434-24, 24A, 26 & 26C, located in the 2<sup>nd</sup> commissioner district is approved, with the following conditions:

1. A 150-foot buffer consisting of a 25-foot high earthen berm in the upland portions, and a 50- foot undisturbed strip along the entire southeastern property boundary with Jamestown Subdivision and parcels 435-60, 434-28, 434-3B. The berm shall be planted with vegetation. Property owner/Applicant and its successors and assigns shall perpetually maintain the earthen berm and vegetation.
2. The portion of the buffer at the boundary of 434-24A and 435-60, which does not currently have planted trees, shall be planted with trees and understory vegetation, pursuant to section 3.4 Buffers, in the 50' undisturbed portion of the buffer.
3. Only construction traffic is permitted to use Hodgeville Road to access the above-referenced parcels. At the opening of the Effingham Parkway, all truck traffic shall use it exclusively to access the development. All trucks serving the business in the development shall comply section 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All ordinances or part of ordinances in conflict herewith are hereby repealed.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