

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
419-1A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
419-1A

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 CINDY HOWZE AS AGENT FOR ANSGARHAY, LLC has filed an application to rezone seventy-two and fifteen hundredth (72.15) +/- acres; from AR-1 to I-1 to allow for industrial use; map and parcel number 419-1A, located in the 1<sup>st</sup> & 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on September 6, 2022 and notice of said hearing having been published in the Effingham County Herald on August 17, 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 July 27, 2022; and

IT IS HEREBY ORDAINED THAT seventy-two and fifteen hundredth (72.15) +/- acres; map and parcel number 419-1A, located in the 1<sup>st</sup> & 2<sup>nd</sup> commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. The applicant shall meet and develop agreements with affected jurisdictions, to address road maintenance concerns.
2. A Sketch Plan must be submitted for approval by the Board of Commissioners.
3. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
4. All wetland impacts must be approved and permitted by USACE.
5. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.
6. Business operator shall meet the requirements of Sec. 74-8 Designated Truck Routes.
7. The development site that includes 419-1A shall use Jimmy Deloach Parkway for site access. There shall be no traffic access to or from the aforementioned property using Godley Road.
8. A shipping container storage facility, where containers are stored on or off the chassis, or stacked, is not permitted on 419-1A.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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