

**STATE OF GEORGIA
EFFINGHAM COUNTY**

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

465-1

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

465-1

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 OLEG MITNIK have filed an application to rezone nine and seven hundredths (9.7) +/- acres; from B-3 to I-1 to allow for the expansion of adjacent industrial use; map and parcel number 465-1, located in the 5th commissioner district, and

WHEREAS, a public hearing was held on January 3, 2023 and notice of said hearing having been published in the Effingham County Herald on December 7, 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 November 30, 2022; and

IT IS HEREBY ORDAINED THAT nine and seventy hundredths (9.7) +/- acres; map and parcel number 465-1, located in the 5th commissioner district is rezoned from B-3 to I-1, with the following conditions:

1. The applicant shall meet the requirements of Article III, Section 3.16 Junkyards.
2. The applicant shall provide information to comply with the requirements of Article V, Section 5.12.1B HI-Heavy industrial condition uses
3. The operation will be an intake/export facility and will not include a "dilapidated vehicle / storage" business. Future sale of the property shall be deed-restricted from allowing a "dilapidated vehicle / storage" or demo operation.
4. The applicant shall install visual screening of the above-referenced property from adjacent properties. The screen shall consist of a vertical component comprising of a fence system, or appropriate vegetation, or combination of both, of sufficient height and opacity to properly shield any and all wrecked vehicles or any miscellaneous shipping materials from view outside the property. The details of screening shall be submitted to Development Services for review and approval prior to beginning operations at the facility.
5. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
6. A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
7. All wetland impacts must be approved and permitted by USACE.

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