

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
394-14&15

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL
NO.
394-14&15

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 ERNEST ZIPPERER have filed an application to rezone nine (9) +/- acres; from AR-1 I-1 to allow for a GDOT approved borrow source/pit; map and parcel number 394-14&15, located in the 4th 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 (9) +/- acres; map and parcel number 394-14&15, located in the 4th commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. This rezoning allows a GDOT approved borrow source for a GDOT project. No other I-1 uses are allowed.
2. The dirt shall be transported directly to the Effingham Parkway construction site.
3. The site shall meet the requirements of **Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.**
4. The site shall meet the requirements of **Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements**, if there is an entrance on a county-maintained road.
5. The business operator shall meet the requirements of **Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes**, if county-maintained roads are used to transport dirt.
6. The applicant shall notify the Development Services Department at the time of final reclamation of the GDOT approved borrow source, and shall rezone the property to AR-1. If notification of satisfactory final reclamation and close-out is not provided to Development Services after 10 years, I-1 zoning must be re-approved by the Board of Commissioners.
7. No digging or hauling activities shall take place except between the hours of 7:00a.m. and 5:00 p.m. Monday through Saturday.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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