

**STATE OF GEORGIA
EFFINGHAM COUNTY**

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

466D-6,9,11

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

466D-6,9,11

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, KEVIN FORBES AS AGENT FOR T&T EXLEY PROPERTIES/ THOMAS AND HUTTON ENGINEERING CO. has filed an application to rezone one thousand and fifty-one (1051) +/- acres; from PD to PD o allow for the amendment of a planned development; map and parcel number 466D-6,9,11, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on March 5, 2024, and notice of said hearing having been published in the Effingham County Herald on February 14, 2024; 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 January 17, 2024; and

IT IS HEREBY ORDAINED THAT one thousand and fifty-one (1051) +/- acres; map and parcel number 466D-6,9,11, located in the 2nd commissioner district is rezoned from PD to PD to allow for the amendment of a planned development, with the following conditions:

- A GDOT Permit for access onto US Highway 21 will be required.
- A Sketch Plan shall be required, per Effingham County Code of Ordinances section 5.15.5.4
- A temporary ready-mix concrete plant may be constructed during the duration of the project, not permanent.
- The berm will be simultaneously constructed with the warehouse as soon as the warehouse begins.
- When clearing begins within the 150' buffer area, the berm construction must begin.
- The 450' requirement is removed.
- If building 1, 2, or 3 is built then Berm A will be constructed.
- The 7.80 acres with frontage on Highway 21 will remain Commercial.
- Depending on the location of the temporary concrete plant, the corresponding berm shall be constructed.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK