

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
354-21, 21B, 21C

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
354-21, 21B, 21C

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, BRIAN QUIGLEY as agent for JEREMY NEASE has filed an application to rezone one hundred and two and sixty-seven hundredths (102.67) +/- acres; from I-1 to I-1 to allow for the amendment of previously approved conditions; map and parcel number 354-21,21B21C, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on May 21, 2024, and notice of said hearing having been published in the Effingham County Herald on April 17, 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 March 20, 2024; and

IT IS HEREBY ORDAINED THAT one hundred and two and sixty-seven hundredths (102.67) +/- acres; map and parcel number 354-21, 21B,21C located in the 1st commissioner district is rezoned from I-1 to I-1 to allow for the amendment of previously approved conditions, with the following conditions:

1. A Sketch Plan must be submitted for approval site development plans are submitted.
2. There shall be no traffic entrance to, or exit from, the development site using George Road.
3. Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
4. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
5. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
6. A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
7. Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the County Manager.
8. Platted 10' non-access easement along George Road, disallowing future access to George Road.
9. All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.

10. A 20' landscaped berm in height within a 200' wide buffer along George Road.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK