

**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 hundred and sixty-nine hundredths (102.69) +/- acres; from LI to LI to allow for revisions of conditions; map and parcel number 354-21,21B 21C, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on December 3, 2024 and notice of said hearing having been published in the Effingham County Herald on September 11, 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 August 21, 2024; and

IT IS HEREBY ORDAINED THAT one hundred and two hundred and sixty-nine hundredths (102.69) +/- acres; map and parcel number 354-21, 21B, 21C, located in the 1st commissioner district is rezoned from LI to LI to allow for revisions of conditions, with the following conditions:

- A Sketch Plan must be submitted for approval site development plans are submitted.
- There shall be no traffic entrance to, or exit from, the development site using George Road.
- 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.
- 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.
- Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
- A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
- 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.
- Platted 10' non-access easement along George Road, disallowing future access to George Road.
- A berm designed in compliance with the current Effingham County Code of Ordinances at a minimum height of 20' shall exist within a 200' buffer along the property line adjacent to George Road

- All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
- All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK