

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
391-11C, 11F & 412-24

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
391-11C, 11F & 412-24

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 THE MCGRALEY CO. AS AGENT FOR CHARLES LAYTON has filed an application to rezone sixty-five and twenty-nine hundredth (65.29) +/- acres; from AR-1 to I-1 to allow for surface mine; map and parcel number 391-11C, 11F & 412-24, located in the 4<sup>th</sup> commissioner district, and

WHEREAS, a public hearing was held on November 1, 2022 and notice of said hearing having been published in the Effingham County Herald on October 5, 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 September 28, 2022; and

IT IS HEREBY ORDAINED THAT sixty-five and twenty-nine hundredth (65.29) +/- acres; map and parcel number 391-11C, 11F & 412-24, located in the 4<sup>th</sup> commissioner district is rezoned from AR-1 to I-1, with the following conditions:

1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
2. A wetlands delineation and the state mining permit shall be submitted to Development Services.
3. Applicant shall meet with the county engineer to set the scope of the Traffic Impact Assessment.
4. Applicant shall obtain a Timber Permit prior to removal of any trees outside the buffer area.
5. The surface mine site shall meet the requirements of *Section 3.17-* Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands, *Section 3.17.5* Surface Mine Operations – Road Maintenance Requirements, and *Sec. 74-8* Designated Truck Routes.
6. The applicant shall notify Development Services at the time of final reclamation of the surface mine and close-out of this mining operation. Upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner, the applicant shall rezone the property to AR-1.
7. There shall be no traffic entrance to, exit from, or travel along Racepath Road. Surface mine traffic and access shall be limited to McCall Road.

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