

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
305- 4B

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
305-4B

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 RATCHFORD FIRM AS AGENT FOR STEFANOS LAND HOLDING, LLC has filed an application for a conditional use to allow for a container storage facility; map and parcel number 305-3&4B, located in the 1st commissioner district, and

WHEREAS, a public hearing was held on March 7, 2023 and notice of said hearing having been published in the Effingham County Herald on February 8, 2023; 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 February 1, 2023; and

IT IS HEREBY ORDAINED THAT a conditional use to allow for a container storage facility; map and parcel number 305-3&4B, located in the 1st commissioner district, is approved, with the following conditions:

1. Stacking of shipping containers is prohibited.
2. Land disturbance and 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.**
3. All wetlands impacts must be approved and permitted by USACE and the Jurisdictional Determination must be submitted during the site development plan review process.
4. Site development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts** and **Section 3.16A Shipping Container Facility.**
5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
6. The vegetative area of 305-4B, which is identified by the sketch plan as wetlands, and runs parallel to Old River Road, shall not be disturbed and is to remain as an internal buffer.
7. No more than 80 containers shall be stored, or otherwise stationary, within the area of conditional use.
8. Access shall be permitted solely via Old River Road.
9. Signage shall be erected to direct truck entry and exit.

All ordinances or part of ordinances in conflict herewith are hereby repealed.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