

Requested Text Amendment by Applicant:

We request that Ready-mix concrete facilities shall be added to section 4.1A-Permitted Use Table as a Permitted Use or Conditional Use in LI Zoning District with the following conditions "a temporary facility that is used during development and construction that is producing concrete solely for the proposed construction and development. No concrete may be produced by this temporary facility for development and construction outside of the proposed development and construction."

We request that General Warehousing with a Maximum of 1,500,000 square feet per building shall be added to section 4.1A-Permitted Use Table as a Permitted Use in LI Zoning District.

Conditions of Zoning by Applicant:

Effingham County shall impose a 150-foot buffer adjacent to Rahn Station Road.

In addition, Effingham County shall impose a 150 feet Buffer adjacent to Milton Rahn Road (Private) and Southern Section of Norfolk Southern Railroad as shown on Exhibits A and B which shall be used for:

- A. a 45 feet wide **UNDISTURBED Buffer** section along the Rahn Tract South property line adjacent to Rahn Station Road, Milton Rahn Road, and Norfolk Southern Railroad, which shall be left in its current condition and hereafter undisturbed and free of all utilities; and
- B. a 105 feet wide section along the proposed development side of the 45 feet **UNDISTURBED Buffer** where the Buffer is adjacent to Rahn Station Road, Milton Rahn Road, and Norfolk Southern Railroad that may be cleared and used for each of the following; (1) a 15 feet tall Berm which will be landscaped (see Exhibit B dated February 7, 2025 showing the berm design plus the area needed in order to maintain the vegetation installed thereon), (2) drainage, including installation of drainage structures, ponds and ditches, (3) installation of security fencing and (4) providing such limited pervious access as may be necessary to construct and maintain the Berm, drainage, utilities and fencing; and
- C. Except for the conditions listed in B(4) above, no vertical building, or concrete, asphalt or other impervious paving (gravel and/or pervious paving is allowed) may be placed inside the 150 feet Buffer.
- D. All tree plantings required in the buffers shall be in accordance with the Effingham County buffer ordinance.

Berms:

Applicant or their successors in title acknowledge and agree that each party shall construct a **berm**, as required by the Terms of this Text, having a height of 15 Feet in the areas indicated on the Industrial Setback & Berm Exhibit B dated February 7, 2025. Each party shall be responsible for constructing and maintaining the required berms in accordance with the Industrial Building Square Feet Plan Exhibit A and the Industrial Setback and Berm Exhibit B, dated February 7, 2025, as it corresponds to its respective property. Without limiting the foregoing, Berm A shall be installed and completed in connection with any Buildings constructed in the area of Buildings 1 or 2, Berm B shall be installed and completed in connection with any Buildings constructed in the area of Building 3, Berm C shall be installed and completed in connection with any Buildings constructed in the area of Building 4, and Berm D shall be installed and completed in connection with any Buildings constructed in the area of Building 5. Clearing and Berm construction shall be in areas only identified as non-jurisdictional wetlands. No Berm shall be required to be installed and completed in connection with any Buildings constructed in the area of Building 6 or Section E as shown on the Exhibit B: Industrial Setback & Berm Exhibit dated February 7, 2025.

The berms, when constructed, shall be compacted to a height of 15 feet with a maximum 2:1 side slope, stabilized with vegetative cover, and otherwise completed in accordance with the berm specifications as shown in Exhibit B dated February 7, 2025. The berm, including landscaping, shall be completed in phases, substantially depicted as Berm A, Berm B, Berm C, and Berm D on the Industrial Setback and Berm Exhibit B, in each case on or before the issuance by Effingham County of the certificate of occupancy with respect to the corresponding building, so that each completed building is screened from the neighboring residential properties

Additional Conditions:

- 1- Exhibit A is an illustration of the location of proposed warehouse buildings South of Rahn Station Road and East of Norfolk Southern Railroad and West of Milton Rahn Road (Private) and North of Common Property Line with Greenland Developers Inc (City of Rincon, Georgia Jurisdiction) which, when combined, may be a maximum of 4,250,000 square feet of warehouses. Provided a change does not result in an encroachment into the 150 feet Buffer, the location, orientation, size and shape of each building and stormwater detention facilities may be altered by the Developer.
- 2- Buildings and other impervious areas in this project shall not be held to maximum lot coverage on a lot-by-lot basis. The project will be held to the open space and setback standards as outlined in this document.

- 3- During construction and prior to the applicable section of Berm A, Berm B, Berm C, or Berm D being completed, construction activity shall be allowed Monday through Saturday.
- 4- As shown on Exhibit B, Berms shall begin construction, as described below in this paragraph, and be completed prior to the issuance of a Certificate of Occupancy for the corresponding building. When clearing begins pursuant to a Land Disturbance Activity (LDA) Permit for Buildings 1 or 2 construction of Berm A is required. When clearing begins pursuant to an LDA Permit for Building 3 construction of Berm B is required. When clearing begins pursuant to an LDA Permit for Building 4 construction of Berm C is required. When clearing begins pursuant to an LDA Permit for Building 5 construction of Berm D is required. This condition does not apply if the LDA Permit is for construction that is only for roads, drainage or utilities constructed more than 150 feet from the Rahn Tract South property line. An LDA Permit that is for roads, drainage or utilities that access Rahn Station Road or are further than 150 feet from the northern property line does not require the construction of any Berm.
- 5- When any clearing commences that requires the construction of a berm, the applicable berm shall be completed within 12 months of commencement of said clearing.
- 6- Due to the nature of this development, the applicant shall reserve the right to negotiate shared parking facilities between similar uses. The benefits of reducing parking areas include:
 - a. minimizing stormwater runoff from parking areas, thus reducing potential water quality impacts;
 - b. Varying time periods of use;
- 7- Provided changes to the street layout, individual building location, size and shape as shown on Exhibits A & B do not encroach into the 150 feet Buffer, they shall be made at the sole choice of the Developer.
- 8- Any lighting used for this development will be designed in a manner to avoid negative impacts to adjacent properties. All pole lighting shall be shielded, downward facing, no taller than the nearest building and maximum height of 35 feet.
- 9- Common Space shall include stormwater control measures (including, but not limited to, lagoons, swales, dry detention, infiltration areas, etc.), natural areas, lands to be donated, project buffers and/or setbacks, Public and private

easements, and rights-of-way (excluding internal vehicular road rights-of-way). Common space shall be required to be a minimum of 10 percent of the Gross Acreage within land uses.

- 10- Green Space shall include wetlands and Common Space as defined above. The percentage of property in Green Space may be reduced based on permits to fill wetlands, however the percentage of Common Space cannot be reduced lower than the percentages described under the Common Space definition above.