

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

**AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.**

**354-28 & 29**

**AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
354-28 & 29**

**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, NEIL MCKENZIE AGENT FOR BACA PROPERTIES LLC, has filed an application to rezone seventeen and fifty hundredths (17.50) +/- acres, Map and Parcel No. 354-28, and four and twenty-three hundredths (4.23) +/- acres, Map and Parcel No. 354-29, for a total of twenty-one and seventy-three hundredths (21.73) +/- acres; from AR-1 to B-3 & H-I to allow for permitted uses in B-3 & H-I; located in the 1<sup>ST</sup> commissioner district, and

WHEREAS, a public hearing was held on January 6, 2026, and notice of said hearing having been published in the Effingham County Herald on November 14, 2025; 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 November 14, 2025; and

IT IS HEREBY ORDAINED THAT seventeen and fifty hundredths (17.50) +/- acres, Map and Parcel No. 354-28, and four and twenty-three hundredths (4.23) +/- acres, Map and Parcel No. 354-29, for a total of twenty-one and seventy-three hundredths (21.73) +/- acres; located in the 1<sup>ST</sup> commissioner district is rezoned from AR-1 to B-3 & H-I to allow for permitted uses in B-3 & H-I, with the following stipulations:

- 1. A site plan must be approved by the Board of Commissioners.**
- 2. Development Services must review and sign the plat. The plat must then be recorded for the zoning to take effect.**
- 3. The applicant must obtain and keep in good standing an Effingham County Occupational Tax Certificate (business license).**
- 4. Concrete plant batching hours shall be limited to 5:00 a.m. to 5:00 p.m., Monday through Friday, and 6:00 a.m. to 12:00 p.m. on Saturdays, as needed. If concrete batching is required outside of these hours, neighboring property owners shall be notified.**
- 5. Commercial development shall comply with the Architectural Design Standards set forth in Appendix F – Corridor Overlay District, Section XIII.**
- 6. The site plan shall include an internal berm separating the B-3 zoning district from the H-I (Heavy Industrial) zoning district. The berm shall be a minimum of twenty (20) feet in height and shall be vegetated in accordance with Appendix C, Article III, Section 3.4.**
- 7. The plant vibrator shall be fitted with a noise suppression device, which shall be installed and tested prior to plant operations.**

8. An approved dust control plan must be in place prior to concrete plant operations. The dust control plan shall include an approved dust control system installed at the plant and inspected by the Environmental Protection Division (EPD) prior to plant operations.
  - a. <https://www.vincehagan.com/concrete-batching-equipment/cement-dust-control-collectors/free-standing/>
  - b. See attached information/specifications for the dust collection system.
9. Concrete plant traffic areas and travel lanes shall be paved.
10. Development entrances shall be subject to a traffic study and Georgia Department of Transportation (GDOT) permitting.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: \_\_\_\_\_

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STEPHANIE JOHNSON  
COUNTY CLERK