

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
345-37

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
345-37

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, WILL JERNIGAN AS AGENT FOR JUANITA RAHN has filed an application for a conditional use to allow for a solar farm in AR-1; map and parcel number 345-37, located in the 3rd commissioner district, and

WHEREAS, a public hearing was held on January 21, 2025 and notice of said hearing having been published in the Effingham County Herald on December 11, 2024 ; and

IT IS HEREBY ORDAINED THAT a conditional use to allow for a solar farm in AR-1; map and parcel number 345-37, located in the 3rd commissioner district, is approved, with the following conditions:

1. The solar farm shall meet all requirements of Section 5.1.2.9 Solar Farms.
2. Site Development plans must comply with the Effingham County Water Resource Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Protection.
3. All wetland impacts must be approved and permitted by the U.S. Army Corps of Engineers.
4. Prior to site development approval, the solar facility operator shall submit a decommissioning plan describing the anticipated life of the solar facility; the estimated decommissioning costs in current dollars; the method for ensuring the funds will be available for decommissioning and restoration; and the anticipated timeline and manner in which the solar facility project will be decommissioned and the site restored to its condition prior to the installation of the solar facility.
5. Prior to issuance of any permit, the applicant must furnish a bond, letter of credit, or other financial security acceptable to the county, to be held by the county, in the amount of 125% of the decommission cost minus the salvageable value, or \$50,000, whichever is greater. Estimates must be furnished by an engineer licensed to practice in Georgia. A new estimate of the probable cost of decommissioning shall be submitted for approval every five (5) years, and the bond, letter of credit, or financial security acceptable to the county shall be adjusted upward or downward, as necessary.
6. Decommissioning will be required following a continuous period of twelve (12) months in which no electricity is generated by the solar facility other than for mechanical, repair, replacement, and/or maintenance purposes.
7. The applicant shall be responsible for obtaining and meeting the conditions of an encroachment permit, for development in the county right-of-way.

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

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK