

**STATE OF GEORGIA
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
415-30

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
415-30

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, ROBERT L. MCCORKLE, III AS AGENT FOR MS2 FARMS, LLC has filed an application to rezone one hundred and eighty-eight and two tenths (188.2) +/- acres; from AR-1 to B-3 & LI to allow for commercial and industrial uses; map and parcel number 415-30, located in the 2nd commissioner district, and

WHEREAS, a public hearing was held on September 17, 2024 and notice of said hearing having been published in the Effingham County Herald on August 14, 2024; 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 July 24, 2024; and

IT IS HEREBY ORDAINED THAT rezone one hundred and eighty-eight and two tenths (188.2) +/- acres; map and parcel number 415-30, located in the 2nd commissioner district is rezoned from AR-1 to B-3 & LI to allow for commercial and industrial uses, with the following conditions:

- A Site Plan shall be approved by the Effingham County Board of Commissioners.
- Buffers shall adhere to the Effingham County Code of Ordinances, *Article III, Section 3.4 Buffers*.
- USACE must approve and permit all wetland impacts, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
- 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.
- The physical closure of the portion of Otis Seckinger Roadway shall take place but not prior to the following:
Effingham Parkway is complete and operational (in the event this item is not completed by September 1, 2025, the applicant shall be allowed to proceed with the physical closing).
The area for the new cul-de-sac is deeded to Effingham County (in the form or R/W or easement to be determined by Effingham County).
- No certificates of occupancy shall be issued on the properties associated with this zoning application until such time as items above are completed.
- A 15' vegetated berm shall be installed between the existing residences and the proposed industrial development.

- All commercial and industrial traffic shall only use the Effingham Parkway for access to the proposed development.

This _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
WESLEY CORBITT, CHAIRMAN

ATTEST:

FIRST/SECOND READING: _____

STEPHANIE JOHNSON
COUNTY CLERK