

**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 2<sup>nd</sup> 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 2<sup>nd</sup> 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