

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
354-21,21B,21C

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
354-21,21B,21C

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, RANDY HADDEN, JEREMY NEASE, & CHUCK HILDEBRANT has filed an application to rezone one hundred-two and sixty-seven hundredths (102.67) +/- acres; from B-3 & AR-1 to I-1 to allow for warehouse development; map and parcel number 354-21,21B,21C, located in the 1<sup>st</sup> commissioner district, and

WHEREAS, a public hearing was held on June 6, 2023 and notice of said hearing having been published in the Effingham County Herald on May 3, 2023; 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 April 19, 2023; and

IT IS HEREBY ORDAINED THAT one hundred-two and sixty-seven hundredths (102.67) +/- acres; map and parcel number 354-21,21B,21C, located in the 1<sup>st</sup> commissioner district is rezoned from B-3 & AR-1 to I-1, with the following conditions:

1. A Sketch Plan must be submitted for approval before site development plans are submitted.
2. There shall be no traffic entrance to, or exit from, the development site using George Road.
3. 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.**
4. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
5. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts.**
6. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements.**
7. Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the county manager.
8. Platted 10' non-access easement along George Road, disallowing future access to George Road.
9. A berm within the 300' buffer along George Road, height
10. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
11. All future sketch and development plans shall show lighting designed in a manner that site lighting not visible from George Road properties.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

BY: \_\_\_\_\_  
WESLEY CORBITT, CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
STEPHANIE JOHNSON  
COUNTY CLERK