

**STATE OF GEORGIA  
EFFINGHAM COUNTY**

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
466D-1,6,9,11

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
466D-1,6,9,11

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, T&T EXLEY PROPERTIES has filed an application to rezone two hundred seventy four (274.0) +/- of 1,047 acres; from PD-MU to PD-MU to allow for the amendment of a Planned Development; map and parcel number 466D-1,6,9,11, located in the 2<sup>nd</sup> commissioner district, and

WHEREAS, a public hearing was held on July 18, 2023 and notice of said hearing having been published in the Effingham County Herald on June 21, 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 May 17, 2023; and

IT IS HEREBY ORDAINED THAT two hundred seventy four (274.0) +/- of 1,047 acres; map and parcel number 466D-1,6,9,11, located in the 2<sup>nd</sup> commissioner district is rezoned from PD-MU to PD-MU, with the following conditions:

- 1.No rail spur shall be permitted.
2. Any planned trailer storage as a use must be approved as a conditional use.
3. Berms used to buffer from neighboring residential properties shall be a minimum of 25' high.
4. The berm shall be constructed in a manner that it hides future structures from line of sight of adjacent residential properties.
5. The minimum buffer from industrial to residential uses shall be 115'.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

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

ATTEST:

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

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