

3.16A – Shipping Container Facility.

- a. Acreage. A Shipping Container Facility shall be required to operate on fifty (50) or more acres of contiguous land holdings, under the ownership of the owner / operator.
- b. Buffers. A Shipping Container Facility shall be subject to the buffer requirements for Heavy Industrial uses pursuant to Section 3.4 Buffers. A variance to the buffer requirements may be requested, according to the following:
  - a. The width of the vegetative buffer required in HI-Heavy Industrial may be reduced six (6) feet for every one (1) feet of berm height.
- c. Facility Operation Limitations. Open-air stacking of Shipping Container shall not exceed two (2) Shipping Containers. All repairs, with the exception of general maintenance and minor repairs, shall only occur within an enclosed building.
- d. Signs. All signage shall meet the requirements for signs in industrial districts per Part II, Chapter 62-Signs, Article III, Section 3.38 Signs.
- e. Parking and access. Parking and access for customers and employees must be provided on-site, pursuant to Section 3.30 Off-street access control and parking.
- f. Hours of Operation. Days and hours of operation requiring access by customers and/or clients shall be Monday through Saturday, daylight hours only, except in cases of emergencies, natural disasters, or required maintenance.
- g. Uses permitted. Shipping Container Storage, including offices related to the business operations.
- h. Uses not permitted: Any use which is ineligible for state or local permits, or an Effingham County Occupational Tax License.
- i. Performance Standards. Shipping Container Storage Facilities are subject to Section 5.12.4 Performance Standards.
- j. Approval. A Shipping Container Facility conditional use application shall be submitted for review by the Planning Board and approval by the Board of Commissioners.
- k. Transportation network and Road Impacts.
  - a. A Traffic Impact Study shall be required, pursuant to the Effingham County Traffic Impact Study Requirements.
  - b. All vehicles entering and exiting the site are subject to Section 74-8 Designated Truck Routes.
  - c. The property on which the Shipping Container Facility is proposed must have frontage on a paved roads built to county or GDOT standards.
  - d. No shipping container facility operators or transportation partners, customers, etc., shall damage any portion of a county road or right-of-way or cause a road to become impassable or unsafe to normal passenger traffic.
- l. Minimum requirements for operating a Shipping Container Facility using a county road access:
  - a. Entrance drive/road into shipping container facility property is to be paved from edge of existing road to county right-of-way or to radius point. Pavement is to

- be at minimum 8" thick graded aggregate base course with 3" thick asphalt surface course.
- b. Pavement section is to be twenty-four (24) foot minimum width at County right-of-way, with a thirty (30) foot radius on each side.
  - c. Figure 1 of this section illustrates the shipping container facility entrance road requirements.
  - d. A driveway culvert is to be installed if the right-of-way contains a roadside ditch or drainage swale, to allow for the continuation of drainage control along the right-of-way
  - e. The shipping container facility operator must install a sign facing the county road. The sign shall include the following information:
    - i. Operator/company name
    - ii. Operator/company phone number
  - f. "Trucks Entering Road" signs are also to be installed at locations to be determined by the county engineer. A "Stop" sign is to be placed in the right-of-way to control trucks entering a county road from the shipping container facility.

**Figure 1 Shipping Container Facility Entrance Road Requirements**

