

ORDINANCE NO. 09- 2024

AN ORDINANCE TO AMEND THE CODE OF BRYAN COUNTY, GEORGIA, SUBPART B “LAND DEVELOPMENT” CHAPTER 114 “UNIFIED DEVELOPMENT ORDINANCE OF BRYAN COUNTY, GEORGIA” SECTION 114-748 “TRUCK STOPS” IN ORDER TO REMOVE THE REQUIREMENT FOR ELECTRIFIED PARKING SPACES FOR OVERNIGHT PARKING AT TRUCK STOPS; TO HOLD A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

SECTION ONE

WHEREAS, the Bryan County Board of Commissioners adopted the Unified Development Ordinance (“UDO”) on December 8, 2020, with an effective date of January 12, 2021; and

WHEREAS, specific use standards for Truck Stops were included in Article VII, Section 114-748, and these standards require all overnight truck spaces to be equipped with electrified parking spaces; and

WHEREAS, electrified parking spaces are an underutilized technology in the idle reduction industry, mainly due to cost and challenge in standardization; and

WHEREAS, the Bryan County Board of Commissioners has determined that the requirement to provide electrified parking spaces has minimal impact on reducing greenhouse gas emissions due to the limited number of properties that are eligible to be developed with truck stops; and

WHEREAS, the requirement to provide electrified parking spaces may serve as an unnecessary impediment in the development of truck stops on those parcels that are eligible, while not measurably reducing greenhouse gas emissions; and

WHEREAS, the state of Georgia Code, O.C.G.A. §36-66-1 permits local jurisdictions to create and amend ordinances to serve the public welfare; and

WHEREAS, the Bryan County Board of Commissioners has determined it is in the best interests of the public health, safety, and welfare to amend Sections 114-748 of the UDO to remove the requirement for electrified parking spaces in order to promote economic development.

NOW THEREFORE BE IT RESOLVED, Chapter 114 - “Unified Development Ordinance” - of the Code of Bryan County, Georgia is hereby amended as follows:

SECTION TWO

**Section 114-748 – Truck Stops. - is hereby amended to read as follows:**

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~~(g) Overnight parking. Overnight parking is not allowed unless electrified parking spaces (EPS), also known as truck stop electrification, is installed for each overnight space to allow truck drivers to provide power to necessary systems, such as heating, air conditioning, or appliances, without idling the engine.~~

- (g)~~(h)~~ Parking. All parking areas must be paved and fully comply with current Bryan County landscaping and storm water management requirements. A parking lot separated from the truck fueling/parking area must be provided for employees and passenger vehicles utilizing the facility.
- (h)~~(i)~~ Adult uses. No adult uses activities as defined by this UDO are permitted.
- (i)~~(j)~~ Security. The truck stop/travel plaza must be designed with adequate lighting, fencing, security cameras, access control, signs, etc. to mitigate the potential for crime.
- (j)~~(k)~~ Additional requirements. The community development director may require design changes or additional landscaping, screening, and berms as necessary to minimize the visual and noise impact of the truck stop or travel plaza on adjacent properties.

SECTION THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION FOUR

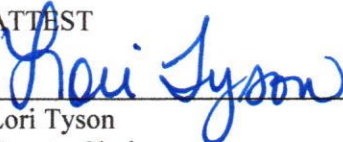
If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FIVE

This ordinance shall become effective immediately upon its adoption by the Bryan County Board of Commissioners.

SO ORDAINED, this 9<sup>th</sup> day of April, 2024.

  
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Chairman Carter Infinger  
Bryan County Board of Commissioners

ATTEST  
  
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Lori Tyson  
County Clerk

First Reading: March 12, 2024  
Planning and Zoning Commission: March 19, 2024  
Second Reading and public hearing: April 9, 2024