

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: November 5, 2024

Item Description: **Darrell Morgan** requests to **rezone** +/- 12 out of 372 acres from **AR-1 to HI** to allow for heavy industrial uses. Located on Sand Hill Road. **[Map# 275 Parcel# 2]**

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant requests to rezone 12 out of 372 acres to HI (Heavy Industrial) zoning to operate a small saw mill, park dry cement trucks and a mechanic shop.
- After speaking with the applicant and discussing buffers at length. The applicant would like to reduce the application to just the mechanic shop.
- Staff suggests that based on the new information, the zoning should not be Heavy Industrial but B-3, which would be more appropriate.
- The site has significant wetlands per the National Wetlands Inventory and Special Flood Hazard Area.
- The proposed development will be served by Effingham County water & sewer.
- If approved, this proposed development must come before the Board of Commissioners for Site Plan approval.
- The Future Land Use Map (FLUM) does have this parcel projected to be agricultural/residential.
- This application was received on August 8, 2024, before the commencement of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for denial. Mr. Brad Smith seconded the motion, it carried 3-2, with Mr. Alan Zipperer and Chairman Dave Burns opposing.

Determination

Staff has reviewed the application, and if approved as B-3 zoning, it will meet the criteria of the ordinance with the following conditions:

- A Site Plan shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers.**
- 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.**

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment