

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: April 1, 2025

Item Description: **Manning Graham** requests to **rezone** +/- 33.5 acres from **AR-1 to LI** to allow for light industrial uses. Located on old Augusta Road. **[Map# 476 Parcel# 4E]**

Executive Summary/Background

- The rezoning request 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.
- This application was received on August 20, 2024, at 12:37 pm, before the commencement of the Moratorium.
- The applicant requests to rezone 33.5 acres to LI (Light Industrial) to use the property to transfer vehicles to the Georgia Ports and staging vehicles.
- The surrounding parcels are zoned the following: North – R-1, South – AR-1 & I-1, East – R-1 & I-1, and to the West – I-1.
- If approved, the applicant must return before the Board of Commissioners for Site Plan approval.
- According to the National Wetlands Inventory (NWI) provided by U.S. Fish & Wildlife, the parcel has significant wetlands coverage.
- Based on the Effingham County Comprehensive Plan:
“Light Industrial includes but is not limited to warehousing and distribution, trucking, and small-scale assembly and manufacturing. Development in this category requires supportive infrastructure and access to major transportation thoroughfares.”
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be Industrial.

Determination

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A Site Plan shall be approved by the Board of Commissioners.
2. All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
4. The County Engineer shall approve any encroachment onto Old Augusta Road.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph