

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 11, 2023
Item Description: **Warren M. Kennedy** requests to **rezone** 1.13 acres from **R-2** to **B-3**, to allow for a storage facility. Located at 195 Elm Street. **(First District) [Map# 302 Parcel# 167]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.13 acres from **R-2** to **B-3**, to allow for a storage facility, with conditions.

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 proposes to develop an outdoor storage facility for boats, RVs, and similar large items.
- Commercial parking is a conditional use in the B-2 zoning district, automotive storage is permitted in B-3.
- This parcel is adjacent to B-3 and vacant AR-1 parcels.
- The applicant has met with Staff and, upon successful rezoning, will submit development plans for review and approval prior to development.
- The applicant must obtain, and keep in good standing, an Effingham County Occupational Tax Certificate.
- At the July 11, 2023 Planning Board meeting, Ryan Thompson made a motion to approve, with the following condition:
 - 1.Commercial access shall be restricted to Elm Street
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 1.13 acres from **R-2** to **B-3**, with the following condition:
 - 1.Commercial access shall be restricted to Elm Street
2. **Deny** the request to **rezone** 1.13 acres from **R-2** to **B-3**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph