

**Subject:** Rezoning (Fifth District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** February 11, 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