

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: August 13, 2024

Item Description: **Robert L. McCorkle, III**, as agent for **MS2 Farms, LLC**, requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses. Located on BlueJay Road. **[Map# 415 Parcel# 30]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses.

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 188.2 out of 259.33 acres to B-3 and Light Industrial (LI) for commercial and industrial uses.
- Based on the concept plan provided and the proposed use, a Developments of Regional Impact (DRI) review was completed.
- The proposed development requests to rezone 13.99 acres along the Effingham Parkway to B-3, 13.92 acres along Bluejay Road to remain AR-1, and 57.21 acres to the south to remain AR-1.
- Due to Effingham Parkway bifurcating the parcel, the applicant is requesting that the 51.80 acres to the east be zoned LI.
- The rezoning is consistent with the Future Land Use Map (FLUM), as these parcels are projected to be industrial.
- This application was completed and accepted on June 21, 2024, prior to the commencement of the moratorium.

Alternatives

1. Approve the requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses with the following conditions:

- A Site Plan shall be approved by the Effingham County Board of Commissioners.
- Buffers shall adhere to the Effingham County Code of Ordinances, *Article III, Section 3.4 Buffers*.
- USACE must approve and permit all wetland impacts, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
- 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.

2. Deny the requests **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses.

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph