

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: June 17, 2025

Item Description: **Manning Graham** requests to **rezone** +/- 33.5 acres from **AR-1 to I-1** to allow for 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 I-1 for industrial uses.
- 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 wetland 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.
- At the April 8, 2025, Planning Board meeting, Mr. Jake Patrick motioned for approval with the following conditions:
 - This development shall be limited to the light industrial uses of the Effingham Code of Ordinance in Section 5.12.1 and shall include warehousing.
- Mr. Walter Boykin seconded the motion, and it carried 3-2 with Mr. Neal Kessler and Ms. Lyndsay Smith opposing.
- The applicant accepted the added conditions.
- At the May 6, 2025, Board of Commissioners meeting, this item was postponed to the June 3, 2025, Board of Commissioners meeting.
- At the June 3, 2025, Board of Commissioners meeting, Commissioner Keiffer motioned for approval. Commissioner Burdette seconded the motion; it carried 3-1 with Commissioner Helmey opposing.

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.
5. This development shall be limited to the light industrial uses of the Effingham Code of Ordinance in Section 5.12.1 and shall include warehousing.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment