

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** June 6, 2023  
**Item Description:** **Sperry Tents Southeast** as Agent for **Robert M. North** requests to **rezone** 7.12 acres from **R-1** to **B-1** to allow for an event rental business. Located on Highway 21. **[Map#366 Parcel# 39A]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 7.12 acres from **R-1** to **B-1** to allow for an event rental business 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 wishes to develop an event rental site. The site will include:
  - Office space
  - A showroom
  - Two 10,000 square foot storage buildings to hold rental inventory, including large-scale venue “tents”
- The general intent of the business is to rent event supplies for events and occasions.
- The proposed business will not have a retail component, and is located with frontage on Highway 21. There should be little to no adverse impact on surrounding properties, which are largely agriculture and residential in nature.
- At the May 9, 2023 Planning Board meeting, Peter Higgins made a motion for approval, with the following conditions:
  1. The lot shall meet the requirements of the B-1 zoning district.
  2. A Sketch Plan must be approved before site development plans are submitted.
  3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Ch. 34 Flood Damage Prevention**.
  4. All wetland impacts must be approved and permitted by USACE.
  5. Approval from GDOT for access to Highway 21 will be required during site plan review process.
- The motion was seconded by Brad Smith, and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 7.12 acres from **R-1** to **B-1**, with the following conditions:
  1. The lot shall meet the requirements of the B-1 zoning district.
  2. A Sketch Plan must be approved before site development plans are submitted.
  3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Ch. 34 Flood Damage Prevention**.
  4. All wetland impacts must be approved and permitted by USACE.
  5. Approval from GDOT for access to Highway 21 will be required during site plan review process.
2. **Deny** the request to **rezone** 14.86 acres from **AR-1 & AR-2** to **I-1**.

**Recommended Alternative:** 1  
**Department Review:** Development Services  
**Attachments:** 1. Zoning Map Amendment

**Other Alternatives:** 2  
**FUNDING:** N/A