

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 1, 2024

Item Description: **James Daniel** requests to **rezone** +/- 8 acres from **R-1 to B-3** to allow for permitted uses in B-3. Located at 610 Ebenezer Road. **[Map# 446 Parcel# 7B]**

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 is requesting to rezone 8 acres to B-3 zoning to allow for commercial development.
- The parcels to the north and south of this parcel are currently zoned B-3 as well.
- Per the **Effingham County Table of Permitted Uses**, the following are the allowed uses within B-3 zoning:
 - Commercial Greenhouses
 - Plant Nurseries
 - Apiary
 - Hotel/Motel up to 75 rooms
 - Hotel/Motel over 75 rooms
 - Short Term Vacation Rentals
 - Banks
 - Automated Bank Tellers (Stand Alone)
 - Dentist
 - Doctor (All Specialties)
 - Urgent Care
 - Orthodontist
 - Optometry
 - Physical Therapy
 - Pharmacy
 - Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary
 - Mortician – Mortuary
 - Counseling
 - Veterinarians
 - Animal Services – Non-veterinarians
 - Butcher shop without Abattoir
 - Retail – Building Supplies
 - Retail – General
 - Repair Shop
 - Rural Business
 - Convenience Store (no gas pumps)
 - Dry Cleaning Outlets
 - Florist (wholesale/retail)
 - Commercial EV Charging Stations (Wholesale)
 - Gas Stations (less than 10 pumps)
 - Clubs/Private Recreational Facilities
 - Movie Theaters
 - Outdoor Recreational Facilities (Playgrounds, Pools)
 - Unlighted Regulation Size (18 Holes) or Par Three (9 Holes+) Golf Course
 - Utility Operations Center
 - Telecommunications Tower
 - Government Owned EV Charging Stations
 - Childcare Center
 - Family Childcare Home
 - Hospitals
 - Nursing Homes
 - Bus Stations
 - Libraries/Museums
 - Cemeteries
 - Funeral Homes
 - Places of Worship
 - Laboratories and Research Facilities
 - Wholesale Operations
 - Printing and Publishing
 - Taxidermy
 - Enclosed Storage
 - Screened Storage
 - Self-Storage Mini Storage Facilities
- The Future Land Use Map (FLUM) does have this parcel projected to be agricultural/residential.
- At the September 10, 2024, Planning Board meeting, Mr. Peter Higgins motioned for approval with Staff Recommendations. Mr. Brad Smith seconded the motion and it carried unanimously.

Determination

Staff has reviewed this application, and if approved, it will meet the criteria of the current ordinance with the following conditions:

- A Site Plan shall be approved by the Board of Commissioners.

- All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 Buffers.**
- 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.**

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph