

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: May 2, 2023
Item Description: **Greg Coleman** as Agent for **William Roger Spikes III et al** requests to **rezone** 14.86 acres from **AR-1 & AR-2** to **I-1** to allow for industrial development. Located on Old Augusta Road. **Map#477 Parcels# 2,3,4**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 14.86 acres from **AR-1 & AR-2** to **I-1** to allow for industrial development, 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. Warehousing is a permitted use in I-1 (Heavy Industrial).
- The scale of the proposed warehouse development (1.07m sf) exceeds the threshold (500,000 gross sf) to be considered a Development of Regional Impact (DRI). The Coastal Regional Commission determined that the project (DRI # 3945) warranted regional review, and completed a DRI report.
- Old Augusta Road is a designated truck route. The proposed entrance may be full access until planned improvements are constructed. At that time, the proposed entrance will be right-in and right-out only. All other traffic will be served by nearby roundabouts, per the Old Augusta Road Corridor Study.
- The parcels are surrounded by I-1 zoned property. Wetlands and stormwater infrastructure on the proposed development site will provide more than the required 25' buffer to adjacent I-1 property.
- The Regional Commission did not send a completed DRI report by the time of the meeting. Therefore, the Planning Board discussed the request, but tabled it to a called meeting on April 19 at 1pm for a vote, pursuant to DRI Rules and Sec. 9.3.3 Public hearing by commissioners.
- On April 14, the DRI report was received. The report indicates that the project is consistent with the regional future land use map, which designates the area as Developed. According to the county Future Land Use map, the area is designated for agriculture and residential, and is partially undeveloped.
- Comments were received from the City of Savannah, GA Conservancy, and Effingham Georgia Green.
- The property is in the Inner Management Zone for Abercorn Creek, where intensive uses and impervious cover could negatively affect water quality. Following an earlier rezoning in the area, Effingham County and the City of Savannah developed an agreement on higher development standards for the property.
- The site will be subject to enhanced erosion and sedimentation controls, and stormwater management BMPs.
- At the April 19 Planning Board called meeting, Mr. Brad Smith made a motion for approval, with the following conditions:
 1. A Sketch Plan must be submitted for approval before site development plans are submitted.
 2. There shall be no traffic entrance to, or exit from, the development site using Abercorn Road.
 3. 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**.
 4. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
 5. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
 6. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
 7. Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the county manager.
- The motion was seconded by Mr. Peter Higgins, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 14.86 acres from **AR-1 & AR-2** to **I-1**, with the following conditions:

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2. There shall be no traffic entrance to, or exit from, the development site using Abercorn Road.
3. 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**.
4. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
5. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
6. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
7. Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the county manager.

2. Deny the request to **rezone** 14.86 acres from **AR-1 & AR-2** to **I-1**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment