

## Staff Report

**Subject:** Rezone (Third District)  
**Author:** Teresa Concannon, AICP, Planning Manager  
**Department:** Development Services  
**Meeting Date:** May 2, 2023  
**Item Description:** **Teramore Development, LLC** as Agent for **Ashley Fleetwood & Angela Usher** requests to **rezone** 1.53 acres from **B-1 & AR-1** to **B-2** for the development of a commercial retail site. Located on Shawnee Road & GA Highway 21 North. **Map# 264A Parcels# 20&21**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.53 acres from **B-1 & AR-1** to **B-2** for the development of a commercial retail site, 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.
- Retail businesses are a permitted use in the B-2 General Commercial District. B-2 is compatible with the surrounding area, which includes rural, low-density residential development, and an existing convenience store (B-3) across Shawnee Road.
- The property has frontage on Hwy 21, a commercial corridor. Driveway access will be on Shawnee Road.
- The proposed development will be 10,640 sf store, and will be served by private well and septic system.
- A 30' vegetative buffer is required between AR and B districts; a 15' buffer is required between B districts.
- Staff met with the applicant via Zoom on 6/27/2022 and 1/9/2023, and discussed buffers and fencing, stormwater management, building location and materials, access management, and the sketch plan process.
- At the April 11 Planning Board meeting, Mr. Alan Zipperer 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. A recombination plat must be approved by Development Services, and be recorded, 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 **Chapter 34 - Flood Damage Prevention**.
  4. Site development plans must meet the requirements of the B-2 zoning district.
  5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
- The motion was seconded by Mr. Brad Smith, and carried unanimously.

### Alternatives

- 1. Approve** the request to **rezone** 1.53 acres from **B-1 & AR-1** to **B-2** with the following conditions:
  1. A Sketch Plan must be submitted for approval before site development plans are submitted.
  2. A recombination plat must be approved by Development Services, and be recorded, 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 **Chapter 34 - Flood Damage Prevention**.
  4. Site development plans must meet the requirements of the B-2 zoning district.
  5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.

- 2. Deny** the request to **rezone** 1.53 acres from **B-1 & AR-1** to **B-2**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist

3. Plat 4. Deed

2. Ownership certificate/authorization

5. Aerial photograph