

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** March 5, 2024  
**Item Description:** **Kevin Forbes** as agent for **T&T Exley Properties/Thomas and Hutton Engineering Co.** requests to **rezone +/- 1051 acres from PD residential to PD industrial** to allow for the amendment of a Planned Development. Located on Highway 21. **[Map# 446D Parcel# 6,9,11]**

### Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone +/- 1051 acres from PD residential to PD industrial** to allow for the amendment of a Planned Development.

### 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 original PD-MU document, approved in 2008, designates acreage in the northern most parcels as multi-family housing to serve as a transition between industrial and residential use and provide diversity of housing to the County.
- The change to the PD document was submitted for a DRI which was completed on May 10, 2023. Comments on the project were from the City of Savannah: “Effingham County should coordinate with City of Savannah since it does utilize City of Savannah water through a municipality water supply agreement.”
- The applicant proposes to amend the PD document to remove the multi-family residential and replace it with industrial warehouses.
- A similar application was withdrawn in September of 2023 from the Board of Commissioners, the applicant has returned with a new application and addressed the previous concerns within the PD text:
  - No rail spur will be permitted with Exley Tract North
  - No container storage will be permitted within Exley Tract North
  - The minimum height of berms, as indicated by the PD text, will be 25 feet.
- Per the proposed PD Text:
  - Berm A shall be installed and completed in connection with buildings 2 or 3;
  - Berm B shall be installed and completed in connection with buildings constructed in the area of building 4;
  - Berm C shall be installed and completed in connection with buildings constructed in the area of building 5;
  - Berm D shall be installed and completed in connection with buildings constructed in the area of building 6.
- The applicant is proposing the maximum of 630,000 sq. ft. of Highway Commercial and 9,500,000 sq. ft. of Industrial.
- At the February 13, 2024, Planning Board meeting, Mr. Alan Zipperer made motion for approval with the following added recommendations:
  - A temporary ready-mix concrete plant may be constructed during the duration of the project, not permanent.
  - The berm will be simultaneously constructed with the warehouse as soon as the warehouse begins.
  - When clearing begins within the 150’ buffer area, the berm construction must begin.
- Mr. Peter Higgins second the motion and it carried unanimously.
- At the March 5, 2024, Board of Commissioners Meeting Commissioner Burdette made a motion for approval with the following conditions:
  - The 450’ requirement is removed.
  - If building 1, 2, or 3 is built then Berm A will be constructed.
  - The 7.80 acres with frontage on Highway 21 will remain Commercial.

- Depending on the location of the temporary concrete plant, the corresponding berm shall be constructed.

### **Alternatives**

**1. Approve** the request to **rezone** +/- 1051 acres from **PD residential** to **PD industrial** to allow for the amendment of a Planned Development, with the following conditions:

- A GDOT Permit for access onto US Highway 21 will be required.
- A Sketch Plan shall be required, per Effingham County Code of Ordinances section 5.15.5.4
- A temporary ready-mix concrete plant may be constructed during the duration of the project, not permanent.
- The berm will be simultaneously constructed with the warehouse as soon as the warehouse begins.
- When clearing begins within the 150' buffer area, the berm construction must begin.
- The 450' requirement is removed.
- If building 1, 2, or 3 is built then Berm A will be constructed.
- The 7.80 acres with frontage on Highway 21 will remain Commercial.
- Depending on the location of the temporary concrete plant, the corresponding berm shall be constructed.

**2. Deny** the request for to **rezone** +/- 1051 acres from **PD residential** to **PD industrial** to allow for the amendment of a Planned Development.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment