

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: May 21, 2024

Item Description: **Brian Quigley** as agent for **Jeremy Nease** requests to **rezone** +/- 102.67 acres from **I-1** to **I-1** to allow for the amendment of previously approved conditions. Located on US Highway 80. [Map# 354 Parcel# 21, 21B, 21C]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 102.67 acres from **I-1** to **I-1** to allow for the amendment of previously approved 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.
- At the June 20, 2023 Board of Commissioners meeting, the Board approved the rezoning of the parcel (354-21,21B & 21C) to I-1 with the following conditions:

A Sketch Plan must be submitted for approval site development plans are submitted.

1. There shall be no traffic entrance to, or exit from, the development site using George Road.
 2. 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.
 3. 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.
 4. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
 5. A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
 6. 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.
 7. Platted 10' non-access easement along George Road, disallowing future access to George Road.
 8. A berm within the 300' buffer along George Road, height
 9. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
 10. All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.
- The applicant would like to revise the conditions to remove that a berm within the 300' buffer along George Road, height.
 - The applicant is requesting to adhere to the newly adopted buffer ordinance that was approved by the Board of Commissioners on November 7, 2023.
 - The new proposed buffer would be a width of 200 feet with a 20' landscaped berm and 35' undisturbed buffer along George Road within that 200 feet.
 - All other conditions would remain in place, and the zoning would stay I-1.

- At the April 9, 2024, Planning Board meeting, Mr. Ryan Thompson recommended approval with the condition that the only condition removed from the previous rezoning is a berm within the 300' buffer along George Road, height. This condition will be replaced with a 20' landscaped berm in height within a 200' wide buffer along George Road.
- Mr. Peter Higgins second the motion and it carried unanimously.
- Since the Planning Board meeting, Staff has spoken with the applicant, and the intent of the application is to remove both #8 and #9 conditions from the original rezoning removed.

Alternatives

1. Approve the request to **rezone** +/- 102.67 acres from **I-1** to **I-1** to allow for the amendment of previously approved conditions with the following conditions:

1. A Sketch Plan must be submitted for approval site development plans are submitted.
2. There shall be no traffic entrance to, or exit from, the development site using George 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.
8. Platted 10' non-access easement along George Road, disallowing future access to George Road.
9. All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.
10. A 20' landscaped berm in height within a 200' wide buffer along George Road.

2. Deny the request for to **rezone** +/- 102.67 acres from **I-1** to **I-1** to allow for the amendment of previously approved conditions.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:

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| 1. Rezoning application and checklist | 3. Plat | 5. Deed |
| 2. Ownership certificate/authorization | 4. Aerial photograph | |