

Staff Report

Subject: 2nd Reading – Zoning Map Amendment

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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.
 - There shall be no traffic entrance to, or exit from, the development site using George Road.
 - 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.
 - 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.
 - Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
 - A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
 - 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.
 - Platted 10' non-access easement along George Road, disallowing future access to George Road.
 - A berm within the 300' buffer along George Road, height
 - All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
 - 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.

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:

- A Sketch Plan must be submitted for approval site development plans are submitted.
- There shall be no traffic entrance to, or exit from, the development site using George Road.
- 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.
- 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.
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- All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
- All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.
- 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: 1. Zoning Map Amendment