

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** August 6, 2024

**Item Description:** **Adrian Webber** as agent for **Ralph E. Graham** requests to **rezone +/- 2 acres from R-4 & B-3 to B-3** to allow for the removal of a condition and new business services. Located at 3554 Hwy 21 N. [Map# 315 Parcel# 8A & 9]

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests **rezone +/- 2 acres from R-4 & B-3 to B-3** to allow for the removal of a condition and new business services.

### 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 applicant is requesting to rezone the 1.01 acres that is currently zoned R-4 to B-3, and have the conditions placed on the current B-3 parcel removed.
- On October 22, 2002, the Board of Commissioners approved the rezoning for parcel 315-9 from AR-2 to B-3 with the condition that it was a dog training facility only.
- The applicant would like to use the commercial property for a high-end automotive restoration company.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be commercial and are within a Development Node character area.
- At the July 9, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with the following added condition:
  - The B-3 zoning shall only be for automotive restoration use.
- Mr. Peter Higgins seconded the motion, which carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone +/- 2 acres from R-4 & B-3 to B-3** to allow for the removal of a condition and new business services with the following conditions:

- The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
- A site plan shall be approved by the Board of Commissioners.
- All buffers shall adhere to the Effingham County Code of Ordinances, **Part II – Official Code, Appendix C – Zoning Ordinance, Article III – Section 3.4 Buffers.**
- The B-3 zoning shall only be for automotive restoration use.

**2. Deny** the requests **rezone +/- 2 acres from R-4 & B-3 to B-3** to allow for the removal of a condition and new business services.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment