

## 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:** **Greg Coleman** as agent for **KFJT Enterprise, LLC** requests to **rezone +/- 144.04 acres** from **AR-1 & R-4 to LI** to allow for industrial use. Located at 662 Godley Road. **[Map# 399 Parcel# 3 & 3D]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests **rezone +/- 144.04 acres** from **AR-1 & R-4 to LI** to allow for industrial use.

### 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 144.04 acres to Light Industrial for an industrial warehouse facility.
- These parcels currently surround a mining operation.
- The zoning surrounding these parcels to the north is AR-1, to the south is Chatham County, to the west is AR-1, and to the east is I-1.
- There are significant wetlands and floodplain located on parcel 399-3.
- These parcels are served by private well and private septic systems.
- After rezoning, a site plan will be required to be approved by the Board of Commissioners.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be transitional.
- At the July 9, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with the following added condition:
  - A Traffic Impact Analysis shall be completed before the Site Plan is approved to define any needed improvements.
- Mr. Peter Higgins seconded the motion, which carried 3-1, with Chairman Dave Burns opposing.

### Alternatives

**1. Approve** the requests **rezone +/- 144.04 acres** from **AR-1 & R-4 to LI** to allow for industrial use with the following conditions:

- 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.**
- All Site Development shall comply with the Effingham County Code of Ordinances, **Chapter 30 – Environment** and **Chapter 34 – Flood Damage Prevention**, along with the Local Stormwater Design Manual.
- A Traffic Impact Analysis shall be completed before the Site Plan is approved to define any needed improvements.

**2. Deny** the requests **rezone +/- 144.04 acres** from **AR-1 & R-4 to LI** to allow for industrial use.

**Recommended Alternative: 1**  
**Department Review:** Development Services

**Other Alternative: 2**  
**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment