

Staff Report

Subject: Rezoning (First District)
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** +/- 10 acres from **AR-1 & I-1 to HI** to allow for Heavy Industrial use. Located on Godley Road. **[Map# 399 Parcel# 3 & 3R]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the **rezone** +/- 10 acres from **AR-1 & I-1 to HI** to allow for Heavy 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 10 acres to Heavy Industrial for a Concrete Plant. This use was recently moved from light industrial to heavy industrial.
- Currently this site is used for Jepsen production. That use will cease, and the applicant would like to replace that production with a concrete plant.
- A Site Plan will have to be approved by the Board of Commissioners if the rezoning is approved.
- These parcels are surrounded to the north by AR-1 zoned parcels, to the south by Chatham County, to the west by AR-1 and R-4 (proposed LI) and to the east AR-1 and Chatham County.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected as transitional.
- At the July 9, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with the added condition:
 - A Traffic Impact Analysis shall be completed before the Site Plan is approved to define any needed improvements.
- There was not second, and the motion died. Mr. Peter Higgins motioned for denial, and Mr. Brad Smith seconded the motion, which carried 3-1, with Mr. Ryan Thompson opposing.

Alternatives

1. Approve the requests **rezone** +/- 10 acres from **AR-1 & I-1 to HI** to allow for Heavy Industrial use with the following conditions:

- A subdivision/recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
- 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** +/- 10 acres from **AR-1 & I-1 to HI** to allow for Heavy Industrial use.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph