

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: July 16, 2024

Item Description: **Greg Coleman** requests a **text amendment** from ordinance Section 5.11.2, to allow for the addition of truck and trailer parking as a conditional use in B-3 zoning.

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **text amendment** to ordinance Section 5.11.2, to allow for the addition of truck and trailer parking as a conditional use in B-3 zoning.

Executive Summary/Background

- The request for a Text Amendment is a requirement of Appendix C – Zoning Ordinance, Article IX – Amendments to Map or Text.
- The applicant is requesting a Text Amendment to ordinance section 5.11.2 to allow for the addition of truck and trailer parking as a conditional use within the B-3 zoning district.
- Currently, the Effingham County Table of Permitted Uses allows truck and trailer parking as a conditional use in the Light Industrial Zoning District.
- The B-3 zoning district is the most intensive commercial district; the following are the current conditional uses allowed within B-3 zoning:
 - Butcher Shop with Abattoir
 - Automotive Sales, Service, and Storage
 - Boat Sales and Repair
 - Truck Stops (more than 10 pumps)
 - Commercial Recreation (Fairgrounds/ Flea Markets)
 - Adult Entertainment Club
 - Outdoor Amusement Parks – Temporary
 - Government Owned Utilities – Gas, Electrical, Hydropower
 - Public Utilities Substation/ Sub Installation
 - Solar Power Farms
 - Vocational School (with Outdoor Component)
 - Food Processing
- This text amendment is consistent with the Future Land Use Map (FLUM), as these parcels are projected to remain commercial, are within the commercial corridor character area, and are predominately surrounded by transitional parcels.
- At the June 11, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with Staff recommendations. Mr. Alan Zipperer second the motion and it carried unanimously.

Alternatives

1. **Approve** the requested **text amendment** from ordinance Section 5.11.2, to allow for the addition of truck and trailer parking as a conditional use in B-3 zoning.
2. **Deny** the requested **text amendment** from ordinance Section 5.11.2, to allow for the addition of truck and trailer parking as a conditional use in B-3 zoning.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment