

Staff Report

Subject: Rezoning (Fifth District)
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. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph