

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** June 11, 2023

**Item Description:** **Lee Grider** requests to **rezone** +/- 1.34 acres from **AR-1 & AR-2 to B-1** to allow for commercial/business opportunities. Located at 1243 & 1257 Noel C Conaway Road. **[Map# 375E Parcel# 5 & 6]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 1.34 acres from **AR-1 & AR-2 to B-1** to allow for commercial/business opportunities.

### 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 to B-1 to start a proposed coffee shop.
- Across Nease Road is a church and across Noel C Conaway Road is Effingham County High School.
- The B-1 commercial zoning is the Neighborhood Commercial District. Based on the Effingham County Table of Permitted Uses, the following are allowed within the B-1 zoning district:
  - Plant Nurseries
  - Hotel/Motel over 75 Rooms
  - Banks
  - Automated Bank Tellers (Stand Alone)
  - Dentist
  - Doctor (All Specialties)
  - Urgent Care
  - Orthodontist
  - Optometry
  - Physical Therapy
  - Pharmacy
  - Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary
  - Counseling
  - Veterinarian
  - Butcher Shop without Abattoir
  - Retail – General
  - Rural Business
  - Convenience Store (no gas pumps)
  - Dry Cleaning Outlets
  - Florist (Wholesale/Retail)
  - Gas Station (less than 10 pumps)
  - Movie Theater
  - Outdoor Recreational Facilities (Playgrounds, pools)
  - Unlighted Regulation Size (18 Holes) or Par Three (9 Holes+) Gold Courses
  - Utility Operation Centers
  - Government Owned EV Charging Stations
  - Childcare Center
  - Nursing Homes
  - Libraries/Museums
  - Places of Worship
  - Taxidermy
- This parcel is surrounded by agriculture/residential zoned parcels on all sides.
- The Future Land Use Map (FLUM) does have these parcels projected to be agriculture/residential.

**Alternatives**

**1. Approve** the requests to **rezone** +/- 1.34 acres from **AR-1 & AR-2 to B-1** to allow for commercial/business opportunities with the following conditions:

- A recombination plat shall be submitted to Development Services and approved, then recorded.
- A site plan shall be approved by the Board of Commissioners per the Effingham County Code of Ordinances, **Chapter 14, Article II, Division 2, Section 14-56 – Permits.**
- The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).

**2. Deny** the requests to **rezone** +/- 1.34 acres from **AR-1 & AR-2 to B-1** to allow for commercial/business opportunities.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**      1. Rezoning application and checklist      3. Plat      5. Deed  
                                 2. Ownership certificate/authorization      4. Aerial photograph