



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: September 2, 2025

Item Description: **Pearl Intermodal/ Manning Graham** requests a **conditional use** to allow for shipping container storage & stacking with import/export vehicles in I-1. Located on Old Augusta Road S. [Map# 476 Parcel# 4E]

Executive Summary/Background

- The request for a Conditional Use Permit is submitted in accordance with Appendix C – Zoning Ordinance, Article IV, Section 4.1A – Permitted Use Table. Shipping container storage & stacking with import/export vehicles are classified as a conditional use within the I-1 zoning district.
- The applicant is seeking approval to operate a shipping container storage & stacking facility with import/export vehicles on this I-1 property.
- Proposed hours of operation are 7 am-6 pm. Anticipated vehicles are 50-100 cars and truck traffic- 10 trucks per day.
- A mobile office, guard station, and a small warehouse (exact size undetermined) would be located on site.
- This property was rezoned to I-1 on June 17, 2025, by the Board of Commissioners, with the following stipulations:
 - A Site Plan shall be approved by the Board of Commissioners.
 - All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
 - Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
 - The County Engineer shall approve any encroachment onto Old Augusta Road.
 - This development shall be limited to the light industrial uses of the Effingham Code of Ordinance in Section 5.12.1 and shall include warehousing.
- The property is zoned I-1 and is a 33.26-acre parcel.
- According to the Future Land Use Map (FLUM), the property is designated for continued for Industrial use.
- The parcel will access Old Augusta Road S, which is a county-maintained road.

Staff has reviewed the application, and the application is complete with the following stipulations:

1. The applicant shall obtain and keep in good standing an Effingham County Business License.
2. The Board shall approve a Site Plan of Commissioners.
3. A shipping container facility shall be subject to the buffer requirements for heavy industrial uses pursuant to section 3.4, buffers.
4. Must adhere to Section 3.16A- Shipping Container Facility of the Effingham County Ordinance.
5. A traffic impact study shall be required, pursuant to the county traffic impact study requirements.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment