

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: December 3, 2024

Item Description: **Brian Quigley as agent for Jeremy Nease** requests to **rezone** +/- 102.69 acres from **I-1 to LI** to allow for revisions of conditions. Located on U.S. Highway 80. **[Map# 354 Parcel# 21, 21B & 21C]**

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.
- At the June 20, 2023, Board of Commissioners meeting, the Board approved the rezoning of the parcel (354-21,21B & 21C) to I-1 with the following conditions:
 - A Sketch Plan must be submitted for approval site development plans are submitted.
 - There shall be no traffic entrance to, or exit from, the development site using George Road.
 - Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
 - All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
 - Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
 - A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
 - Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the County Manager.
 - Platted 10' non-access easement along George Road, disallowing future access to George Road.
 - A berm within the 300' buffer along George Road, height
 - All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
 - All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.
- The applicant would like to revise the conditions of requiring a berm within the 300' buffer along George Road, height to read as follows:

a berm designed in compliance with the current Effingham County Code of Ordinances at a minimum height of 20' shall exist within a 200' buffer along the property line adjacent to George Road
- All other conditions would remain in place, and the zoning would stay I-1.
- This application was received on July 2, 2024, prior to the implementation of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Peter Higgins motioned for approval with Staff Recommendations. Mr. Alan Zipperer seconded the motion; it carried 3-2, with Mr. Brad Smith and Mr. Ryan Thompson opposing.

Determination

Staff has reviewed this application, and if approved, it will meet the criteria of the current ordinance with the following conditions:

- A Sketch Plan must be submitted for approval site development plans are submitted.
- There shall be no traffic entrance to, or exit from, the development site using George Road.

- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
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- All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph