

## Staff Report

**Subject:** Rezone (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 19, 2022  
**Item Description:** **Linda Sims** as Agent for **Eric Edwards** to **rezone** 7.01 acres from **I-1** to **B-3** to allow for commercial development. Located at 1204 Mill Pond Road. **Map# 446 Parcel# 7C**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 7.01 acres from **I-1** to **B-3** to allow for commercial development, with conditions.

### 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 proposed use is sales and storage of overhead garage doors, and associated business activities, which is permitted in the B-3 Highway Commercial District. B-3 is compatible with the surrounding area, which includes industrial and residential development.
- The property is in the Springfield water & sewer service delivery area, but will be served by private well and septic system.
- The proposed development will include two buildings (3,200 sf & 6,000 sf) initially, as well as a future 3,250 sf building.
- A 30' vegetative buffer is required between the AR and B districts, and a 50' vegetative buffer between B and Industrial districts.
- At the June 13 Planning Board meeting, Peter Higgins made a motion to **approve** the request to rezone 7.01 acres from **I-1** to **B-3**, with the following conditions:
  1. The lot shall meet the requirements of the B-3 zoning district.
  2. A Sketch Plan must be submitted for approval.
  3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
- The motion was seconded by Alan Zipperer, and carried unanimously.

### Alternatives

**1. Approve** the request to **rezone** 7.01 acres from **I-1** to **B-3** to allow for commercial development, with conditions:

1. The lot shall meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be submitted for approval.
3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.

**2. Deny** the request to **rezone** 7.01 acres from **I-1** to **B-3**

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

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