

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: March 5, 2024
Item Description: **Theodore Carellas** as agent for **Effingham County Industrial Development Authority** requests to **rezone** +/- 3.97 acres from **AR-1** to **I-1** to allow for integration into an industrial park. Located on Interstate 16. **[Map# 331 Parcel# 5A, 4, 3, 13A, & 14A]**

Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 3.97 acres from **AR-1** to **I-1** to allow for integration into an industrial park.

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 proposing to rezone the parcels to industrial to integrate into the existing industrial park that currently borders it.
- Currently, the parcels are vacant and not developed.
- These parcels are adjacent to Interstate 16, per the Effingham County Code of Ordinances:
Where a property line runs adjacent to federally designated interstate highways, regardless of zoning or proposed use, that section of the property is exempt from all buffer requirements along the property line with frontage on the interstate highway.
- Per the Effingham County Code of Ordinances – Table of Permitted Uses, the following are permitted within an industrial zoned parcel:
 - Veterinarians
 - Butcher Shop with Abattoir
 - Retail – Building Supply
 - Retail – General
 - Plant Gardens & Outdoor Nurseries
 - Repair Shops
 - Rural Business
 - Boat Sales & Repairs
 - Commercial EV charging stations (Wholesale)
 - Gas Stations (less than 10 pumps)
 - Clubs/Private Recreation Facilities
 - Commercial Riding Stables
 - Outdoor Amusement Parks – Temporary
 - Telecommunication Towers
 - Solid Waste Facilities/Landfills (Materials Recovery & Trash Transfer)
 - Government Owned EV Charging Stations
 - Bus Stations
 - Assembly or Fabrication (Not Manufacturing)
 - Manufacturing
 - Laboratories & Research Facilities
 - Metal Plating and/or Smelting (**Heavy Industrial Only**)
 - Ready-Mix Concrete Facilities (**Heavy Industrial Only**)
 - Wholesale Operations
 - Warehouse Facilities
 - Food Processing
 - Taxidermy
 - Enclosed Storage
 - Screened Storage
 - Self Storage Mini Storage Facilities
- Industrial zoning would be consistent with the Future Land Use map for this area, as the parcels are projected to be industrial.
- At the February 13, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion to approve with Staff recommendations. Mr. Peter Higgins second and the motion carried unanimously.

Alternatives

1. **Approve** the request to **rezone** +/- 3.97 acres from **AR-1** to **I-1** to allow for integration into an industrial park, with the following conditions:
 - If the parcels are to be recombined, a plat shall be approved by Development Services, and recorded, before the zoning effect.
 - Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.

2. Deny the request for to **rezone** +/- 3.97 acres from **AR-1** to **I-1** to allow for integration into an industrial park.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

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