

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: March 5, 2024
Item Description: **Robert McCorkle, III** as agent for **The Coopers** requests to **rezone** +/- 40 of 280.5 acres from **AR-1** to **I-1** to allow for warehousing and logistics. Located on Old River Road. **[Map# 304 Parcel# 10]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 40 of 280.5 acres from **AR-1** to **I-1** to allow for warehousing and logistics.

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 parcel to industrial for warehousing and logistic use.
- To the South and East is residentially zoned parcels and to the North is industrially zoned parcels.
- Per the Effingham County Code of Ordinances – **Table of Permitted Uses**, *Warehouse Facilities* are a permitted use within both light and heavy industrial.
- The required buffers between industrially zoned parcels and residentially zoned parcels are 300 feet, unless the applicant utilizes the option of a berm, as expressed with the Effingham County Code of Ordinance, **3.4.1**

Buffers

1. *Berms, subject to the following standards if encroaching within a buffer:*
 - a. *Minimum slope of 4:1*
 - b. *Maximum height of the berm shall be based on the width as provided below and shall be reduced by six feet for every one foot of berm height:*
 - i. *For a 25 feet high berm, the buffer requirement is reduced from a 300 feet buffer to a 150 feet buffer. The 150 feet wide buffer includes 35 feet of natural and undisturbed buffer and remaining buffer is the berm. If the berm base is beyond 115 feet, the berm extends into the property and not the 35- foot undisturbed area.*
 - ii. *For a 16 feet high berm, the buffer requirement is reduced from a 300 feet buffer to a 200 feet buffer. The 200 feet wide buffer includes 35 feet of natural and undisturbed buffer and remaining buffer is the berm. If the berm base is beyond 165 feet, the berm extends into the property and not the 35- foot undisturbed area.*
 - iii. *For a 10 feet high berm, the buffer requirement is reduced from a 300 feet buffer to a 240 feet buffer. The 240 feet wide buffer includes 35 feet of natural and undisturbed buffer and remaining buffer is the berm. If the berm base is beyond 180 feet, the berm extends into the property and not the 35- foot undisturbed area.*
 - iv. *The height of the berm is measured perpendicular off the nearest adjacent property line using the natural grade, height cannot be determined by infill grade.*
 - v. *Major subdivisions with rear or side facing homes will install a six (6) foot tall berm with approved landscaping material at the apex of the berm. Minimum width of the berm is fifteen (15) feet at the base.*

- The Future Land Use Map has this parcel projected as transitional, with the back portion of the property in a conservation district.
- At the February 13, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with Staff recommendations and added two additional recommendations:
 - Buffers along Old River Road and any adjacent properties with different ownership shall have a berm.
 - The acreage that is being rezoned shall be subdivided.
- Mr. Alan Zipperer second the motion. It carried 4-1 with Mr. Brad Smith opposing.

Alternatives

1. Approve the request to **rezone** +/- 40 of 280.5 acres from **AR-1** to **I-1** to allow for warehousing and logistics, with the following conditions:

- A Sketch Plan shall be required.
- Buffers shall be adhered to per the Effingham County Code of Ordinances, *Article III, Section 3.4 Buffers*.
- Buffers along Old River Road and any adjacent properties with different ownership shall have a berm.
- The acreage that is being rezoned shall be subdivided.

2. Deny the request for to **rezone** +/- 40 of 280.5 acres from **AR-1** to **I-1** to allow for warehousing and logistics.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment