

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: March 21, 2023
Item Description: **The Ratchford Firm** as Agent for **Stefanos Land Holding, LLC** requests a **conditional use** to permit a Shipping Container Facility on Old River Road, zoned I-1. **Map# 305 Parcel# 4B**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** to permit a Shipping Container Facility on Old River Road, with conditions.

Executive Summary/Background

- Pursuant to *Section 5.12.1B Heavy Industrial Conditional Uses*, a Shipping Container Facility (as provided for in *Section 3.16A Shipping Container Facility*) may be permitted in I-1, on a conditional basis, with consideration of the following:
 - *The effect the proposed activity will have on traffic flow along adjoining streets; Ingress and egress to the property;*
 - A Traffic Study is required. Driveway access will be on Old River Road.
 - *The number, size and types of signs proposed for the site; The amount and location of open space; Protective screening, either natural vegetation and/or berms, and fencing, to screen the use from public view; Hours and manner of operation; Outdoor lighting;*
 - Guidance on signage, buffers, and hours of operation is provided in Section 3.16A. Lighting is regulated by section 5.12.4.4. Open space is not required in industrial development.
 - *Compatibility with surrounding land use;*
 - Parcels nearby/across Old River Road are zoned for commercial and industrial use.
 - *The effect of noise, dust, debris or other external impacts of the use on the surrounding uses.*
 - Noise impacts are regulated by section 5.12.2.2(n).
- At the February 22, 2023 Planning Board meeting, Mr. Brad Smith made a motion for approval, with conditions:
 1. Stacking of shipping containers is prohibited.
 2. Land disturbance and 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**.
 3. All wetlands impacts must be approved and permitted by USACE and the Jurisdictional Determination must be submitted during the site development plan review process.
 4. Site development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts** and **Section 3.16A Shipping Container Facility**.
 5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
- The motion was seconded by Mr. Ryan Thompson, and carried unanimously.
- At the March 7, 2023 Board of Commissioners meeting, Commissioner Forrest Floyd made a motion for approval, with the following additional stipulations:
 6. The vegetative area of 305-4B, which is identified by the sketch plan as wetlands, and runs parallel to Old River Road, shall not be disturbed and is to remain as an internal buffer.
 7. No more than 80 containers shall be stored, or otherwise stationary, within the area of conditional use.
 8. Access shall be permitted solely via Old River Road.
 9. Signage shall be erected to direct truck entry and exit.
- The motion was seconded by Commissioner Roger Burdette, and carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use** to permit a Shipping Container Facility, with the following conditions:

1. Stacking of shipping containers is prohibited.
2. Land disturbance and 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**.
3. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
4. Site development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts** and **Section 3.16A Shipping Container Facility**.
5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
6. The vegetative area of 305-4B, which is identified by the sketch plan as wetlands, and runs parallel to Old River Road, shall not be disturbed and is to remain as an internal buffer.
7. No more than 80 containers shall be stored, or otherwise stationary, within the area of conditional use.
8. Access shall be permitted solely via Old River Road.
9. Signage shall be erected to direct truck entry and exit.

1. **Deny** the request of a **conditional use** for a Shipping Container Facility.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

Other Alternatives: 2

FUNDING: N/A