

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: April 2, 2024
Item Description: **Brooke Autry** as agent for **Yong Rong Liu** requests to **rezone** +/- 8.6 acres from **AR-1** to **B-1** to allow for commercial/business opportunities. Located at 2497 Highway 21 South. **[Map# 429 Parcel# 18A]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 8.6 acres from **AR-1** to **B-1** to allow for commercial/business opportunities.

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 requesting to rezone the 8.6 acres to B-1 to allow for commercial/business opportunities.
- This parcel is surrounded to the north by AR-1 zoned parcels, to the east is I-1 zoned parcels, to the west is both AR-1 and B-2 zoned parcels. The parcels to the south are within the City of Springfield municipality.
- Per the Effingham County Code of Ordinances, Table of Permitted Uses, the following are permitted with a B-1 zoning:
 - Plant Nurseries
 - Hotel/Motel over 75 Rooms
 - Banks
 - Automated Bank tellers (stand-alone)
 - Dentist
 - Doctor (All Specialties)
 - Urgent Care
 - Orthodontist
 - Optometry
 - Physical Therapy
 - Pharmacy
 - Pharmacy for medical Cannabis Dispensary or medical Marijuana Dispensary
 - Counseling
 - Veterinarians
 - Butcher Shop without Abattoir
 - Retail – General
 - Rural Business
 - Convenience Store (No Gas Pumps)
 - Dry Cleaning Outlets
 - Florists (Wholesale/Retail)
 - Gas Station (Less than 10 Pumps)
 - Movie Theaters
 - Outdoor Recreation Facilities (Playgrounds, Pools)
 - Utility Operations Centers
 - Government Owned EV Charging Stations
 - Childcare Center
 - Nursing Homes
 - Libraries/Museums
 - Places of Worship
 - Taxidermy
- The Future Land Use Map (FLUM) projects this parcel to be agriculture/residential. However, Highway 21 is a Commercial Corridor Character Area, and this parcel does fall within that area with frontage on Highway 21.
- At the March 12, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion for approval. The motion was second by Mr. Brad Smith and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** +/- 8.6 acres from **AR-1** to **B-1** to allow for commercial/business opportunities with the following conditions:
 - A Preliminary Plan shall be approved by the Board of Commissioners.
 - Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.

- A GDOT Permit for Commercial Access onto Highway 21 will be required.

2. Deny the request for to **rezone** +/- 8.6 acres from **AR-1** to **B-1** to allow for commercial/business opportunities.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment