

## Staff Report

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** February 6, 2024  
**Item Description:** **Jamon Jones** as agent for **Perez Everardo Baca** requests to **rezone +/- 17.5 acres from AR-1 to I-1** to allow for a concrete plant. Located at 2388 US Highway 80. **[Map# 354 Parcel# 28]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone +/- 17.5 acres from AR-1 to I-1** to allow for a concrete plant.

### 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 a ready-mix concrete facility which is a permitted use within **I-1 Industrial Districts**.
- Per the Effingham County Code of Ordinances, ready-mix concrete facilities are light industrial uses.
- This parcel is currently zoned AR-1; to the north is an industrial zoned parcel, to the east and west are agricultural/residential zoned parcels, and to the south is a commercially zoned parcel.
- Due to the use of this proposed development being light industrial, the buffers required to the agricultural/residential zoned parcels is 150 feet, which the applicant has provided.
- There is an existing building on the parcel that will be utilized as an office.
- The Future Land Use Map does show this parcel as being transitional with the large amount of industrial close by.
- At the January 10, 2024, Planning Board meeting, Mr. Brad Smith made motion for **denial**. Mr. Peter Higgins second the motion. The motion carried 3 to 1 with Mr. Ryan Thompson opposing.
- The reason for denial was based on the surrounding residential parcels and the fact that this parcel is very open with limited buffers.

### Alternatives

**1. Approve** the request to **rezone +/- 17.5 acres from AR-1 to I-1** to allow for a concrete plant, with the following conditions:

- A GDOT Permit for access onto US Highway 80 will be required.
- A Sketch Plan shall be required.
- A dust remediation plan shall be submitted to the County for review.

**2. Deny** the request for to **rezone +/- 17.5 acres from AR-1 to I-1** to allow for a concrete plant.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph