

Staff Report

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: February 6, 2024
Item Description: **Donnie Bazemore** request to **rezone** +/- 1.58 acres from **R-1** to **B-3** to allow for a car lot. Located at 5947 GA Highway 21. **[Map# 465 Parcel# 1C]**

Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 1.58 acres from **R-1** to **B-3** to allow for a car lot. Located at 5947 GA Highway 21.

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.
- This proposed rezoning has been before the Planning Board and Board of Commissioners in 2020 and again in 2022. Both times it was denied.
- At the previous meetings the concerns were consistent and encompassed:
 - Lewis Drive being a residential street.
 - An increase in traffic on Lewis Drive.
 - Access to the proposed development being on Lewis Drive.
- This parcel is part of the Goshen Terrace Subdivision, it does face Highway 21.
- The Future Land Use Map (FLUM) does project this parcel as agriculture/residential. However, this parcel on the FLUM is surrounded by what is projected to be commercial.
- Per the Effingham County Code of Ordinances, **Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.11 – B-3 Highway Commercial Districts:**
Permitted uses:
 - a. All uses permitted or conditional in B-1 and B-2 except detached single-family buildings.
 - b. Automotive sales, service, and storage.
 - c. Wholesale operations.
 - d. Retail building supply.
 - e. Indoor amusement parks or privately owned recreation facilities.
 - f. Hospitals.
 - g. Screened outdoor storage.
 - h. Nursing homes.
 - i. Mixed-use residential with a maximum density of 12 units per acre.
 - j. Bed and breakfast lodging facility.
- At the January 10, 2024, Planning Board meeting Mr. Brad Smith made a motion for approval with the stipulation that it is used for the proposed use. The motion was seconded by Mr. Peter Higgins and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** +/- 1.58 acres from **R-1** to **B-3** to allow for a car lot. Located at 5947 GA Highway 21, with the following conditions:
 - Buffers shall be maintained per the Effingham County Code of Ordinances, Section 3.4.1
 - A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
2. **Deny** the request for to **rezone** +/- 1.58 acres from **R-1** to **B-3** to allow for a car lot. Located at 5947 GA Highway 21.

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
5. Aerial photograph

3. Deed