

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**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. Zoning Map Amendment