

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: August 16, 2022
Item Description: David D. Smith as Agent for Effingham County Industrial Development Authority requests to **rezone** 6.96 acres from **B-2** to **B-3** to allow for the development of a truck stop with fueling station and convenience store. Located on Old River Road. **Map# 330 Parcel# 46**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.96 acres from **B-2** to **B-3** to allow for the development of a truck stop with fueling station and convenience store, with conditions.

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 proposed development will consist of a Parker's Kitchen, and will include eight (8) standard fueling positions, three (3) diesel fuel stations, with proposed expansion to four diesel fueling stations.
- The scale of the Truck Stop development exceeded the threshold to be considered a Development of Regional Impact (DRI). Project information was submitted for review on the DRI submissions website. The Coastal Regional Commission determined that the project warranted regional review (DRI # 3745); requested comments from neighboring jurisdictions and relevant organizations and state agencies; and completed a report of findings.
- The project is consistent with the county Future Land Use map, which designates the area as Mixed Use. Mixed Use characteristics are defined at the discretion of the community.
- Old River Road is not a county truck route, however, the proposed development is close to the I-16 interchange. A Traffic Study will be necessary to assess the need for turn lanes.
- The development will be served by private well and septic system.
- At the July 18, 2022 Planning Board meeting, Ryan Thompson made a motion to **table** the request to rezone 6.96 acres from **B-2** to **B-3**, pending return of the project DRI report and clarification of the purpose of the rezoning. The motion failed.
- Brad Smith made a motion to **deny** the request to rezone 6.96 acres from **B-2** to **B-3**.
- The motion for denial was seconded by Alan Zipperer, and carried 3-1. Ryan Thompson abstained.
- At the August 2, 2022 meeting, the Board of Commissioners approved the rezoning with an added condition (# 4).

Alternatives

1. **Approve** the request to **rezone** 6.96 acres from **B-2** to **B-3**, with the following conditions:
 1. A Sketch Plan must be submitted for approval before site development plans are submitted.
 2. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
 3. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
 4. Overnight truck parking is prohibited.
2. **Deny** the request to **rezone** 6.96 acres from **B-2** to **B-3**.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

Other Alternatives: 2

FUNDING: N/A