

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: December 6, 2022
Item Description: **Cindy Howze** as Agent for **Ansgarhay, LLC** requests to **rezone** 72.15 acres from **AR-1** to **I-1**, to allow for future industrial use. Located at 108 Godley Road. **Map# 419 Parcel# 1A**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 72.15 acres from **AR-1** to **I-1**, to allow for future industrial use.

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 rezoning application was not referred for regional review, as no proposed use or site plan was submitted, and the acreage is below the threshold requiring a regional review for industrial rezoning.
- Other I-1 zoned parcels in the area have been rezoned for use as surface mines accessing Godley Road. An 8-acre portion of this property was rezoned to I-1 for use as a surface mine in November 2020.
- This parcel is partially located in Chatham County (Port Wentworth). Port Wentworth submitted a letter certifying that the portion in their jurisdiction is zoned for surface mining.
- No concept plan has been submitted. The parcel has no direct access to Godley Road in Effingham County. 399A-4 is also owned by the applicant, and has been used in the past as access for 419-1A.
- 399A-4 is zoned AR-2, and is not part of this application.
- According to the Future Land Use map, the area is proposed for residential and agricultural use.
- The Effingham County portions of the parent parcel are narrow, and would be substantially covered by 300' buffers if the proposed use is I-1 heavy industrial. In the absence of a development plan, we cannot determine whether there is adequate space for an industrial use, or if Effingham roads are impacted.
- Godley Road is not a designated truck route. In recent months, the City of Bloomingdale has submitted letters of opposition to rezoning and sketch plan applications for heavy industrial uses on Godley Road.
- Road improvements, road maintenance agreements, and/or bonds may be necessary to address the concerns of all affected jurisdictions.
- At the August 15, 2022 Planning Board meeting, Ryan Thompson made a motion to **deny** the request to rezone 72.15 acres from **AR-1** to **I-1**. The motion was seconded by Alan Zipperer, and approved by four members. Dave Burns opposed.
- At the September 6, 2022 meeting, the Board postponed this item until November 1.
- At the November 1, 2022 meeting, the Board postponed this item until December 6, to allow time for the submittal of a concept plan.

Alternatives

1. Approve the request to **rezone** 72.15 acres from **AR-1** to **I-1**, with conditions:

1. The parcel must be combined with a parcel that has frontage on Godley Road.
2. The applicant shall meet and develop agreements with affected jurisdictions, to address road maintenance concerns.
3. A Sketch Plan must be submitted for approval by the Board of Commissioners.
4. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
5. All wetland impacts must be approved and permitted by USACE.
6. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.
7. Business operator shall meet the requirements of Sec. 74-8 Designated Truck Routes.

2. Deny the request to **rezone** 72.15 acres from **AR-1** to **I-1**.

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services **FUNDING:** N/A **Attachments:** 1. Zoning Map Amendment