

Staff Report

Subject: 2nd Reading Zoning Map Amendment

Author: Katie Dunnigan, Zoning Manager

Department: Development Services

Meeting Date: December 06, 2022

Item Description: **Cindy Howze** as Agent for **Lisa E. Phillips et al.** requests to **rezone** 39.27 acres from **AR-1** to **I-1**, for future industrial use. Located on Old Augusta Road and Abercorn Road. **Map# 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 30.27 acres from **AR-1** to **I-1**, for future industrial use, 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.
- 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.
- The parcels are adjacent to industrial zoned land to the south, east, and west. There is one AR-1 parcel at the southeast corner of Abercorn Rd and Old Augusta Rd, and I-1 and R-1 zoned property north of Abercorn Rd.
- The required buffer between I-1 and AR/R zoning districts is 300'.
- These parcels may be better used for commercial development, as the required buffer between I-1 heavy industrial and Commercial zoning districts is 150', and between Commercial and AR/R property is 30'.
- The parcels have extensive wetlands coverage, and are situated in a sensitive area. Enhanced BMPs will be necessary for any intensive development: onsite detention pond storage designed to the 100-year rainfall event; minimal outlets from ponds; installation of site spill prevention, control, and countermeasures; ensuring that no surface water leaves the site; construction of berms to control runoff.
- The project site has frontage on Old Augusta Road, which is a designated truck route.
- Without a development plan, we cannot determine whether there is adequate space for industrial use, or whether a driveway onto Old Augusta Rd would comply with access management regulations.
- At the November 21, 2022 Planning Board meeting, Peter Higgins made a motion to **approve** the request to **rezone** 30.27 acres from **AR-1** to **I-1**, for future industrial use, with the following conditions:
 1. A sketch plan must be approved before site development plans are submitted.
 2. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.
 3. Site development plans must comply with the County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, Access Management Regulations, and Ch. 34 Flood Damage Prevention.
 4. All wetlands impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.
 5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
 6. All future development must be built to 100-year flood plain standards.
- And the added condition that:
 - Traffic access to Map/Parcels 477-6&7 shall be limited to Old Augusta Road, and shall not be permitted on Abercorn Road
- The motion was seconded by Alan Zipperer and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 39.27 acres from **AR-1** to **I-1**, for future industrial use, with conditions:
 1. A Sketch Plan must be approved before site development plans are submitted.

2. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.
3. Site development plans must comply with the County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, Access Management Regulations, and Ch. 34 Flood Damage Prevention.
4. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.
5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
6. All future development must be built to 100-year flood plain standards.
7. Traffic access to Map/Parcels 477-6&7 shall be limited to Old Augusta Road, and shall not be permitted on Abercorn Road.

2. Deny the request to **rezone** 39.27 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