

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **On Site Truck Maintenance, LLC** as Agent for **William Henry Webb** requests a **conditional use** to allow for a diesel truck and semi-truck service business located on a 7-acre tract zoned **B-2**. Located at 1105 Stillwell Road. **Map# 409 Parcel# 49A**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of a **conditional use** to allow for a semi-truck service business in B-2.

Executive Summary/Background

- The request for conditional use is a requirement of Article V - Uses Permitted in Districts, Sec. 5.1.2 Conditional Uses.
- The parcel was rezoned to B-2 in 2006, with a condition to “allow tractor and equipment sales and service only”.
- The applicant has a business in Port Wentworth, but has to relocate. He currently operates a mobile repair business providing general maintenance repairs on diesel trucks/semi-trucks.
- The B-2 zoning district does not include diesel truck/semi-truck service or repair as either a permitted or a conditional use. B-2 conditional uses include “Commercial Parking Areas” and “Automobile Service”. The applicant’s other option was to apply for B-3 zoning, where “Automobile Sales, Service, and Service” is a permitted use, and “Automotive Paint and Body Shops” is a conditional use.
- There are two farm supply-related businesses on Stillwell Road, which generate truck traffic and include onsite storage of trucks and containers. Stillwell Road is not a designated truck route.
- The applicant plans to use the existing structure, and eventually add a mobile office. He estimates that 8-10 trucks will be present at any time, with no vehicle on site for more than three days. Business hours will be 8am-6pm, Monday-Friday, and 8am-2pm on Saturday.
- A 30’ vegetative buffer is required between commercial and AR uses. The sketch plan must include information on water and sewer service, access management, and any planned improvements.
- The property is in the Springfield service delivery area.
- At the March 21 Planning Board meeting, Brad Smith made a motion to **deny** the request for a **conditional use** to allow for a semi-truck service business in B-2,
- The motion was seconded by Alan Zipperer, and carried unanimously.
- At the April 5 meeting, the Board postponed this item to the May 3 meeting.

Alternatives

1. **Approve** the request for a **conditional use** to allow for a semi-truck service business.
2. **Deny** the request for a **conditional use** to allow for a semi-truck service business.

Recommended Alternative: 2

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

Other Alternatives: 1

FUNDING: N/A