

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** October 4, 2022  
**Item Description:** **Dennis Morris** requests to **rezone** 9.21 acres from **AR-2** to **I-1** to allow for combination with adjacent industrial-zoned parcels. Located on Old River Road **Map# 305 Parcel# 4A**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 9.21 acres from **AR-2** to **I-1** to allow for combination with adjacent industrial-zoned parcels, 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 concept plan depicts a 350,948 sf warehouse, with 150' to 200' buffers on the I-1 property.
- Warehousing is a heavy industrial use, and 300' undisturbed vegetative buffers between industrial and residential zoned land are required.
- 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.
- The parcels for the proposed development are in flood zone AE. A LOMR application to FEMA will be required, to authorize fill to build the site above the base flood elevation.
- This parcel is intended as the site of the stormwater detention for the proposed warehouse development site. Those parcels were rezoned to I-1 on November 2, 2021.
- At the August 15, 2022 Planning Board meeting, Ryan Thompson made a motion to **approve** the request to **rezone** 9.21 acres from **AR-2** to **I-1**, with the follow conditions:
  1. A Sketch Plan must be submitted for approval before site development plans are submitted.
  2. Site development plans must comply with the County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  3. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
  4. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
- The motion was seconded by Brad Smith, and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 9.21 acres from **AR-2** to **I-1**, with the following conditions:
  1. A Sketch Plan must be submitted for approval before site development plans are submitted.
  2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and **Chapter 34 - Flood Damage Prevention**.
  3. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
  4. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  5. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
2. **Deny** the request to **rezone** 9.21 acres from **AR-2** to **I-1**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment