

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** March 4, 2025

**Item Description:** Jay Maupin as agent for Oleg Mitnik requests a **conditional use** to allow for wrecked import/export vehicle storage. Located at 115 Parkway Drive, zoned I-1. **[Map# 466C Parcel# 1C]**

### Executive Summary/Background

- The request for a Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses permitted in Districts.
- The applicant requests a conditional use for wrecked import/export vehicle storage in the I-1 zoning district.
- At the June 6, 2023, Board of Commissioners Meeting, the original parcel of 17.07 acres was approved for a conditional use to allow for an automotive export yard.
- Since the original conditional use approval, the parcel has been recombined to encompass a total of 62.2 acres; now with frontage along Old Augusta Road South.
- The applicant would like to expand the conditional use to include the entirety of the 62.2 acres.
- Section 2.45 Junkyard states the following:  
*“Any land or building used for commercial storage and/or sale of paper, rags, scrap metals, or other scrap, or discarded materials, or for the dismantling, storage, or salvaging of automobiles or other vehicles not in running condition, or of machinery or parts thereof, but not to be used as a dump. A ‘junkyard’ also includes any outdoor area that is used exclusively for the temporary storage of wrecked automobiles, which are automobiles that do not get repaired and put back into use on the roadways of the United States, provided that no work shall be performed on any wrecked automobile while it is in storage.”*
- This parcel is surrounded by other Industrial zoned parcels, with R-3 and B-3 zoning to the south.
- Per the Effingham County Code of Ordinances, Section 3.4 – Buffers, the buffer requirement between industrial-zoned parcels is 25 feet.
- Should the proposed Conditional Use be approved, the applicant must return before the board for Site Plan approval.
- The Future Land Use Map (FLUM) has this parcel projected to be Industrial.

### Determination

Staff have reviewed the application, and it is complete.

### Conditions

1. The applicant shall meet all requirements of Section 3.16 Junkyards.
2. The applicant shall install a solid fence, wall, or planted screen to a minimum of seven feet tall around the development site prior to beginning operations in the expansion area.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment