

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Teresa Concannon, AICP, Planning Manager  
**Department:** Development Services  
**Meeting Date:** October 18, 2022  
**Item Description:** Fred Evans requests to **rezone** 8 of 35.86 acres from **AR-1** to **I-1** to allow for a GDOT approved borrow source for a GDOT project. Located on Turkey Trail **Map# 452A Parcel# 10**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 8 of 35.86 acres from **AR-1** to **I-1** to allow for a GDOT approved borrow source for a GDOT project.

### Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Pursuant to Sec. 3.17.3.3, excavation activity that involves movement of soil off-site must be located within the I-1 zoning district.
- The proposed GDOT approved borrow source site has frontage on the Effingham Parkway construction site. The applicant indicates that all dirt will be transported directly to the construction site. External roads are not expected to be used for more than 25% of the dirt from this borrow source.
- At the September 19, 2022 Planning Board meeting, Alan Zipperer made a motion to **approve** the request rezone 8 of 35.86 acres from **AR-1** to **I-1**, with the follow conditions:
  1. The rezoning allows a GDOT approved borrow source for a GDOT project. No other I-1 uses are allowed.
  2. The dirt shall be transported directly to the Effingham Parkway construction site.
  3. The site shall meet the requirements of **Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.**
  4. The site shall meet the requirements of **Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements**, if there is an entrance on a county-maintained road.
  5. The business operator shall meet the requirements of **Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes**, if county-maintained roads are used to transport dirt.
  6. The applicant shall notify the Development Services Department at the time of final reclamation of the GDOT approved borrow source, and shall rezone the property to AR-1.
- The motion was seconded by Ryan Thompson, and carried unanimously.
- At the October 4, 2022 meeting, the Board of Commissioners approved the rezoning with an added condition (# 7).

### Alternatives

1. **Approve** the request to **rezone** 8 of 35.86 acres from **AR-1** to **I-1**, with conditions:
  1. This rezoning allows a GDOT approved borrow source for a GDOT project. No other I-1 use are allowed.
  2. The dirt shall be transported directly to the Effingham Parkway construction site.
  3. The site shall meet the requirements of **Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.**
  4. The site shall meet the requirements of **Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements**, if there is an entrance on a county-maintained road.
  5. The business operator shall meet the requirements of **Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes**, if county-maintained roads are used to transport dirt.
  6. The applicant shall notify the Development Services Department at the time of final reclamation of the GDOT approved borrow source, and shall rezone the property to AR-1.
  7. A berm at least 12' high shall be placed around the borrow source site. The berm shall be located at least 50' from any property boundary.

2. **Deny** the request to **rezone** 8 of 35.86 acres from **AR-1** to **I-1**.

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Zoning Map Amendment

**Other Alternatives:** 2

**FUNDING:** N/A