

## Staff Report

**Subject:** Rezoning (Fourth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** April 5, 2022  
**Item Description:** **Dennis Trotter** as Agent for **Krista Seckinger** requests to **rezone** 2 of 23.32 acres from **AR-1** to **B-2**, to allow for the future development of a Dollar General store, located at 1369 Ebenezer Road. **Map# 460 Parcel# 48**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 2 of 23.32 acres from **AR-1** to **B-2**, to allow for the future development of a Dollar General store, 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.
- Retail businesses are a permitted use in the B-2 General Commercial District. B-2 is compatible with the surrounding area, which includes residential development, a school complex, and an undeveloped property zoned B-2 across Ebenezer Rd.
- The property is in the Springfield water & sewer service delivery area.
- The proposed development will be 10,640 sf store clad in brick, stone, or stucco, with no exposed metal wall panels. Other decorative features, such as shutters and awnings, are proposed.
- A 30' vegetative buffer is required between R and B districts. Wetlands to the west ensure that even with additional development of the parent parcel, there will be extensive buffering between commercial and adjacent residential uses.
- Staff met with the applicant via Zoom on 2/28/2022, and discussed exterior building materials, the speed limit on Long Pond and Ebenezer Roads, and the sketch plan process. The applicant is working with GDOT on a driveway design permit.
- At the March 21 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 2 of 23.32 acres from **AR-1** to **B-2**, with the following conditions:
  1. Minor subdivision plat must be recorded before the rezoning can take effect.
  2. The lot shall meet the requirements of the B-2 zoning district.
  3. A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
  4. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  5. All wetland impacts must be approved and permitted by USACE.
  6. A traffic study must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.
- The motion was seconded by Alan Zipperer, and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 2 of 23.32 acres from **AR-1** to **B-2**, with the following conditions:
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  4. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  5. All wetland impacts must be approved and permitted by USACE.
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**2. Deny** the request to **rezone** 2 of 23.32 acres from **AR-1** to **B-2**

**Recommended Alternative: 1**

**Department Review:** Development Services

**Attachments:**

1. Rezoning application
2. Ownership certificate

**Other Alternatives: 2**

**FUNDING:** N/A

3. Deed
4. Aerial photograph