

## Staff Report

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** November 19, 2024

**Item Description:** **Brian Quigley as agent for Jeremy Nease** requests to **rezone** +/- 102.69 acres from **I-1 to LI** to allow for revisions of conditions. Located on U.S. Highway 80. **[Map# 354 Parcel# 21, 21B & 21C]**

### 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.
- At the June 20, 2023, Board of Commissioners meeting, the Board approved the rezoning of the parcel (354-21,21B & 21C) to I-1 with the following conditions:
  - A Sketch Plan must be submitted for approval site development plans are submitted.
  - There shall be no traffic entrance to, or exit from, the development site using George Road.
  - Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
  - All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
  - Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
  - A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
  - Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the County Manager.
  - Platted 10' non-access easement along George Road, disallowing future access to George Road.
  - A berm within the 300' buffer along George Road, height
  - All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
  - All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.
- The applicant would like to revise the conditions of requiring a berm within the 300' buffer along George Road, height to read as follows:
  - a berm designed in compliance with the current Effingham County Code of Ordinances at a minimum height of 20' shall exist within a 200' buffer along the property line adjacent to George Road*
- All other conditions would remain in place, and the zoning would stay I-1.
- This application was received on July 2, 2024, prior to the implementation of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Peter Higgins motioned for approval with Staff Recommendations. Mr. Alan Zipperer seconded the motion; it carried 3-2, with Mr. Brad Smith and Mr. Ryan Thompson opposing.

### Determination

Staff has reviewed this application, and if approved, it will meet the criteria of the current ordinance with the following conditions:

- A Sketch Plan must be submitted for approval site development plans are submitted.
- There shall be no traffic entrance to, or exit from, the development site using George Road.

- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34- Flood Damage Prevention.
- All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
- Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts
- A Traffic Study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
- Land clearing, site development, and building construction activities are limited to 7am to 7pm unless a night work permit is approved by the County Manager.
- Platted 10' non-access easement along George Road, disallowing future access to George Road.
- A berm designed in compliance with the current Effingham County Code of Ordinances at a minimum height of 20' shall exist within a 200' buffer along the property line adjacent to George Road
- All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
- All future sketch and development plans shall show lighting design in a manner that site lighting not visible from George Road properties.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph