

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: September 17, 2024

Item Description: **Kevin Forbes** as agent for **Christopher Boswell** requests to **rezone** +/- 20.93 acres from **I-1 to HI** to allow for the removal of a condition and an addition of an industrial use. Located at 1020 Old River Road. [Map# 304 Parcel# 5]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests **rezone** +/- 20.93 acres from **I-1 to HI** to allow for the removal of a condition and an addition of an industrial use.

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 applicant is requesting to rezone 20.93 acres to Heavy Industrial to continue the ready-mix concrete facility. They would like to add asphalt operations and remove the conditions from the original rezoning from 2000.
- The Board of Commissioners approved a Conditional Use to operate a ready-mix and precast concrete facility in industrial zoning on December 12, 2000. At that meeting, the following conditions were added:
 - An 8' berm with evergreens planted at the top of the berm
 - Work hours will be from 7:00am to 6:00pm, Monday through Friday and no week-end work
 - Install an evergreen buffer next to easement coming off Old River Road to the plant property
 - Install rain bird to keep roadway wet all times
 - Install 8' privacy fence along property line coming off Old River Road
- This rezoning is consistent with the Future Land Use Map (FLUM) as this parcel is projected to remain industrial.
- After rezoning, this proposed development will have to come before the Board of Commissioners for Site Plan approval.
- At the July 9, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval with the following condition:
 - A 10' privacy fence will be installed along the residential properties.
 - The access road will be paved.
- Mr. Peter Higgins seconded the motion, which carried unanimously.

Alternatives

1. Approve the requests to **rezone** +/- 20.93 acres from **I-1 to HI** to allow for the removal of a condition and an addition of an industrial use with the following conditions:

- A Site Plan shall be approved by the Board of Commissioners.
- All Site Development shall comply with the Effingham County Code of Ordinances, **Chapter 30 – Environment** and **Chapter 34 – Flood Damage Prevention**, along with the Local Stormwater Design Manual.
- A 10' privacy fence will be installed along the residential properties.
- The access road will be paved.

2. Deny the requests **rezone** +/- 20.93 acres from **I-1 to HI** to allow for the removal of a condition and an addition of an industrial use.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment