

Staff Report

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

Item Description: **Robert L. McCorkle, III**, as agent for **MS2 Farms, LLC**, requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses. Located on BlueJay Road. **[Map# 415 Parcel# 30]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses.

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 requests to rezone 188.2 out of 259.33 acres to B-3 and Light Industrial (LI) for commercial and industrial uses.
- Based on the concept plan provided and the proposed use, a Developments of Regional Impact (DRI) review was completed.
- The proposed development requests to rezone 13.99 acres along the Effingham Parkway to B-3, 13.92 acres along Bluejay Road to remain AR-1, and 57.21 acres to the south to remain AR-1.
- Due to Effingham Parkway bifurcating the parcel, the applicant is requesting that the 51.80 acres to the east be zoned LI.
- The rezoning is consistent with the Future Land Use Map (FLUM), as these parcels are projected to be industrial.
- This application was completed and accepted on June 21, 2024, prior to the commencement of the moratorium.
- At the August 13, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with staff recommendations and the following added conditions:
 1. The physical closure of the portion of Otis Seckinger Roadway shall take place but not prior to the following:
 - a. Effingham Parkway is complete and operational (in the event this item is not completed by September 1, 2025, the applicant shall be allowed to proceed with the physical closing).
 - b. The area for the new cul-de-sac is deeded to Effingham County (in the form of R/W or easement to be determined by Effingham County).
 2. No certificates of occupancy shall be issued on the properties associated with this zoning application until such time as items #1.a and #1.b above are completed.
- At the September 3, 2024, Board of Commissioners meeting, the following conditions were added:
 - A 15' vegetated berm shall be installed between the existing residences and the proposed industrial development.
 - All commercial and industrial traffic shall only use the Effingham Parkway for access to the proposed development.

Alternatives

1. Approve the requests to **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses with the following conditions:

- A Site Plan shall be approved by the Effingham County Board of Commissioners.
- Buffers shall adhere to the Effingham County Code of Ordinances, *Article III, Section 3.4 Buffers*.
- USACE must approve and permit all wetland impacts, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.

- 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.
- The physical closure of the portion of Otis Seckinger Roadway shall take place but not prior to the following:
Effingham Parkway is complete and operational (in the event this item is not completed by September 1, 2025, the applicant shall be allowed to proceed with the physical closing).
The area for the new cul-de-sac is deeded to Effingham County (in the form of R/W or easement to be determined by Effingham County).
- No certificates of occupancy shall be issued on the properties associated with this zoning application until such time as items above are completed.
- A 15' vegetated berm shall be installed between the existing residences and the proposed industrial development.
- All commercial and industrial traffic shall only use the Effingham Parkway for access to the proposed development.

2. Deny the requests **rezone** +/- 188.2 out of 259.33 acres from **AR-1 to B-3 & LI** to allow for commercial and industrial uses.

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment