

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** June 6, 2023  
**Item Description:** **Randy Hadden, Jeremy Nease, & Chuck Hildebrant** request to rezone 102.67 acres from **AR-1 & B-3** to **I-1**, to allow for warehouse development. Located on US Highway 80. **[Map# 354 Parcel# 21,21B,21C]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 102.67 acres from **AR-1 & B-3** to **I-1** to allow for industrial development, 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. Warehousing is a permitted use in I-1 (Heavy Industrial).
- A portion of the site (354-21) was reviewed in 2022 as a DRI (#3500) for a container storage facility.
- The scale of the proposed warehouse development (1.16m sf) exceeds the threshold (500,000 gross sf) to be considered a Development of Regional Impact. The Coastal Regional Commission determined that the project (DRI # 3949) warranted regional review, and completed a DRI report.
- The county Future Land Use map indicates the project site is in a Residential area.
- The proposed development site is surrounded by AR-1 zoned property to the north, south, and east. A 300' buffer is shown on the concept plan. There are B-3 parcels to the south and west. The Warnell Tract to the north & west is a permitted surface mine. The proposed buffer is 50' adjacent to this industrial use.
- Hwy 80 is a designated truck route. GDOT approval of proposed encroachment and access management will be required as part of the development plan review.
- At the May 9, 2023 Planning Board meeting, opposition to the application was raised by neighboring residents based, in part, on:
  - Traffic
  - Lighting/light pollution
  - Future industrial projects
  - Noise pollution
  - Drainage problems
- Ryan Thompson made a motion for approval, with the following conditions:
  1. A Sketch Plan must be submitted for approval before site development plans are submitted.
  2. There shall be no traffic entrance to, or exit from, the development site using George Road.
  3. 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**.
  4. 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.
  5. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  6. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  7. 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.
    - And the added conditions:
  8. Platted 10' non-access easement along George Road, disallowing future access to George Road.
  9. A berm within the 300' buffer along George Road, height

10. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
  11. All future sketch and development plans shall show lighting designed in a manner that site lighting not visible from George Road properties.
- The motion was seconded by Alan Zipperer, and carried unanimously.
  - At the June 6, 2023 Board of Commissioners meeting, Commissioner Forest Floyd made a motion to approve with Staff recommendations.
  - The motion was seconded by Commissioner Phil Kieffer, and passed 3-1, Commissioner Roger Burdette opposing.

## **Alternatives**

- 1. Approve** the request to **rezone** 102.67 acres from **AR-1 & B-3** to **I-1**, with the following conditions:
  1. A Sketch Plan must be submitted for approval before site development plans are submitted.
  2. There shall be no traffic entrance to, or exit from, the development site using George Road.
  3. 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**.
  4. 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.
  5. Development plans must meet the requirements of **Section 5.12 I-1 Industrial Districts**.
  6. A traffic study must be submitted during the development plan review process, per **Effingham County Traffic Study Requirements**.
  7. 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.
  8. Platted 10' non-access easement along George Road, disallowing future access to George Road.
  9. A berm within the 300' buffer along George Road, height
  10. All future sketch and development plans show truck court location to be on the opposite side of the warehouse from George Road.
  11. All future sketch and development plans shall show lighting designed in a manner that site lighting not visible from George Road properties.
- 2. Deny** the request to **rezone** 102.67 acres from **AR-1 & B-3** to **I-1**.

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Zoning Map Amendment

**Other Alternatives:** 2

**FUNDING:** N/A