

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planner
Department: Development Services
Meeting Date: June 6, 2023
Item Description: Jay Maupin as Agent for Oleg Mitnik requests a **conditional use** to allow for an automotive export yard in I-1 zoning. Located on Commerce Ct. [Map# 465 Parcel# 1A]

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** to allow for an automotive export yard in I-1 zoning, with conditions.

Executive Summary/Background

- Junkyards are regulated under Sec. 3.16 Junk Yards, and sec. 5.12.1B HI-Heavy Industrial Conditional Uses. Factors to consider include:
 - a. *The effect the proposed activity will have on traffic flow along adjoining streets*
Expansion of existing business, there may be additional traffic due to increased capacity.
 - b. *Ingress and egress to the property;*
Expansion of existing business.
 - c. *The number, size and types of signs proposed for the site;*
Expansion of existing business.
 - d. *The amount and location of open space;*
Wetlands areas shown on sketch plan exhibit.
 - e. *Protective screening;*
Buffer shown on sketch plan. Current buffer and fencing will need to be expanded and replaced due to unpermitted clearing on the Dickey tracts.
 - f. *Hours and manner of operation;*
Unknown
 - g. *Outdoor lighting;*
Unknown
 - h. *Compatibility with surrounding land use; and*
Expansion of existing business.
 - i. *Effect of noise, dust, debris or other external impacts of the use on the surrounding area.*
Expansion of existing business.
- This will be an expansion from parcel 466C-1, which was rezoned to include the junkyard condition in 2020, and parcels 466C-2&3 were rezoned in 2022 including the junkyard condition.
- Access to this parcel will be through the existing I-1 parcels.
- At the May 9, 2023 Planning Board Meeting, Peter Higgins made a motion for approval with Staff recommendation. The motion was seconded by Brad Smith and carried unanimously.
- At the June 6, 2023 Board of Commissioners Meeting the second reaching was tabled to June 20, 2023; due to a 3-1 vote with Commissioner Jamie DeLoach voting against the conditional use.

Alternatives

1. **Approve** the request of a **conditional use** for an automotive export yard, with the following conditions:
 1. The applicant shall meet the requirements of Sec. 3.16 Junkyards, and Sec. 5.12.1B HI-Heavy industrial conditional uses
 2. The applicant shall install a solid fence, wall, or planted screen to a minimum of seven feet tall around the development site prior to beginning operations in the expansion area.
 3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 4. All wetland impacts shall be permitted by USACE.

2. Deny the request of a **conditional use**.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

Other Alternatives: 2

FUNDING: N/A