

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: September 10, 2024

Item Description: Kern & Co., LLC – Chad Zittrouer as agent for R B Baker Properties, LLC requests to rezone +/- 114.79 acres from R-1 to HI to allow for heavy industrial uses. Located on Old Augusta Road South. [Map# 476 Parcel# 4A]

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 114.79 acres to Heavy Industrial. This would include Light Industrial uses and Warehousing only under heavy industrial use.
- Water and sewer will be provided by Effingham County.
- Due to the proposed square footage of warehousing for the parcel, a Developments of Regional Impacts (DRI) review was required. The Coastal Regional Commission (CRC) concluded that the proposed development was generally consistent with the currently adopted Comprehensive Plan.
- The CRC did express that special consideration should be given to the wetlands and other environmentally sensitive areas.
- Furthermore, public comment was received by August 9, 2024, and no public comments were submitted.
- The zoning to the north of this parcel is AR-1 & AR-2, to the south is R-1 & I-1, to the east is AR-1, and to the west is R-1.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be industrial.
- This application was received on August 14, 2024, before the commencement of the Moratorium on August 20, 2024.

Determination

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

- A Site Plan shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers.**
- 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.**
- Based on the parcel's location, extra Best Management Practices (BMPs) and requirements must be followed as agreed upon between Effingham County and the City of Savannah.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
 3. Deed
 5. Aerial photograph