

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

**Item Description:** James Daniel requests to **rezone** +/- 8 acres from **R-1 to B-3** to allow for permitted uses in B-3. Located at 610 Ebenezer Road. **[Map# 446 Parcel# 7B]**

**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 8 acres to B-3 zoning to allow for commercial development.
- The parcels to the north and south of this parcel are currently zoned B-3 as well.
- Per the **Effingham County Table of Permitted Uses**, the following are the allowed uses within B-3 zoning:
  - Commercial Greenhouses
  - Plant Nurseries
  - Apiary
  - Hotel/Motel up to 75 rooms
  - Hotel/Motel over 75 rooms
  - Short Term Vacation Rentals
  - Banks
  - Automated Bank Tellers (Stand Alone)
  - Dentist
  - Doctor (All Specialties)
  - Urgent Care
  - Orthodontist
  - Optometry
  - Physical Therapy
  - Pharmacy
  - Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary
  - Mortician – Mortuary
  - Counseling
  - Veterinarians
  - Animal Services – Non-veterinarians
  - Butcher shop without Abattoir
  - Retail – Building Supplies
  - Retail – General
  - Repair Shop
  - Rural Business
  - Convenience Store (no gas pumps)
  - Dry Cleaning Outlets
  - Florist (wholesale/retail)
  - Commercial EV Charging Stations (Wholesale)
  - Gas Stations (less than 10 pumps)
  - Clubs/Private Recreational Facilities
  - Movie Theaters
  - Outdoor Recreational Facilities (Playgrounds, Pools)
  - Unlighted Regulation Size (18 Holes) or Par Three (9 Holes+) Golf Course
  - Utility Operations Center
  - Telecommunications Tower
  - Government Owned EV Charging Stations
  - Childcare Center
  - Family Childcare Home
  - Hospitals
  - Nursing Homes
  - Bus Stations
  - Libraries/Museums
  - Cemeteries
  - Funeral Homes
  - Places of Worship
  - Laboratories and Research Facilities
  - Wholesale Operations
  - Printing and Publishing
  - Taxidermy
  - Enclosed Storage
  - Screened Storage
  - Self-Storage Mini Storage Facilities
- The Future Land Use Map (FLUM) does have this parcel projected to be agricultural/residential.

**Determination**

Staff has reviewed this application, and if approved, it will meet the criteria of the current 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.**

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
5. Aerial photograph

3. Deed