

Staff Report

Subject: Rezoning (First & Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **T&D Enterprises** as Agent for **Clayton Morgan** requests to **rezone** 18 of 131.90 acres from **AR-1** to **PD-MR**, to allow for a surface mine. Located at Lowground Road & Midland Road. **(First & Fourth District) [Map# 350 Parcel# 18]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 18 of 131.90 acres from **AR-1** to **PD-MR**, to allow for a surface mine, with conditions.

Executive Summary/Background

- The regulations governing the PD-MR zoning district, for surface mine operations over 10 acres is found in **Part II – Official Code, Appendix C – Zoning Districts, Article V – Uses Permitted in Districts, Section – 5.15.7.9 Mining and reclamation (PD-MR)** in the Effingham County Code of Ordinances.
- The applicant proposes to expand a pre-existing surface mine site by 18 acres.
- Staff has met with the applicant and established the following policies for this project:
 - Access will be via Lowground Road.
 - A traffic impact study will not be required.
 - Hours of operation will be 7:00 AM to 5:00 PM
- At the 6/13/2023 Planning Board meeting, Ryan Thompson made a motion to approve, with the following conditions:
 - Access shall be restricted to Lowground Road.
- The motion was seconded by Alan Zipperer and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 18 of 131.90 acres from **AR-1** to **PD-MR**, with the following condition:
 1. Access shall be restricted to Lowground Road.
2. **Deny** the request to **rezone** 18 of 131.90 acres from **AR-1** to **PD-MR**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
3. Ownership certificate/authorization 4. Aerial photograph