

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**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. Zoning Map Amendment