

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 08, 2024

Item Description: **Manning Graham** requests to **rezone** +/- 33.5 acres from **AR-1 to LI** to allow for light industrial uses. Located on Old Augusta Road. **[Map# 476 Parcel# 4E]**

Executive Summary/Background

- The rezoning request 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 33.5 acres to LI (Light Industrial).
- Based on the National Wetlands Inventory, the parcel has significant wetlands.
- Per the Effingham County Table of Permitted Uses, the following are uses permitted by right in Light Industrial:
 - Veterinarians
 - Butcher Shop with Abattoir
 - Retail – Building Supplies
 - Retail – General
 - Repair Shop
 - Rural Business
 - Boat Sales and Repairs
 - Commercial EV Charging Stations (Wholesale)
 - Gas Station (less than 10 pumps)
 - Clubs/Private Recreational Facilities
 - Commercial Riding Stables
 - Outdoor Amusement Parks – Temporary
 - Telecommunication Towers
 - Government Owned EV Charging Stations
 - Bus Stations
 - Vocational Schools (with Outdoor Components)
 - Assembly or Fabrication (Not Manufacturing)
 - Manufacturing (Light)
 - Laboratories and Research Facilities
 - Wholesale Operations
 - Warehouse Facilities
 - Food Processing
 - Taxidermy
 - Enclosed Storage
 - Screened Storage
 - Self-Storage Mini Storage Facilities
- The applicant would like to use the property to transfer vehicles to Georgia Ports as well as stage vehicles. This use is not permitted within the Light Industrial zoning.
- 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 20, 2024, at 12:37 pm before the commencement of the Moratorium.

Determination

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

1. The zoning is changed to HI (Heavy Industrial) and a Conditional Use application is made for Shipping Container Facility.
2. A Site Plan is approved by the Board of Commissioners.
3. Buffers comply with the Effingham County Code of Ordinances, Section 3.4 – Buffers.
4. All Site Development Plans comply with the Water Resource Ordinance, Local Stormwater Design Manual, and Chapter 34 – Flood Protection.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph