

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: April 4, 2023
Item Description: **TK Electric, LLC** requests to **rezone** 6.2 acres from **AR-1** to **B-3**, to allow for commercial development. Located at 763 US Highway 80. **Map# 302 Parcel# 105**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.2 acres from **AR-1** to **B-3**, to allow for commercial development, with conditions.

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 proposed development will consist of two 12,000 sf buildings, to be used for storage of electrical supplies for TK Electric, a Hyundai contractor. In addition, a retail/restaurant building will be constructed on the Hwy 80 frontage.
- No truck parking or outdoor storage is proposed.
- The development will be served by a private water supplier and an individual septic system.
- The parcel is bisected by wetlands. To avoid wetlands impacts, the applicant proposes to access the storage buildings from Dogwood Way, which is a county maintained road.
- A traffic impact assessment and GDOT encroachment permit will be required prior to site development plan approval.
- A 30' vegetative buffer is required on property boundaries adjacent to R and AR properties to screen the commercial buildings.
- At the March 14, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion for denial.
- The motion was seconded by Mr. Alan Zipperer, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 6.2 acres from **AR-1** to **B-3**, with the following conditions:

1. The lot shall meet the requirements of the B-3 zoning district.
2. A Sketch Plan must be approved before site development plans are submitted.
3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Ch. 34 Flood Damage Prevention**.
4. A CLOMR or CLOMA application to FEMA will be required, if applicable, to authorize fill to build the site above the base flood elevation.
5. All wetland impacts must be approved and permitted by USACE.
6. A traffic study shall be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
7. The proposed Dogwood Way driveway shall meet the requirements of the **Access Management and Encroachment Regulations for Effingham County Roads** (rev.

2022). Approval from GDOT for access to Hwy 80 will be required during site plan review process.

2. Deny the request to **rezone** 6.2 acres from **AR-1** to **B-3**.

Recommended Alternative: 1

Department Review: Development Services

Attachments:

1. Rezoning application and checklist
2. Ownership certificate/authorization

Other Alternatives: 2

FUNDING: N/A

3. Plat
4. Aerial photograph
5. Deed