Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 1, 2024

Item Description: **Kern & Co., LLC – Chad Zittrouer** as agent for **Karen Brindley** requests to **rezone** +/-17.77 out of 64.48 acres from **AR-1 to R-5** to allow for a residential development. Located on Blue Jay Road. **[Map# 432 Parcel# 45]**

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 17.77 out of 64.48 acres to R-5 zoning to allow for residential development.
- The proposed development will have access from the current R-6 development (Blue Jay Commons) to the north of the parcel.
- The surrounding zoning consist of; to the north R-6, to the south AR-1, to the east AR-1, and to the west AR-1.
- There are also two other high-density (R-6) developments near this proposed development, Pinebrook and Blandford Crossing.
- The Future Land Use Map (FLUM) does have this parcel projected to be agricultural/residential.
- At the September 10, 2024, Planning Board meeting, Mr. Alan Zipperer motioned for approval with Staff Recommendations. Mr. Ryan Thompson seconded the motion, and it carried unanimously.

Determination

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

-   A Preliminary Plat 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   2. Plat   3. Deed
                 4. Ownership certificate/authorization   5. Aerial photograph