

Staff Report

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

Item Description: **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** requests to **rezone** +/- 100.34 acres from **AR-1 to R-5** to allow for residential development. Located on Blue Jay Road. **[Map# 351 Parcel# 3]**

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 100.34 acres to R-5 zoning to allow for single-family detached residential development.
- The parcels to the north are zoned AR-1 & R-1, to the south are zoned AR-1, to the east are zoned AR-1 & R-1, and to the west are zoned AR-1.
- Effingham County would provide water & sewer.
- This proposed development is less than 1 mile from the approved multi-family apartments at the intersection of Blue Jay Road and Highway 17.
- 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 denial. Mr. Peter Higgins 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.**
- Site Development plans must comply with the Effingham County Code of Ordinances, Appendix C, Article V, Section 5.17 – **R-5 Single-Family Traditional Neighborhood Design Residential District.**

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph