

## Staff Report

**Subject:** 2<sup>nd</sup> reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** October 1, 2024

**Item Description:** **MFL Investments. LLC** requests to **rezone** +/- 1.30 acres from **B-3 to R-4** to conform with surrounding lots. Located at 712 McCall Road. **[Map# 389 Parcel# 12]**

### 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 requests to rezone 1.30 acres to R-4 zoning to conform to surrounding zoning and combine with the existing Planned Manufactured Home Community.
- The parcels to the south are zoned R-4 for an existing Planned Manufactured Home Community that the applicant is working to revitalize.
- The City of Springfield will provide water & sewer for this parcel.
- The Future Land Use Map (FLUM) projects this parcel as commercial; however, it is also within a Suburban Development Node.
- This application was received on July 24, 2024, before the commencement of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Peter Higgins seconded the motion, and it carried unanimously.

### Determination

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

- 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. Zoning Map Amendment