

## Staff Report

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

**Item Description:** **Michael Ramsey** as agent for **Jack E. Ramsey, SR Trust** requests to **rezone +/- 279.71 acres from AR-1 to R-1** to allow for residential development. Located on GA Highway 119 South. **[Map# 272 Parcel# 32]**

### 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 279.71 acres to R-1 zoning to allow for single-family residential development.
- There are significant wetlands based on the National Wetlands Inventory and Special Flood Hazard Area on the parcel.
- The parcels to the north are zoned R-1 & AR-1, to the south are zoned AR-2 & R-1, to the west are zoned R-1, and to the east are zoned AR-1.
- The applicant is proposing private well and private septic systems.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be agricultural/residential.
- This application was received on August 2, 2024, before the commencement of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Peter Higgins motioned for denial. Mr. Brad Smith seconded the motion, and it carried 3-2 with Mr. Alan Zipperer and Mr. Ryan Thompson opposing.

### 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**.
- Any encroachment onto Highway 119 shall be permitted through GDOT.

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
3. Deed  
5. Aerial photograph