



RZN-24-58

Rezoning Application

Status: Active

Submitted On: 8/7/2024

Primary Location

0

Owner

Applicant

John Giordano

912-721-4054

giordano.j@tandh.com

50 Park of Commerce Way
Savannah, GA 31405

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

to allow for residential development.

Map #*

351

Parcel #*

3

Staff Description

Georgia Militia District

1559

Commissioner District*

1st

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Blue Fern Management LLC / Scott
Rosenstock

Applicant Email Address*

scott@bluefern.com

Applicant Phone Number*

425-403-0818

Applicant Mailing Address*

18300 Redmond Way, Ste 120

Applicant City*

Redmond

Applicant State & Zip Code*

Washington 98052

Property Owner Information

Owner's Name*

Charles R. Ale

Owner's Email Address*

charlesrale@yahoo.com

Owner's Phone Number*

850-566-8495

Owner's Mailing Address*

1282 Sumerlin Dr.

Owner's City*

Tallahassee

Owner's State & Zip Code*

Florida 32317

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

R-5 (Single Family Design Residential)

Map & Parcel *

03510003

Road Name*

Blue Jay Road

Proposed Road Access* 

Blue Jay Road

Total Acres *

100.34

Acres to be Rezoned*

100.34

Lot Characteristics *

Vacant land, mix of uplands w/ delineated wetlands

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

Development of Single Family Detached Lots. Consistent w/ growth and development plans for Blue Jay Road corridor.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

R-1

South*

AR-1

East*

AR-1 & PD-MR

West*

AR-1

Describe the current use of the property you wish to rezone.*

The property is currently being used for agriculture or is open vacant land w/ wetlands.

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

The property would have the ability to develop in its current zoning to accommodate single-family detached housing but not with the density or housing mix as requested to accommodate future growth and marketability.

Describe the use that you propose to make of the land after rezoning.*

The property would be used for higher density single-family detached housing with appropriate open space along with associated buffers to accommodate property adjacencies.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

The surrounding area has a mix of both higher density as well as lower density housing coupled with agricultural or vacant land with wetlands.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

The surrounding area has a mix of proposed and existing housing types. Additional housing of various densities is needed in the surrounding vicinity to satisfy long-range planning to accommodate job growth and economic development. In addition, existing zoning has diminished the marketability of the Property and its development for residential use without the necessary density to make the added infrastructure cost effective.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

 John Giordano
Aug 7, 2024

DEVELOPMENT STANDARDS

USE	DETACHED SINGLE-FAMILY
SIZE	6,600 SF MINIMUM
WIDTH	*50' MINIMUM
MAX LOT COVERAGE	45%
HEIGHT (MAXIMUM)	35'
SETBACKS (MINIMUM)	
FRONT	15'
SIDE (INTERIOR)	7.5'
SIDE (STREET)	15'
REAR	25'

*AS MEASURED AT FRONT SETBACK LINE. MINIMUM MAY BE REDUCED FOR PIE SHAPED LOTS ON CUL-DE-SACS OR TIGHT RADII.

SITE INFORMATION

APPLICANT
 BLUE FERN MANAGEMENT LLC
 18300 REDMOND WAY, SUITE 120
 REDMOND, WA 98052

OWNER
 CHARLES R. ALE

FIN
 03610003

CURRENT ZONING
 R-5

PROPOSED ZONING
 R-5

FLOOD ZONES
 BASED ON FEMA DFIRM MAP 13109C0351E AND 13109C0353E. NO PORTION OF THIS PROPERTY ARE WITHIN A FLOODZONE A OR AE.

WETLANDS/TOPO
 WETLANDS AND AQUATIC RESOURCES ARE BASED ON PRELIMINARY ASSESSMENT BY RESOURCE AND LAND CONSULTANTS, LLC. AND ARE SUBJECT TO PERMITTING FOR ANY NEEDED IMPACTS.

NOTES:
 1) WATER AND SEWER WILL BE PROVIDED BY EFFINGHAM COUNTY.
 2) TOPO AND BOUNDARY IS BASED ON COUNTY TAX PARCEL AND PUBLIC UDAR INFORMATION.



LEGEND

- 55' X 120' LOT
- AMENITY/OPEN SPACE
- PRESERVED WETLAND AND BUFFERS

DEVELOPMENT SUMMARY

SINGLE FAMILY DETACHED 55' X 120' LOT (6,600 S.F. MIN.)	+/- 200 UNITS
TOTAL UNITS (FINAL YIELD MAY INCREASE OR DECREASE UPON SURVEY AND DESIGN AS LONG AS THE R-5 STANDARDS ARE MET)	+/- 200 UNITS
TOTAL ACREAGE	± 100.0 AC
WETLAND ACREAGE	± 25.9 AC
NET ACREAGE	± 74.1 AC
GROSS DENSITY	± 2.0 UNITS/AC
NET DENSITY	± 2.7 UNITS/AC
R-5 OPEN SPACE REQUIRED 15% OF NET USABLE AREA	+/- 11.1 AC.
OPEN SPACE TO BE PROVIDED	= > +/- 11.1 AC.

BLUE FERN DEVELOPMENT

ALE TRACT - R-5 ZONING SUBDIVISION CONCEPT PLAN

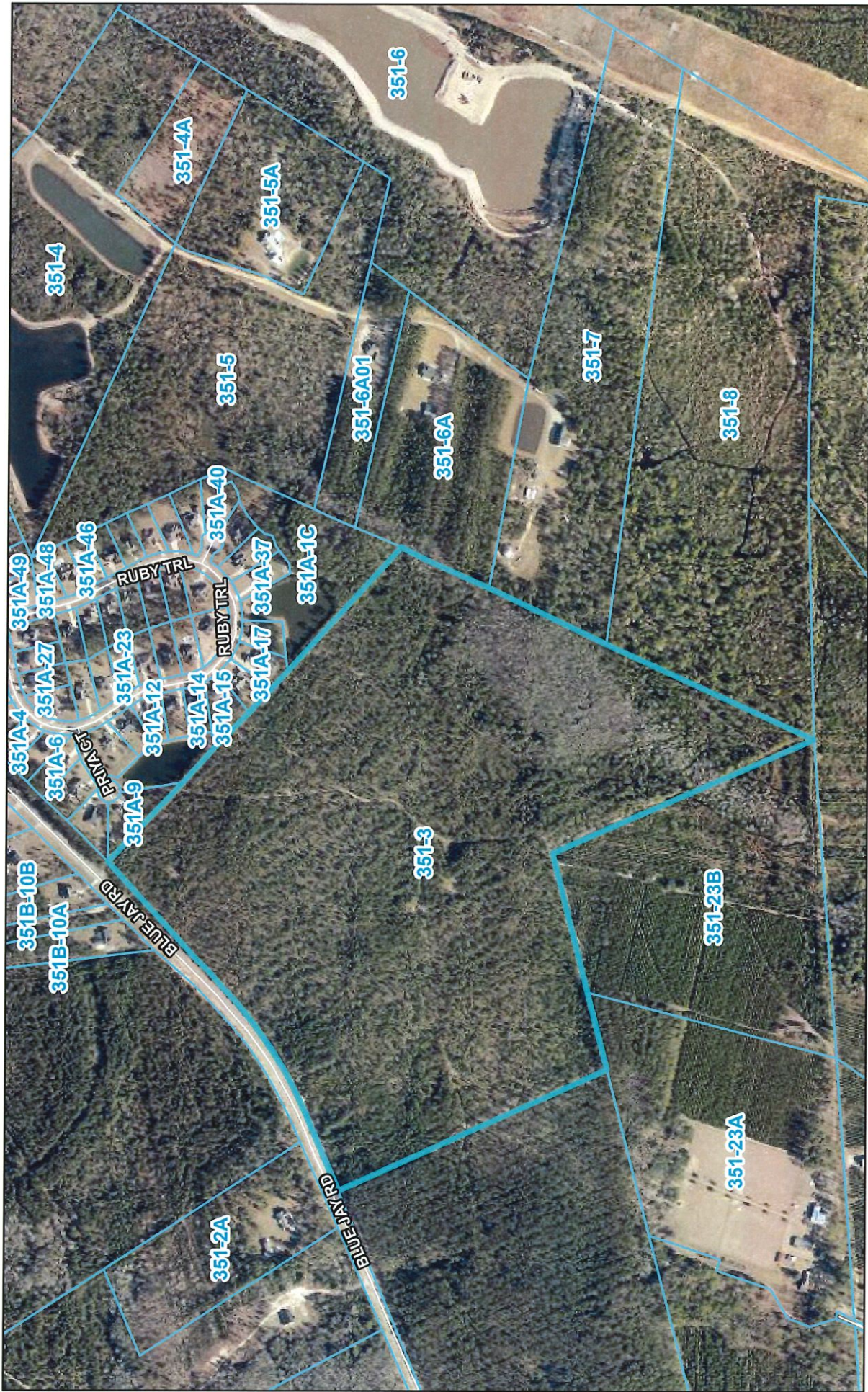


EFFINGHAM COUNTY, GA



AUGUST 6, 2024

351-3

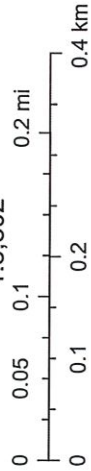


8/8/2024

Roads

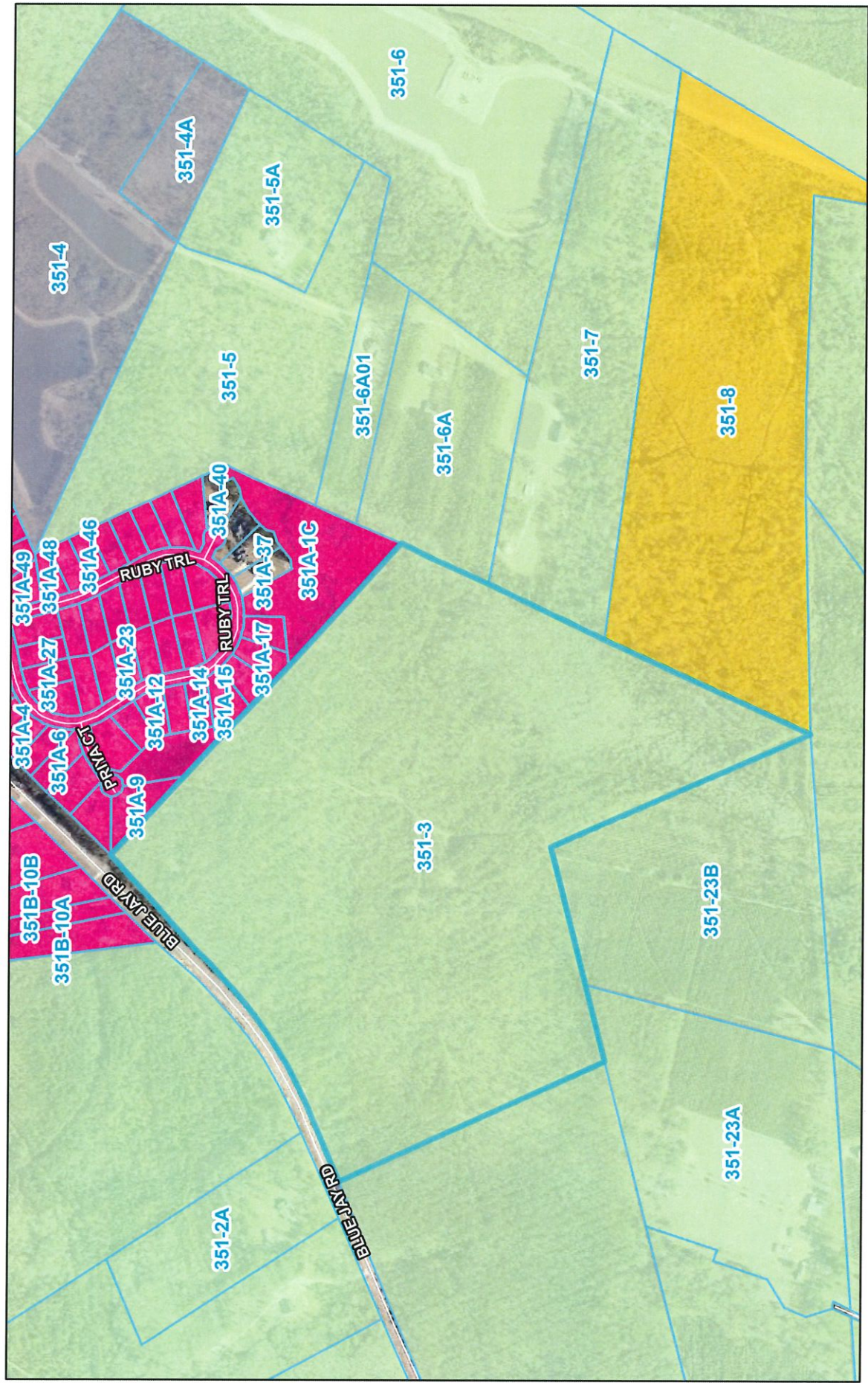
Parcels

1:8,802



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

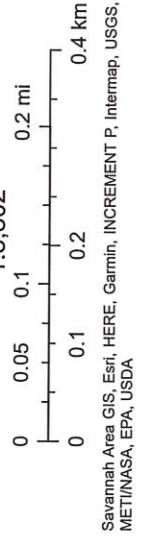
351-3



8/8/2024



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Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

EFFINGHAM COUNTY REZONING CHECKLIST

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After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

Of the rezoning request by applicant **Blue Fern Management/Scott Rosenstock as agent for Charles Ale (Map # 351 Parcel # 3)** from AR-1 to R-5 zoning.

- Yes No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

D.B.

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I refused myself.

R.T.

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A.7.

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APPROVAL _____

DISAPPROVAL REIT

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P.M.
Paul Higgins REIT

