

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** December 3, 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.**
- The development will have 20% open space, not to include the wetlands.
- The secondary emergency access to Blue Jay Road will also be the construction access.
- The amenities package will include a covered mail kiosk and covered bus stop (which can also be part of the mail kiosk), a covered pavilion, and a playground.
- 3 on-lot parking spaces per unit.
- The Certificates of Occupancies for the homes will not be issued until the parkway is completed or March 2026.
- Any vinyl used in the construction of the homes shall be at least .44 mm.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment