

## Staff Report

**Subject:** Rezone (Fourth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 19, 2022  
**Item Description:** **Braly Investments** as Agent for **Lamar Allen** requests to **rezone** 15.32 of 96.42 acres from **AR-1** to **R-6** to allow for a 30-lot single family residential development. Located on Courthouse Road  
**Map# 390 Parcel# 1**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 15.32 of 96.42 acre from **AR-1** to **R-6** to allow for a single family residential development, with conditions.

### 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.
- Pursuant to **Section 5.8 R-6 Single Family Residential District**, the zoning district can be permitted when municipal or county water and sewer service is adjacent to the parcel and capacity is available.
- The proposed 30-lot development will be served by City of Springfield water and sewer, and will be accessed from one entrance on Courthouse Road.
- At the June 13 Planning Board meeting, Brad Smith made a motion to **approve** the request to rezone 15.32 acres from **AR-1** to **R-6**, with the following conditions:
  1. Future use of the above-referenced property being rezoned shall meet the requirements of the R-6 zoning district.
  2. Applicant/owner must obtain a Timber Permit prior to removal of trees.
  3. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
  4. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
- The motion was seconded by Alan Zipperer, and carried unanimously.

### Alternatives

**1. Approve** the request requests to **rezone** 15.32 of 96.42 acre from **AR-1** to **R-6** to allow for a single family residential development, with the following conditions:

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4. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.

**2. Deny** the request to **rezone** 15.32 of 96.42 acre from **AR-1** to **R-6**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

### Attachments:

1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Water-Sewer Agreement
4. Plat
5. Aerial photograph
6. Deed