

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 9, 2024
Item Description: **Jay Maupin – Maupin Engineering** as agent for **Salvador Figueuroa** request to **rezone** +/- 1.36 acres from **R-1** to **B-3** to allow for an office building. Located on Chimney Road. [Map# 476C Parcel# 17, 18, & 19]

Summary Recommendation

Staff has reviewed the application and recommends **conditional approval** of the request to **rezone** +/- 1.36 acres from **R-1** to **B-3** to allow for an office building. Located on Chimney Road.

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.
- This proposed development is part of the platted Ridgecrest Subdivision which was approved in 2003.
- The applicant would like to rezone the three lots to commercial for an office development.
- Currently across Chimney Road, the parcel is zoned B-3 but is owned by River of Life Ministries Rincon, Inc.
- The Future Land Use Map for this area has the area projected as agriculture/residential.
- Per the Effingham County Code of Ordinances, **Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.11 – B-3 Highway Commercial Districts:**

Permitted uses:

- a. All uses permitted or conditional in B-1 and B-2 except detached single-family buildings.
- b. Automotive sales, service, and storage.
- c. Wholesale operations.
- d. Retail building supply.
- e. Indoor amusement parks or privately owned recreation facilities.
- f. Hospitals.
- g. Screened outdoor storage.
- h. Nursing homes.
- i. Mixed-use residential with a maximum density of 12 units per acre.
- j. Bed and breakfast lodging facility.

Alternatives

1. **Approve** the request to **rezone** +/- 1.36 acres from **R-1** to **B-3** to allow for an office building. Located on Chimney Road.
 - A final plat showing that the three parcels have been taken out of the Ridgecrest Subdivision shall be submitted to Effingham County Development Services for zoning review and signature.
 - A recombination plat of the three parcels shall be submitted to Effingham County Development Services for zoning review and signature, and then recorded, before the zoning can take effect.
 - A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
2. **Deny** the request for to **rezone** +/- 1.36 acres from **R-1** to **B-3** to allow for an office building. Located on Chimney Road.

Department Review: Development Services

FUNDING: N/A

Attachments:

1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
5. Aerial photograph

3. Deed