

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** April 2, 2024  
**Item Description:** **SIMCOE Investment Group, LLC** as agent for **Grace Community Church of Effingham County, Georgia Inc** requests to **rezone** +/- 29.6 of 39.94 acres from **R-1** to **PD** to allow for residential development. Located on Goshen Road. **[Map# 451 Parcel# 21]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 29.6 of 39.94 acres from **R-1** to **PD** to allow for residential development.

### 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 proposing to develop an approximate 78 unit detached single- family residential community.
  - The building setbacks are comparable to the R-5 zoning district.
  - The total lot size proposed is 3,456 sq. ft. with a lot width of 36' and a depth of 96.'
- The proposed development will have a maximum net density of 4.0 units per acre.
- Amenities will include a grass playing field, walking trail, park space with benches and picnic tables, and preserved public spaces and passive recreation paces throughout.
- Water and Sewer will be provided by Effingham County.
- The applicant is requesting the following exceptions:
  - *Section 7.3.1 – Block Length.* – Currently Effingham County Code of Ordinance states that Block length shall not exceed 800 feet nor be less than 400 feet. The applicant would like to allow block length up to 2,800 L.F. measured from the center line. No road stub outs to undeveloped property are available, no secondary entrance is available, and the width of the property doesn't allow conventional block layout.
  - *Section 3.38.9 – Freestanding Sign Size* – The applicant is requesting that the PD reserves the right to propose standards that may deviate from the typical zoning standards for signage so long as all building code issues are addressed. Such deviations may be approved at staff level, Should staff not agree, the matter may be brought to the Planning Board and County Commission for appeal.
  - Minimum road centerline radius requested to be 100'.
- Mr. Alec Metzger, EMC, as the engineer for this project, and did ask that first and fourth condition listed below be removed, as discussions with staff have addressed these concerns.
- At the March 12, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion for denial due to the total density proposed for this development. Mr. Brad Smith second the motion and it carried unanimously.

### Alternatives

**1. Approve** the request to **rezone** +/- 29.6 of 39.94 acres from **R-1** to **PD** to allow for residential development with the following conditions:

- Based on similar densities and traffic approved at recent Board of Commissioner meetings, and with comparable traffic improvements being completed before permitting of the subdivision. The suggested start of the subdivision shall be fourth quarter of 2025 or first quarter of 2026.
- A 6ft wooden privacy fence shall be abutted against the residential subdivision.
- The Traffic Impact Analysis (TIA) that is suggested within the PD text shall be submitted to Development Services prior to the final plat approval.

- A curfew shall also be imposed within the proposed Homeowners Association (HOA) for the provided open space amenities from 6am to 10pm.
- Per the Effingham County Code of Ordinances, Section 5.15.5.4, a Sketch Plan shall be required and approved before development.

**2. Deny** the request for to **rezone** +/- 29.6 of 39.94 acres from **R-1** to **PD** to allow for residential development.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist 3. Plat 5. Deed  
2. Ownership certificate/authorization 4. Aerial photograph