

## Staff Report

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** April 2, 2024  
**Item Description:** **Keith Blocker – EB Miles Properties, Inc.** requests to **rezone** +/- 9.21 of 11.03 acres from **AR-1** to **B-3** to allow for subdivision and change of land use. Located on US Highway 80 W. **[Map# 378 Parcel# 6 & 7]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 9.21 of 11.03 acres from **AR-1** to **B-3** to allow for subdivision and change of land use.

### 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 rezone the 9.21 acres of the 11.03 acres to prepare the parcel for commercial development.
- The applicant would like to combine a part of the parcel to the east (378-7) with this parcel to have the adequate entrance for this parcel (378-6). Parcel 878-7 is already zoned B-3, with an existing convenience store on the property.
- The Future Land Use Map (FLUM) shows parcel 378-6 as agriculture/residential and parcel 378-7 as commercial for future use. Both parcels are also shown within the projected Commercial Corridor Character Area for Highway 80.
- At the March 12, 2024, Planning Board Meeting, Mr. Alan Zipperer made a motion for approval. Mr. Brad Smith second the motion and it carried unanimously.

### Alternatives

**1. Approve** the request to **rezone** +/- 9.21 of 11.03 acres from **AR-1** to **B-3** to allow for subdivision and change of land use with the following conditions:

- A GDOT Permit for access onto US Highway 80 will be required.
- Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.
- A plat shall be approved by Development Services, and then recorded, before the rezoning can take effect.

**2. Deny** the request for to **rezone** +/- 9.21 of 11.03 acres from **AR-1** to **B-3** to allow for subdivision and change of land use.

**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