

Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: February 6, 2024
Item Description: **James Dasher as agent for Peggy Ann Boykin Beck** requests to **rezone** +/- 116 acres from **PD to PD** to allow for an amendment of the Planned Document. Located on Earl Laine Road. **[Map# 435 Parcel# 21, 21A, & 21B]**

Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 116 acres from **PD to PD** to allow for an amendment of the Planned Document.

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, 5.15 – PD Planned Development District.
- At the January 17, 2023, Board of Commissioners meeting, the board approved the request to rezone to PD residential.
- On December 4, 2023, the applicant met with Staff during a Technical Review Committee meeting to discuss a PD text amendment, as the new PD text now shows approximately 20 new lots with rear loading access.
- The changes for the text amendment come from the wetland delineation that was completed. This allowed for lots to be added along Earl Laine Road, with the rear load access.
- This rezoning is consistent with the Future Land Use Map for this area. These parcels are projected to be agricultural/residential.
- At the January 10, 2024, Planning Board meeting, Mr. Michael Hughes the engineer for the development requested that Sketch Plan condition be removed as the Master Plan that accompanies the PD text has been extensively reviewed.
- Mr. Brad Smith made a motion for approval. Mr. Peter Higgins second the motion and it carried unanimously.

Alternatives

1. **Approve** the request to **rezone** +/- 116 acres from **PD to PD** to allow for an amendment of the Planned Document. Located on Earl Laine Road and Hodgeville Road.
 - Buffers along Hodgeville Road shall be replanted per Effingham County Code of Ordinances, section 3.4.2.
 - A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
 - Site development plans shall comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Damage Prevention.
2. **Deny** the request for to **rezone** +/- 116 acres from **PD to PD** to allow for an amendment of the Planned Document. Located on Earl Laine Road and Hodgeville Road.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

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