

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: Braly Investments as Agent for the Estate of Robert North requests to rezone 85 (+/-) acres from R-1 to R-6 to allow for the future development of a residential subdivision. Located on Zittrouer Road. Map# 352 Parcel# 79

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to rezone 85 (+/-) acres from R-1 to R-6 to allow for the future development of a residential subdivision, 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 is only allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available.
- The parcel was rezoned from AR-1 to R-1 on 11/7/2006.
- The applicant wishes to increase the density by reducing lot size from the R-1 minimum of 12,000 sf to 8,500 sf, which requires rezoning to R-6.
- The proposed 97-lot subdivision on Zittrouer Road may be served by Effingham County water and sewer. Information on projected daily volume of wastewater to be generated by the development, and pump station flow tests and other modelling to confirm capacity, has been requested from the design engineer.
- The proposed development will be accessed from two entrances on Zittrouer Road.
- At the April 18 Planning Board meeting, Ryan Thompson made a motion to **approve** the request to rezone 85 (+/-) acres from R-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 Brad Smith, and carried unanimously.

Alternatives

1. **Approve** the request to rezone 85(+/-) acres from R-1 to R-6 to allow for the future development of a 97-lot residential subdivision, 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.
2. **Deny** the request to rezone 85(+/-) acres from R-1 to R-6.

Recommended Alternative: 1
Department Review: Development Services
Attachments: 1. Zoning Map Amendment

Other Alternatives: 2
FUNDING: N/A