

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** April 9, 2023  
**Item Description:** **Bryant Ligon** as agent for **T & T 9G, LLC** requests to **rezone** +/- 288.36 acres from **AR-1 & I-1** to **PD** to allow for residential development. Located on Midland Road. **[Map# 396 Parcel# 62 & 62A]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 288.36 acres from **AR-1 & I-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 requesting to rezone to Planned Development (PD) to incorporate both R-5: Single Family Detached Residential and R-3: Multifamily Residential in the same area.
- The approximate total number of units being 460, 320 of that being the single family detached and
- The Planned Development (PD) overall allowed density will not exceed 3.0 units per acre.
- The Lot information is as follows:
  - **Detached Single Family**  
 Lot Area: 6,000 SQFT  
 Lot Width: 45 ft minimum
  - **Attached Single Family**  
 Unit Width: 24' minimum  
 Max units/building: 5  
 Min 3' depth variation between individual units along front façade.
- Per the Effingham County Code of Ordinances, the total common open space required is 20%. The applicant has provided 36.53% of proposed common open space for this PD.
- This development will be served by Effingham County water and sewer.
- This rezoning is consistent with Future Land Use Map (FLUM), the parcels are projected as Agricultural/Residential.

### Alternatives

- 1. Approve** the request to **rezone** +/- 288.36 acres from **AR-1 & I-1** to **PD** to allow for residential development with the following conditions:
  - A common access shall be the entrance for this development or rear loading lots with ally way access will be acceptable; to minimize multiple encroachments on Old Louisville Road.
- 2. Deny** the request for to **rezone** +/- 288.36 acres from **AR-1 & I-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
2. Ownership certificate/authorization
3. Plat
4. Aerial photograph
5. Deed