

**Subject:** Rezoning (Fifth District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** July 9, 2024

**Item Description:** Neil McKenzie as agent for Carson Company Unlimited, LLC requests to rezone +/- 25.77 acres from AR-1 to PD to allow for mixed-use development. Located at 1369 Ebenezer Road. [Map# 460 Parcel# 48]

**Summary Recommendation**

Staff has reviewed the application and recommends approval of the rezone +/- 25.77 acres from AR-1 to PD to allow for mixed-use 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 PD-MU (Planned Development – Mixed Use) for a development that includes multi-family and commercial.
- Per the Effingham County Code of Ordinance, the PD-MU does not require a minimum acreage for development, the proposed development has a total acreage of 25.77 acres.
- A DRI is not required for this development as it does not exceed the threshold required for the review.
- The proposed PD-MU characterizes the multi-family portion of the PD as the following:
  - Single family detached dwellings
  - Single family attached (townhomes) dwellings
  - Duplexes and two-family dwellings
  - Mobile Homes and Apartment Complexes Prohibited.
- The proposed commercial portion of the PD is characterized as follows:
  - All permitted uses listed in the County’s B-2 General Commercial District
  - Gas Station
  - Self-Storage Facilities; Mini-Storage Facilities
- The proposed accessory portion of the PD is characterized as follows:
  - Recreation
  - Open Space
- Per the Effingham County Planned Development Ordinance, no more than 50% of the required common open space shall be unbuildable land. The proposed PD-MU development has a total of 7 acres of common open space, with 2.27 acres being unbuildable. This is less than the 50%.
- A Preliminary Plat for the Multi-Family portion of the PD-MU would have to be approved by the Board of Commissioners and a Site Plan for the Commercial portion of the PD-MU will have to be approved by the Board of Commissioners as well.
- This rezoning is consistent with the Future Land Use Map (FLUM) as this area is within a Development Node Character Area.

**Alternatives**

- 1. Approve** the requests rezone +/- 25.77 acres from AR-1 to PD to allow for mixed-use development with the following conditions:
- A Preliminary Plat for the Multi-Family portion of the PD-MU shall be approved by the Board of Commissioners.
  - All amenities in current phases of the multi-family portion shall be completed prior to the approval of any subsequent phases.

- A Site Plan for the Commercial portion of the PD-MU shall be approved by the Board of Commissioners

**2. Deny** the requests **rezone** +/- 25.77 acres from **AR-1 to PD** to allow for mixed-use development.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph