

Staff Report

Subject: Rezoning (Fouth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: June 4, 2023

Item Description: **Troy Smith** as agent for **Jon Burns** requests to **rezone** +/- 5.799 acres from **I-1** to **R-1** to allow for subdivision to create new home sites. Located on Midland Road. [Map# 373 Parcel# 17]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 5.799 acres from **I-1** to **R-1** to allow for subdivision to create new home sites.

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 R-1 to create new home sites. These lots will be approximately 1 to 1.6 acres.
- The parcel was zoned to I-1 in 2019 for a surface mine. The adjacent parcel is currently industrial for a surface mine and mining operations will be completed in the next 6-12 months.
- The homes will have a 60' access easement from Midland Road.
- This parcel is surrounded by industrial zoning (surface mining operations) and Agricultural/Residential zoning.
- This rezoning is consistent with the Future Land Use Map (FLUM) as this parcel is projected to be agriculture/residential.
- At the May 14, 2024, Planning Board Meeting, Mr. Ryan Thompson made a motion for approval. Mr. Brad Smith second the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 5.799 acres from **I-1** to **R-1** to allow for subdivision to create new home sites with the following conditions:

- A Preliminary Plat shall be approved by the Effingham County Board of Commissioners.
- Applicant shall submit a survey of the completed excavation site to Development Services.
- All Department of Natural Resources reclamation requirements shall be met for the surface mine.

2. Deny the request to **rezone** +/- 5.799 acres from **I-1** to **R-1** to allow for subdivision to create new home sites.

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