

Staff Report

Subject:

Preliminary Plat (Third District)

Author:

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Department:

Development Services

Meeting Date:

January 6, 2025

Item Description: **Neil McKenzie as agent for Clayton Properties group, Inc.,** approval of a Preliminary Plat for "Lonadine phase 6 & 7" Located on GA HWY 119 South, zoned R-6. [Map# 344 Parcel# 26A]

Executive Summary/Background

- At the March 16, 2021, Board of Commissioners meeting, the board approved the rezoning of map/parcel 344-26 from AR-1 to R-6. The Master Plan for 283 lots was approved at the June 15, 2021, Board of Commissioners meeting with the following conditions:
 - Future use of the above-referenced property being rezoned shall meet the requirements of the R-6 zoning district.*
 - A Sketch Plan meeting the requirements of the Subdivision Regulations must be submitted for review and approval before site development plans are submitted.*
 - Applicant/owner must obtain a Timber Permit from Development Services prior to removal of trees.*
 - Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.*
 - All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.*
 - Subdivision plat for the R-6 acreage must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.*
- The proposed phases are 6 & 7, which contain 105 lots and a total area of 128.75 acres.
- Minimum lot size 6,600 sqft. Setbacks include: Front 15 ft, Rear: 25ft, and sides: 7.5 feet.
- City of Springfield water and sanitary sewer systems will serve lots.
- A 20 ft drainage easement has been added.
- There shall be access granted for official and emergency vehicles.
- Common areas, detention pond, and sidewalks shall be privately maintained by the Homeowners Association.

Alternatives for Commission to Consider:

Staff has reviewed the application is complete with the following conditions:

- Site development plans must adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.

Department Review: Development Services **FUNDING:** N/A

Attachments:

1. Preliminary Plat
2. Preliminary Plat Checklist