



Staff Report

Subject: Preliminary Plat (Third District)
Author: Kimberly Barlett, Senior Planner
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 5” 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 phase five contains 28 lots and a total area of 128.75 acres, with 11.45 acres to be divided.
- 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:

1. 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