

Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: December 5, 2023
Item Description: **Jerome S. Konter** requests to **rezone** 18.67 acres from **PD (Commercial)** to **PD (Residential)** to allow for multifamily residential development. Located on Hodgeville Road. [Map# 416 Parcel# 20D]

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 18.67 acres from **PD (Commercial)** to **PD (Residential)** to allow for multifamily residential development. Located on Hodgeville Road.

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, 5.15 – PD Planned Development District.
- This proposed development is surrounded to the north, west, and south by the current PD zoning of Belmont Glen, however to the east and north-east the proposed development is surrounded by industrial.
- At the April 5, 2022 Board of Commissioners meeting, the applicant applied to do the PD text amendment from **PD Commercial** to **PD Residential**. At that time the rezoning was denied.
- The applicant is again proposing a rezoning for a PD text amendment from **PD Commercial** to **PD residential** for a maximum of 207 multifamily residential units, with a net density of 12 units per acre.
- Water and Sewer will be provided by Effingham County; the applicant has proposed to not dedicate right-of-way at this time.
- Amenities for the proposed multifamily development will include parking, a pond, and open space. The open space will range from 21 to 32 percent of the site. This is approximately 4 to 6 acres within the site.
- At the November 14, 2023 Planning Board Meeting, Mr. Alan Zipperer made a motion to deny the rezoning. Mr. Peter Higgins second the motion, the motion carried 4-1, with Mr. Ryan Thompson opposing.
- The reason for denial was that Hodgeville is a county maintained road. The infrastructure and road at this time cannot handle the change from PD Commercial to PD multifamily.

Alternatives

1. **Approve** the request to **rezone** 18.67 acres from **PD (Commercial)** to **PD (Residential)** to allow for multifamily residential development, located on Hodgeville Road.
 1. Block lengths shall comply with the Subdivision Design Standards and shall not exceed 800' nor be less than 400'.
 2. A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
 3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
2. **Deny** the request for to **rezone** 18.67 acres from **PD (Commercial)** to **PD (Residential)** to allow for multifamily residential development, located on Hodgeville Road.

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