

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 21, 2025

Item Description: **Michael Ramsey** as agent for **Jack E. Ramsey, SR Trust** requests to **rezone +/- 279.71 acres from AR-1 to R-1** to allow for residential development. Located on GA Highway 119 South. **[Map# 272 Parcel# 32]**

Executive Summary/Background

- The rezoning request 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 279.71 acres to R-1 zoning to allow for single-family residential development.
- There are significant wetlands based on the National Wetlands Inventory and Special Flood Hazard Area on the parcel.
- The parcels to the north are zoned R-1 & AR-1, to the south are zoned AR-2 & R-1, to the west are zoned R-1, and to the east are zoned AR-1.
- The applicant is proposing private well and private septic systems.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be agricultural/residential.
- This application was received on August 2, 2024, before the commencement of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Peter Higgins motioned for denial. Mr. Brad Smith seconded the motion, and it carried 3-2 with Mr. Alan Zipperer and Mr. Ryan Thompson opposing.

Determination

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

- A Preliminary Plat shall be approved by the Board of Commissioners
- All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers**.
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Chapter 34- Flood Damage Prevention**.
- Any encroachment onto Highway 119 shall be permitted through GDOT.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
5. Aerial photograph

3. Deed