

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 7, 2025

Item Description: **Hunter Maclean c/o Josh Yellin** as agent for **Cassie Hinely** requests to **rezone +/- 247.2 acres from AR-1 to PD-R** to allow for residential development. Located on Sand Hill Road. **[Map# 298 Parcel# 9]**

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 247.2 acres to PD-R to allow for a residential development.
- A Developments of Regional Impact (DRI) review was conducted for this proposed rezoning due to the proposed number of units (504).
- The Coastal Regional Commission (CRC) found that the proposed development is inconsistent with the adopted Regional Comprehensive Plan. Furthermore, the CRC found that the proposed development is located within a Rural Area and an area of *Significant Natural Resources*.
- The base zoning for this PD-R is the current R-5 ordinance, with the following density:
 - 504 units on 158.03 net acres, a density of 3.2 units per acre. This is less than the current R-5, which allows 5 units per acre.
- The total unusable acreage for this development is 89.17 acres.
- Architectural standards for the proposed single-family detached homes are consistent with the R-5 zoning classification.
- The PD-R does specify that the side setbacks for the 37' x 110' lots will be 5 feet. This setback is less than the allowed setback in the R-5 zoning district, which is 7.5 feet. International Fire Code requires 10 feet from eave to eave of dwellings.
- This parcel is currently in the Conservation Use Valuation Assessment (CUVA) program.
- The Future Land Use Map (FLUM) shows that this parcel is projected to be Agricultural - Residential.
- This application was received on August 5, 2024, before the commencement of the Moratorium on August 20, 2024.
- Please refer to the attached Planned Development – Residential (PD-R) text for a full explanation of the conditions.
- At the November 12, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with Staff Recommendations and the following conditions:
 1. No lots will back up to Sandhill Road.
 2. The total percentage of Cottage lots will not exceed 50% of the total number of overall lots.

Determination

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

1. A Preliminary Plat shall be approved by the Board of Commissioners.
2. All Site Development Plans shall comply with the Water Resources Ordinances, the Local Stormwater Design Manual, and Chapter 34 – Flood Protection.
3. Site Development Plans shall adhere to the Effingham County Code of Ordinance, Section 3.4 – Buffers.
4. No lots will back up to Sandhill Road.
5. The total percentage of Cottage lots will not exceed 50%
6. The minimum square footage of the homes shall be 1500 sq. ft.
7. The Site Development Plans shall include covered bus stops.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment