

**Subject:** Rezoning (Fourth District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** September 10, 2024

**Item Description:** **MFL Investments. LLC** requests to **rezone +/- 1.30 acres from B-3 to R-4** to conform with surrounding lots. Located at 712 McCall Road. **[Map# 389 Parcel# 12]**

**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 requests to rezone 1.30 acres to R-4 zoning to conform to surrounding zoning and combine with the existing Planned Manufactured Home Community.
- The parcels to the south are zoned R-4 for an existing Planned Manufactured Home Community that the applicant is working to revitalize.
- The City of Springfield will provide water & sewer for this parcel.
- The Future Land Use Map (FLUM) projects this parcel as commercial; however, it is also within a Suburban Development Node.
- This application was received on July 24, 2024, before the commencement of the Moratorium on August 20, 2024.

**Determination**

Staff has reviewed the application, and if approved, it will meet the criteria of the current 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.**

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
 3. Deed  
 5. Aerial photograph