

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

Item Description: **Blue Fern Management/Scott Rosenstock** as agent for **Charles Ale** requests to **rezone** +/- 100.34 acres from **AR-1 to R-5** to allow for residential development. Located on Blue Jay Road. **[Map# 351 Parcel# 3]**

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 100.34 acres to R-5 zoning to allow for single-family detached residential development.
- The parcels to the north are zoned AR-1 & R-1, to the south are zoned AR-1, to the east are zoned AR-1 & R-1, and to the west are zoned AR-1.
- Effingham County would provide water & sewer.
- This proposed development is less than 1 mile from the approved multi-family apartments at the intersection of Blue Jay Road and Highway 17.
- The Future Land Use Map (FLUM) does have this parcel projected to be agricultural/residential.

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.**
- Site Development plans must comply with the Effingham County Code of Ordinances, Appendix C, Article V, Section 5.17 – **R-5 Single-Family Traditional Neighborhood Design Residential District.**

Department Review: Development Services

FUNDING: N/A

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

2. Plat
 3. Deed
 5. Aerial photograph