

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

**Item Description:** **Neil McKenzie** as agent for **Nick Findland** requests to **rezone** +/- 221.87 acres from **AR-1 to R-5** to allow for residential development. Located on Goshen Road. **[Map# 451 Parcel# 41]**

**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.
- The applicant is requesting to rezone 221.87 acres to R-5 zoning to allow for residential development.
- The Effingham County Code of Ordinances has adopted the International Fire Code and appendixes. Due to this adoption, a second emergency access is required. The proposed development does not have that access.
- The site has significant wetlands and floodplains.
- The proposed development will be served by Effingham County water & sewer.
- If approved, this proposed development must come before the Board of Commissioners for Site Plan approval.
- The Future Land Use Map (FLUM) does have this parcel projected to be agricultural/residential.
- This application was received on June 19, 2024, before the commencement of the Moratorium on August 20, 2024.

**Determination**

Staff has reviewed the application, and it does not meet the criteria of the ordinance due to not having the secondary access required by the International Fire Code and appendixes.

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
3. Deed  
5. Aerial photograph