

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

Item Description: Kern & Co., LLC – Chad Zittrouer as agent for Karen Brindley requests to rezone +/- 17.77 out of 64.48 acres from AR-1 to R-5 to allow for a residential development. Located on Blue Jay Road. [Map# 432 Parcel# 45]

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 17.77 out of 64.48 acres to R-5 zoning to allow for residential development.
- The proposed development will have access from the current R-6 development (Blue Jay Commons) to the north of the parcel.
- The surrounding zoning consist of; to the north R-6, to the south AR-1, to the east AR-1, and to the west AR-1.
- There are also two other high-density (R-6) developments near this proposed development, Pinebrook and Blandford Crossing.
- 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.**

Department Review: Development Services

FUNDING: N/A

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

2. Plat
 3. Deed
 5. Aerial photograph