

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 08, 2024

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 base zoning for this PD-R is the current R-5 ordinance, with the following density:
 - 504 units on 158.03 net acres, which is a density of 3.2 units per acre. This is less then the current R-5 which allows 5 units per acre.
- Architectural Standards for the single family detached homes that are proposed are consistent with the R-5 zoning classification.
- This rezoning is consistent with the Future Land Use Map (FLUM), as 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.

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.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph