

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

Item Description: **Neil McKenzie** as agent for **Nick Finland** 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 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 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 will have to 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 submitted June 19, 2024, before the commencement of the Moratorium on August 20, 2024.

Determination

Staff has reviewed the application, and the rezoning does not meet the criteria of the current ordinance.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph