

Staff Report

Subject: Rezoning (Fourth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 1, 2024

Item Description: **MFL Investments. LLC** requests to **rezone** +/- 1.30 acres from **B-3 to R-4** to conform with surrounding lots. Located at 712 McCall Road. **[Map# 389 Parcel# 12]**

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 requests to rezone 1.30 acres to R-4 zoning to conform to surrounding zoning and combine with the existing Planned Manufactured Home Community.
- The parcels to the south are zoned R-4 for an existing Planned Manufactured Home Community that the applicant is working to revitalize.
- The City of Springfield will provide water & sewer for this parcel.
- The Future Land Use Map (FLUM) projects this parcel as commercial; however, it is also within a Suburban Development Node.
- This application was received on July 24, 2024, before the commencement of the Moratorium on August 20, 2024.
- At the September 10, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Peter Higgins seconded the motion and it carried unanimously.

Determination

Staff has reviewed the application, and if approved, it will meet the criteria of the current ordinance with the following conditions:

- 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