

Staff Report

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

Item Description: **Alex Long** requests to **rezone** +/- 70 acres from **AR-1 to AR-2** to allow for subdivision to create new home sites. Located on Midland Road. **[Map# 350 Parcel# 1]**

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 requests to rezone 70 acres to AR-2 zoning to allow for residential development consisting of 8 lots.
- The site has significant wetlands per the National Wetland Inventory and Special Flood Hazard Area "A."
- The proposed development will be served by private well and septic systems.
- Access for this minor subdivision will be from Midland Road.
- This rezoning is consistent with the Future Land Use Map (FLUM) as this parcel is projected to be agricultural/residential.
- At the September 10, 2024, Planning Board meeting, Mr. Ryan Thompson motion for approval with Staff recommendations and the following condition:
 - The subdivision shall be limited to only 8 lots.
- Mr. Alan Zipperer seconded the motion and it carried unanimously.

Determination

Staff has reviewed this application, and if approved, it will meet the criteria of the current 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**.
- The subdivision shall be limited to only 8 lots.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph