

## Staff Report

**Subject:** Rezoning (Fifth District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** August 6, 2024

**Item Description:** **William Martin** as agent for **Ron Womack** requests to **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school. Located on Blue Jay Road. **[Map# 432 Parcel # 41 & Map # 414 Parcel# 3A]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school.

### 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 10.90 acres to AR-1. Currently, the 10-acre tract is zoned R-1, and the .90-acre tract is zoned AR-2.
- To combine the total acreage for the development of the elementary school, all the parcels need to have the same zoning of AR-1.
- Per the Effingham County Code of Ordinance, Table of Permitted Uses, Schools are a permitted use within the AR-1 zoning district.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Public/Institutional.
- At the July 9, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Ryan Thompson seconded the motion, which carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school with the following conditions:

- A recombination plat for the development area shall be approved and signed by Development Services, then recorded, before the zoning can take effect.

**2. Deny** the requests **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
3. Deed  
5. Aerial photograph