

Staff Report

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

Item Description: **Terrie Williamson** requests to **rezone** +/- 4 out of 10 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site. Located at 440 Wylly Road. **[Map# 460 Parcel# 102]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 4 out of 10 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site.

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 has requested to rezone 4 of the 10 acres to AR-2 to create a new home site.
- Due to the acreage being below the 5-acre threshold needed for AR-1, the zoning needs to be changed to AR-2 per the Effingham County Code of Ordinance.
- A 60' access easement will be provided for the 6 acres not fronting Wylly Road.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are project to be Agriculture/Residential.
- At the July 9, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval with the following condition:
 - Approval from the Board of Commissioners will be needed to further subdivide the property in the future.
- Mr. Peter Higgins seconded the motion, which carried unanimously.

Alternatives

1. Approve the requests to **rezone** +/- 4 out of 10 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site with the following conditions:

- A subdivision plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
- Approval from the Board of Commissioners will be needed to further subdivide the property in the future.

2. Deny the requests **rezone** +/- 4 out of 10 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site.

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