

Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: September 2, 2025

Item Description: Will Martin as agent for Effingham County Board of Education requests to **rezone** +/- 25 acres from **PD to AR-1** to allow for the construction of a maintenance facility. Located on Hodgeville Road. **Map# 416 Parcel# 22** in the **Second District**.

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 +/- 25 acres to AR-1.
- This parcel will be used by the Board of Education to construct a maintenance facility for the Maintenance Division.
- Per the application, this maintenance facility will be utilized to serve the neighboring schools.
- At the July 15, 2025, Board of Commissioners meeting, the Table of Permitted Uses was updated to include *Education Support Facilities* as a permitted use in the AR-1 zoning district.
- This proposal aligns with Chapter 2 of the Comprehensive Plan: Needs and Opportunities, which expresses a need to ensure residents have access to healthcare, education, and public safety services. Furthermore, this proposal aligns with Chapter 3 of the Comprehensive Plan: Community Vision and Goals, which states that the goals and policies for education will encourage funding for additional schools as the system continues to grow.
- Hodgeville is a County-Maintained Road.
- The Future Land Use Map (FLUM) projects this parcel as Transitional.
- At the August 12, 2025, Planning Board meeting, the applicant explained that this facility will not be for school buses.
- Mr. Ryan Thompson motioned for approval, and Mr. Neal Kessler seconded the motion, which carried unanimously.

Determination

Staff have reviewed the application, and the application is complete with the following conditions:

1. A Site Plan shall be approved by the Board of Education.
2. Any encroachment onto Hodgeville Road will be reviewed and approved by the County Engineer.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph