

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: December 3, 2024

Item Description: **Billy Hill** as agent for **Danny Smith** requests to **rezone** +/- 3.83 acres from non-conforming **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1347 Old Tusculum Road. **[Map# 318 Parcel# 34]**

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 3.83 acres to AR-2.
- The parcel is currently non-conforming, and the applicant would like to subdivide the parcel to create 3 separate lots.
- Per the Effingham County Code of Ordinances, conforming AR-1 zoning shall have 5 + acres. Due to the 3.83 acre falling before the threshold, it must be rezoned to AR-2.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:
 - *Single Family Detached*
 - *One-Additional Single Family Detached Dwelling*
 - *Disaster Emergency Housing*
 - *Mobile Homes*
 - *Manufactured Homes*
 - *Religious Housing*
 - *Youth Home*
 - *Short Term Vacation Rental*
 - *Veterinarians*
 - *Schools*
 - *Places of Worship*
- This parcel has approximately 645 feet of road frontage along Old Tusculum Road.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be Agricultural-Residential.
- At the November 12, 2024, Planning Board meeting, Mr. Alan Zipperer motioned for approval with Staff recommendations. Mr. Brad Smith seconded the motion, and it carried unanimously.

Determination

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

1. Development Services shall approve and sign a plat. The plat shall then be recorded if the parcel is subdivided.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment