

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 9, 2024
Item Description: **Shannon Skinner** request to **rezone** +/- 120.49 acres from **AR-1** to **R-1** to allow for a residential subdivision. Located on Old Louisville Road. [Map# 251 Parcel# 10]

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** +/- 120.49 acres from **AR-1** to **R-1** to allow for a residential subdivision. Located on Old Louisville Road.

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.
- This proposed development is surrounded by agricultural/residential zoned parcels.
- The Future Land Use Map for this area shows agricultural.
- Per the Effingham County Ordinances, the minimum lot size for a parcel in R-1 with private water and septic is 43,560 square feet (1 acre).
- The applicant is proposing to develop 33 lots total; 13 one acre lots and 20 lots that are greater than two acres.
- The buffers required between a R-1 parcel and agricultural/residential zoned parcels is 30 feet.
- The following is a list per Effingham County Code of Ordinances, **Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.3 – R-1 Agricultural Residential Districts:**

Permitted uses:

- a) *Site-built single-family detached dwellings.*
- b) *Unlighted regulation size, or par three golf courses, including normal clubhouses and pro shop activities, and other business activity associated with country clubs. A par three golf course is at least a nine-hole course.*
- c) *Noncommercial horticulture or agriculture, but not including the keeping of poultry or livestock.*
- d) *Home occupations and residential business, as provided in article III, section 3.15 and 3.15A.*
- e) *Government-owned utilities, except publicly-owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities must be enclosed by a painted or chain-link fence or wall at least six feet in height above finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.*

Alternatives

1. **Approve** the request to **rezone** +/- 120.49 acres from **AR-1** to **R-1** to allow for a residential subdivision. Located on Old Louisville Road.
 - A Sketch Plan must be approved by the Board of Commissioners before site development plans are submitted.
 - Buffers shall be adhered to per the Effingham County Code of Ordinances, Article III, Section 3.4 Buffers.
2. **Deny** the request for to **rezone** +/- 120.49 acres from **AR-1** to **R-1** to allow for a residential subdivision. Located on Old Louisville Road.

Department Review: Development Services

FUNDING: N/A

Attachments:

1. Rezoning application and checklist	3. Plat	5. Deed
2. Ownership certificate/authorization	4. Aerial photograph	