

Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: March 5, 2024
Item Description: **Willam Schaffner** requests to **rezone** +/- 2 of 8.16 acres from **AR-1** to **AR-2** to allow for a subdivision to create new home sites. Located at 165 Briarwood Court. **[Map# 398C Parcel# 11]**

Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 2 of 8.16 acres from **AR-1** to **AR-2** to allow for a subdivision to create new home sites. Located at 165 Briarwood Court.

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 subdivide their property to create two, one-acre parcels for their children.
- A 60' private access easement will be utilized for one of the parcels, as it does not have road frontage. The other parcel will have riad frontage. Per Effingham County Code of Ordinances, the road frontage required for an AR-2 parcel is 100'.
- The applicant is requesting to rezone to AR-2 as the new parcels fall under the 5-acre threshold for AR-1.
- At the February 13, 2024, Planning Board meeting Mr. Brad Smith made a motion for approval with Staff recommendations. Mr. Alan Zipperer second the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 2 of 8.16 acres from **AR-1** to **AR-2** to allow for a subdivision to create new home sites. Located at 165 Briarwood Court, with the following conditions:

- A plat must be submitted to Development Services for approval & signature, then recorded, before zoning takes effect.

2. Deny the request for to **rezone** +/- 2 of 8.16 acres from **AR-1** to **AR-2** to allow for a subdivision to create new home sites. Located at 165 Briarwood Court.

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