

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: September 9, 2025

Item Description: **Alice Hurst** requests to **rezone** +/- 10.44 out of 25.77 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1369 Ebenezer Road. **Map# 460 Parcel# 48** in the **Fifth 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 +/- 10.44 out of 25.77 acres to AR-2 (Agricultural – Residential, 1 acre or more) with the intent of creating eight (8) single-family lots.
- Per the application, these will be one (1) acre lots. The lot with the current home will access Ebenezer Road through an existing driveway. The other lots will access Longbridge Road through shared driveways.
- These lots will be served by private well and private septic systems.
- **This application is not for multifamily or townhomes.**
- Ebenezer Road is a GDOT maintained road, while Longbridge is a County maintained road.
- This proposal aligns with Chapter 4 of the 2020-2040 Effingham County Joint Comprehensive Plan which states, “The predominant land use within the agricultural/residential category is for single-family and multi-family dwelling units organized into general categories of net densities...Residential zoning ensures that land is used appropriately for housing, taking into account factors like density, building types, and neighborhood character.”
- The Future Land Use Map (FLUM) projects this parcel as Agricultural – Residential.

Determination

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

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. Any new encroachments onto Longbridge Road shall require an encroachment permit from Effingham County and comply with the Effingham County Access Management Policy.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph