

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** April 2, 2024  
**Item Description:** **Vincent Helmey** as agent for **William Earl Barton Jr. and Treda Hodge** requests to **rezone** +/- 2.94 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site. Located on Harvey Road. **[Map# 303 Parcel# 28]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 2.94 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site.

### 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 parcel located on Harvey Road (303-28) is currently a non-conforming AR-1 lot. The applicant would like to subdivide the parcel to divide into two separate owners.
- Due to the subdivision of the property, this requires that the lots come into zoning conformance. The lots will be less than 5 acres and therefore will need to be rezoned to AR-2.
- Per Effingham County Code of Ordinances, **Table of Permitted Uses**, the following are allowed within the AR-2 zoning district:
  - Single Family Detached
  - One Additional Single Family Detached Dwelling
  - Disaster Emergency Housing
  - Mobil Homes
  - Manufactured Homes
  - Religious Housing
  - Youth Home
  - Plant Nurseries
  - Short term Vacation Rentals
  - Veterinarians
  - Schools
  - Places of Worship
- This rezoning is consistent with the Future Land Use Map (FLUM) that has this parcel projected as agriculture/residential.
- At the March 12, 2024, Planning Board meeting, Mr. Ryan Thompson 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** +/- 2.94 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site with the following conditions:

1. A plat must be approved by Development Services, then recorded, for the zoning to take effect.

**2. Deny** the request for to **rezone** +/- 2.94 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment