

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: April 2, 2024
Item Description: Anita Butler as agent for Jack L. Edwards requests to **rezone** +/- 3.11 of 31.58 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site. Located on Corinth Church Road. [Map# 312 Parcel# 1]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 3.11 of 31.58 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 applicant would like to subdivide the 3.11 acres to deed it to a family member.
- Due to the new acreage falling below the 5-acre threshold for AR-1, the new parcel will need to be rezoned to AR-2.
- The new parcel will have approximately 442' of frontage on Corinth Church Road which is a County Maintained Road.
- Per the Effingham County Code of Ordinances, Table of Permitted Uses, the following are permitted within the AR-2 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) which has this parcel and surrounding parcels projected to be agriculture.
- At the March 12, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion for approval. The motion was second by Mr. Ryan Thompson and carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 3.11 of 31.58 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site with the following conditions:

- A plat shall be approved by Development Services, then recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** +/- 3.11 of 31.58 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. Rezoning application and checklist
2. Ownership certificate/authorization

3. Plat
4. Aerial photograph
5. Deed