

Staff Report

Subject: Rezoning (First District)
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. Rezoning application and checklist
2. Ownership certificate/authorization

3. Plat
4. Aerial photograph
5. Deed