

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** February 6, 2024  
**Item Description:** **Mark Jacobs** request to **rezone** +/- 20.41 acres from **AR-1** to **AR-2** to allow for new home sites. Located at Highway 119 South and 475 Little McCall Road. **[Map# 320 Parcel# 50D & 52]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 20.41 acres from **AR-1** to **AR-2** to allow for new home sites. Located at Highway 119 South and 475 Little McCall Road.

### 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 rezone both parcels to AR-2 to subdivide 320-50D and recombine some of that to their current home parcel, 320-52.
- The applicant has worked with Environmental Health to ensure that all lots have the required 1 usable acre for private septic systems.
- A 60' access easement has been provided for the lots that do not have road frontage, and the fifth lot will be recombined with the applicant's home parcel.
- The lot that does have frontage on Highway 119, does have the required 100' need for an AR-2 parcel.
- Per Effingham County Code of Ordinances, **Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.2 – AR-2 Agricultural Residential Districts:**

#### Permitted uses:

- a. Class A single-family detached dwellings and their customary uses on the basis of one dwelling for each 43,560 square feet of land under the same ownership and 100 feet of frontage on a public street.*
  - b. All uses permitted in section 5.1 except uses specified in subsections 5.1.1.2, 5.1.1.3, 5.1.1.6, 5.1.2.11, and 5.1.2.12.*
  - c. Government-owned utilities, except publicly-owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities must be enclosed by a painted or chain-link fence or wall at least six feet in height above finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.*
- This rezoning is consistent with the Future Land Use Map for this area. This parcel is projected to be agricultural/residential.
  - At the January 10, 2024, Planning Board meeting, Mr. Brad Smith made a motion that for approval with the condition that the 9-acre parcel stays AR-1. **The applicant agreed to the condition.** The motion was second by Mr. Ryan Thompson and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** +/- 20.41 acres from **AR-1** to **AR-2** to allow for new home sites. Located at Highway 119 South and 475 Little McCall Road, with the following condition:
  - the 9.81-acre parcel located at 475 Little McCall Road remain AR-1.
2. **Deny** the request for to **rezone** +/- 20.41 acres from **AR-1** to **AR-2** to allow for new home sites. Located at Highway 119 South and 475 Little McCall Road.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment