

Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 16, 2024
Item Description: **Michael Redmond** as agent for **Wynell Redmond requests to rezone +/- 1.01 of 8.83 acres from AR-1 to AR-2 to allow for the subdivision for a new home site. Located at 515 Goshen Road. [Map# 466 Parcel# 1]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone +/- 1.01 of 8.83 acres from AR-1 to AR-2 to allow for the subdivision for 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.
- This parcel is currently 8.83 acres with one dwelling on it. The applicant would like to subdivide 1.01 acres to create a new home site.
- The surrounding parcels are zoned residential.
- 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:

- 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.*
 - 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.*
 - 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 as well. This parcel is projected to be an agricultural/residential area.

Alternatives

1. **Approve** the request to **rezone +/- 1.01 of 8.83 acres from AR-1 to AR-2 to allow for the subdivision for a new home site.**
2. **Deny** the request to **rezone +/- 1.01 of 8.83 acres from AR-1 to AR-2 to allow for the subdivision for a new home site.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph