Staff Report   **Public Hearing 14**

Subject: Rezoning (Fifth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: July 9, 2024

Item Description: **William Martin** as agent for **Ron Womack** requests to **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school. Located on Blue Jay Road. **[Map# 432 Parcel # 41 & Map # 414 Parcel# 3A]**

Summary Recommendation
Staff has reviewed the application and recommends **approval** of the requests **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school.

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 10.90 acres to AR-1. Currently, the 10-acre tract is zoned R-1, and the .90-acre tract is zoned AR-2.
- To combine the total acreage for the development of the elementary school, all the parcels need to have the same zoning of AR-1.
- Per the Effingham County Code of Ordinance, Table of Permitted Uses, Schools are a permitted use within the AR-1 zoning district.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Public/Institutional.

Alternatives
1. Approve the requests to **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school with the following conditions:
- A recombination plat for the development area shall be approved and signed by Development Services, then recorded, before the zoning can take effect.

2. Deny the requests **rezone** +/- 10.90 acres from **AR-2 & R-1 to AR-1** to combine lots for the development of a school.

Recommended Alternative: 1   **Other Alternatives: 2**

Department Review: Development Services   **FUNDING:** N/A

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