

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** September 10, 2024

**Item Description:** **Alex Long** requests to **rezone** +/- 70 acres from **AR-1 to AR-2** to allow for subdivision to create new home sites. Located on Midland Road. **[Map# 350 Parcel# 1]**

**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 requests to rezone 70 acres to AR-2 zoning to allow for residential development consisting of 8 lots.
- The site has significant wetlands per the National Wetland Inventory and Special Flood Hazard Area “A.”
- The proposed development will be served by private well and septic systems.
- Access for this minor subdivision will be from Midland Road.
- This rezoning is consistent with the Future Land Use Map (FLUM) as this parcel is projected to be agricultural/residential.

**Determination**

Staff has reviewed this application, and if approved, it will meet the criteria of the current ordinance with the following conditions:

- A Preliminary Plat shall be approved by the Board of Commissioners.
- All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers.**
- Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Chapter 34- Flood Damage Prevention.**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph