

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

**Item Description:** **Christopher L. Murphy** as agent for **The Harold A. Dickerson Revocable Living Trust** requests to **rezone** +/- 4.25 acres from **AR-1 & AR-2** to allow for subdivision to create new home sites. Located at 4397 Old Dixie Highway South. **[Map# 313 Parcel# 18]**

**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 4.25 acres to create 3 new homesites on the triangular-shaped parcel.
- This parcel is currently non-conforming to AR-1; creating the new parcels will bring these lots into zoning conformance as AR-2.
- Along Old Dixie Highway, near this parcel, are similar acreage and size lots.
- The Future Land Use Map has this parcel projected as Agriculture.

**Determination**

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

- A plat shall be approved and signed by Development Services, then recorded before the zoning can take effect.
- All new encroachments on Old Dixie Highway must be approved by Effingham County.

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
3. Deed  
5. Aerial photograph