

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 1, 2024

Item Description: **Ben Smith** requests to **rezone** +/- 11.4 acres from **AR-1 & AR-2** to allow subdivisions to create new home sites. Located at 155 Chester Thomas Road. **[Map# 315 Parcel# 44]**

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 +/- 11.4 acres to create new home sites.
- This parcel is currently on a private well and septic. Per the Effingham County Code of Ordinances, AR-2 lots that are served by a private well and septic will have a minimum lot area of one acre.
- The applicant has stated on their application that they would like to be able to divide the property to add more than one home.
- There are currently 7 lots with frontage to Highway 21 located to the south of this parcel. These 7 lots are approximately 2 acres each.
- Access to these lots will be from Chester Thomas Road.
- The Future Land Use Map has this parcel projected as Agriculture.
- At the September 10, 2024, Planning Board meeting, Mr. Peter Higgins motioned for approval with Staff recommendations. Mr. Alan Zipperer second the motion and it carried unanimously.

Determination

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

- Any access to Highway 21 will require an encroachment permit through GDOT.
- Any access to Chester Thomas will require an encroachment permit from Effingham County.
- If there are 6 or more lots, the Board of Commissioners shall approve a Preliminary Plat.
- If there are 5 or fewer lots, a plat must be approved and signed by Development Services, then recorded, before the zoning can take effect.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment