

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 1, 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.
- At the September 10, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Peter Higgins second the motion, it carried 4-1 with Chairman Dave Burns opposing.

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