

## Staff Report

**Subject:** Rezoning (Third District)  
**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. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph