

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** November 5, 2024

**Item Description:** **Joshua Moody** as agent for **Lowell Morgan** requests to **rezone** +/- 2 out of 22.63 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Hadden Lake. **[Map# 441 Parcel# 7]**

### Executive Summary/Background

- The rezoning request 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 is requesting to rezone 2 out of 22.63 acres to AR-2.
- Per the Effingham County Code of Ordinances, conforming AR-1 zoning shall have 5 + acres. The two acres fall below the threshold and must be rezoned to AR-2.
- Per the Effingham County Table of Permitted Uses, the following uses are permitted by right in AR-2 zoning:
  - *Single Family Detached*
  - *One-Additional Single Family Detached Dwelling*
  - *Disaster Emergency Housing*
  - *Mobile Homes*
  - *Manufactured Homes*
  - *Religious Housing*
  - *Youth Home*
  - *Short term Vacation Rental*
  - *Veterinarians*
  - *Schools*
  - *Places of Worship*
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be agricultural/residential.
- At the October 8, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Alan Zipperer seconded the motion, and it carried 4-1, with Mr. Ryan Thompson opposing.

### Determination

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

1. A plat shall be approved and signed by Development Services and then recorded before the rezoning can take effect.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment