

Staff Report

Subject: Rezoning (Third District)
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*
- Only one parcel of this estate split will access Hadden Lake Road, while the others will access Union Springs Road. Union Springs Road is a county-maintained road.
- There is currently an AR-2 zoned parcel less than .50 miles from the current AR-2 zoning request, with multiple non-conforming AR-1 (meaning less than 5 acre) parcels in the area.
- 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. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph

