

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: April 15, 2025

Item Description: **John E. Tucker** as agent for **Laverne Moore** requests to **rezone** +/- 10 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 174 Holly Drive. **[Map# 302 Parcel# 53]**

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 +/- 10 acres to AR-2.
- Per the Effingham County Code of Ordinances, conforming AR-1 zoning shall have 5 acres or more. Since the applicant would like to subdivide the parcel into smaller lots, the zoning will need to change to AR-2.
- There are currently other AR-2 parcels across Holly Drive.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:
 - *Single Family Detached*
 - *One-Additional Single Family Detached Dwelling*
 - *Disaster Emergency Housing*
 - *Mobile Homes*
 - *Manufactured Homes*
 - *Religious Housing*
 - *Youth Home*
 - *Room and Boarding*
 - *Rental Housing - Related*
 - *Parks, Open Space, & Trails*
 - *Fire and Rescue*
 - *Police*
 - *Emergency Management Agency*
 - *Emergency Medical Services*
 - *E-911*
 - *Religious Institutions*
 - *Residential Construction*
 - *Land Development and Subdivision*
 - *Crop production*
 - *Grain and Oilseed*
 - *Wheat*
 - *Corn*
 - *Rice*
 - *Soybean and Oilseed*
 - *Dry Pea and Bean*
 - *Vegetable Farming or Growing Services*
 - *Fruits and Trees*
 - *Greenhouse, Nursery, and Floriculture*
 - *Food crops grown under cover*
 - *Nursery and tree production*
 - *Floriculture production*
 - *Poultry and egg production and hatcheries*
 - *Apiculture (Bees, Wax, and related Operations)*
 - *Logging*
- The applicant would like to subdivide the parcel into four (4) parcels that are less than five acres.
- Holly Drive is a county-maintained road.
- This proposal aligns with Chapter 2 of the Comprehensive Plan: Needs and Opportunities, which expresses a need to encourage affordable housing where reasonable by permitting increased residential density and a greater variety of residential options. Along with the need to increase the housing stock to meet the demands of future population growth.
- The Future Land Use Map (FLUM) projects this parcel as Agricultural-Residential.
- At the March 11, 2025, Planning Board Meeting, Ms. Lyndsay Smith motioned for approval. Mr. Jake Patrick seconded the motion, and it carried unanimously.
- At the April 1, 2025, Board of Commissioners meeting, Commissioner Floyd motioned for approval with the following condition:
 - The parcel shall not be subdivided into more than four (4) parcels.
- The applicant and property owner agreed to the condition.

Determination

Staff have reviewed the application, and the application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.

2. The GIS department shall approve new addresses for the subdivided lots.
3. The parcel shall not be subdivided into more than four (4) parcels.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment