

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** April 8, 2025

**Item Description:** Edward Jovan requests to **rezone** +/- 2.50 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 247 Pine Street. **[Map# 302 Parcel# 47]**

### 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 +/- 2.50 acres to AR-2.
- This parcel is a non-conforming AR-1 lot (less than 5 acres). The applicant would like to subdivide the 2.50 acres, and the zoning will need to change to AR-2.
- There are currently other AR-2 parcels across Pine Street.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:
 

- <i>Single Family Detached</i>	- <i>Land Development and Subdivision</i>
- <i>One-Additional Single Family Detached Dwelling</i>	- <i>Crop production</i>
- <i>Disaster Emergency Housing</i>	- <i>Grain and Oilseed</i>
- <i>Mobile Homes</i>	- <i>Wheat</i>
- <i>Manufactured Homes</i>	- <i>Corn</i>
- <i>Religious Housing</i>	- <i>Rice</i>
- <i>Youth Home</i>	- <i>Soybean and Oilseed</i>
- <i>Room and Boarding</i>	- <i>Dry Pea and Bean</i>
- <i>Rental Housing - Related</i>	- <i>Vegetable Farming or Growing Services</i>
- <i>Parks, Open Space, &amp; Trails</i>	- <i>Fruits and Trees</i>
- <i>Fire and Rescue</i>	- <i>Greenhouse, Nursery, and Floriculture</i>
- <i>Police</i>	- <i>Food crops grown under cover</i>
- <i>Emergency Management Agency</i>	- <i>Nursery and tree production</i>
- <i>Emergency Medical Services</i>	- <i>Floriculture production</i>
- <i>E-911</i>	- <i>Poultry and egg production and hatcheries</i>
- <i>Religious Institutions</i>	- <i>Apiculture (Bees, Wax, and related Operations)</i>
- <i>Residential Construction</i>	- <i>Logging</i>
- Pine Street 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.

### 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.

**Department Review:** Development Services

**Attachments:** 1. Rezoning application and checklist  
 4. Ownership certificate/authorization

**FUNDING:** N/A

2. Plat  
 3. Deed  
 5. Aerial photograph