

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: March 11, 2025

Item Description: **Keith Lancaster** requests to **rezone** +/- 1.8 out of 17.53 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 368 Boen Road. **[Map# 318 Parcel# 7B]**

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 +/- 1.8 out of 17.53 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 a smaller lot, the zoning will need to change to AR-2.
- A 1-acre parcel zoned AR-2 is approximately 352 feet from the proposed parcel.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:

<ul style="list-style-type: none"> - <i>Single Family Detached</i> - <i>One-Additional Single Family Detached Dwelling</i> - <i>Disaster Emergency Housing</i> - <i>Mobile Homes</i> - <i>Manufactured Homes</i> - <i>Religious Housing</i> - <i>Youth Home</i> - <i>Room and Boarding</i> - <i>Rental Housing - Related</i> - <i>Parks, Open Space, & Trails</i> - <i>Fire and Rescue</i> - <i>Police</i> - <i>Emergency Management Agency</i> - <i>Emergency Medical Services</i> - <i>E-911</i> - <i>Religious Institutions</i> - <i>Residential Construction</i> 	<ul style="list-style-type: none"> - <i>Land Development and Subdivision</i> - <i>Crop production</i> - <i>Grain and Oilseed</i> - <i>Wheat</i> - <i>Corn</i> - <i>Rice</i> - <i>Soybean and Oilseed</i> - <i>Dry Pea and Bean</i> - <i>Vegetable Farming or Growing Services</i> - <i>Fruits and Trees</i> - <i>Greenhouse, Nursery, and Floriculture</i> - <i>Food crops grown under cover</i> - <i>Nursery and tree production</i> - <i>Floriculture production</i> - <i>Poultry and egg production and hatcheries</i> - <i>Apiculture (Bees, Wax, and related Operations)</i> - <i>Logging</i>
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- The applicant would like to subdivide the property to give a family member property to have a home.
- Boen Road is a county-maintained dirt 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.

Determination

Staff have reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance 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

FUNDING: N/A

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

2. Plat
 3. Deed
 5. Aerial photograph