

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

Item Description: Aaron Jarman as agent for Sagar Patel requests to **rezone** +/- 2 out of 56.73 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 206 White Branch Road. **[Map# 393 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 56.73 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.
- There are currently other AR-2 parcels to the south of this parcel along Low Ground Road.
- 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"> - 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 	<ul style="list-style-type: none"> - 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
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- The applicant would like to subdivide the land for an additional home so that family can live closer together.
- White Branch Road is a private road. According to the Effingham County Code of Ordinances: *"Private access roads may be unpaved but shall be designed based on county standards and sound engineering practices."*
- 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