

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: August 5, 2025

Item Description: Justin Webb requests to **rezone** +/- 5.00 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 200 Clio-Shawnee Road. **[Map# 313 Parcel# 3]**

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 +/- 5.00 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 adjacent to this parcel and across Springfield Road.
- 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 proposes subdividing the parcel into five (5) one-acre parcels.
- Suggested access for the proposed parcels is the following:
 - The two parcels with frontage along Springfield Road will access Springfield Road.
 - The other parcels will alternate between Clio-Shawnee Road and Old Dixie Highway S.
- 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.
- At the March 11, 2025, Planning Board Meeting, Mr. Walter Boykin motioned for denial, expressing that his reasons for the denial were:
 - The shape of the property
 - The number of times the applicant would like to subdivide the parcel
- Mr. Neal Kessler seconded the motion, and it carried 4-1, with Chairman Ryan Thompson opposing.

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. Encroachment permits shall be obtained and reviewed through Effingham County.

Department Review: Development Services

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

FUNDING: N/A

2. Plat
3. Deed
5. Aerial photograph