

Staff Report

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

Item Description: **Jefferson Martin** requests to **rezone** +/- 13.4 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1358 Springfield-Egypt Road. **Map# 341 Parcel# 16** in the **Third District**.

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 +/- 13.4 acres to AR-2.
- Since the applicant would like to subdivide the parcels, which will be less than 5 acres, they will need to be rezoned to AR-2.
- Per the application, the applicant would like to subdivide the parcel into four lots; other AR-2 zoned parcels are nearby.
- 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*
- Highway 21 is a state-maintained road and Springfield-Egypt Road 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.
- At the July 8, 2025, Planning Board Meeting, Mr. Walter Boykin motioned for approval with the following condition:
 - That the subdivision shall only be no more than four (4) lots.
- Mr. Jake Patrick seconded the motion, and it carried unanimously.

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. That the subdivision shall only be no more than four (4) lots.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
5. Aerial photograph

3. Deed