

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** August 6, 2024

**Item Description:** **Michael Morgan** requests to **rezone** +/- 5.25 acres from **R-1 & AR-1** to allow for the creation of a new home site. Located at 2887 Rincon-Stillwell Road. **[Map# 462 Parcel# 35]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 5.25 acres from **R-1 & AR-1** to allow for the creation of a new home site.

### Executive Summary/Background

- The request for rezoning 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 5.25 acres to AR-1 to create a new home site.
- Per the Effingham County Code of Ordinances, AR-1 zoning allows:  
*Site-built single-family detached dwellings and their customary uses, on the basis of one dwelling for each five acres of land or more under the same ownership.*  
*One additional single-family detached dwelling and its customary uses, provided that said dwelling meets all state and county health requirement, unless prohibited by other applicable laws or regulations, and provided the additional dwelling is inhabited by a person who is related to the owner of the real property in one of the following ways: parent, child, grandparent, grandchild, sister, or brother. The zoning administrator shall administer this conditional use*
- This parcel is surrounded to the north by I-1 & AR-1 zoned parcels, to the east by I-1 zoned parcels, to the south by AR-1 zoned parcels, and to the west AR-1 zoned parcels.
- Per the application, this new home site will be an additional home site for family members.
- This rezoning is consistent with the Future Land Use Map (FLUM) as this parcel is project to be Agriculture/Residential.
- At the July 9, 2024, Planning Board meeting, Mr. Peter Higgins motioned for approval. Mr. Ryan Thompson seconded the motion, which carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone** +/- 5.25 acres from **R-1 & AR-1** to allow for the creation of a new home site.

**2. Deny** the requests **rezone** +/- 5.25 acres from **R-1 & AR-1** to allow for the creation of a new home site.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment