

Staff Report

Subject: Rezoning (Fourth District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: September 2, 2025

Item Description: **Ronald/Debbie Vickery** requests to **rezone** +/- 0.33 acres from **R-1 to AR-2** to allow for permitted uses in AR-2. Located on Log Landing Road. **Map# 428C Parcel# 1B** in the **Fourth 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 +/- 0.33 acres to AR-2.
- The 0.33-acre parcel will be recombined with the 3.63-acre parcel which is already zoned AR-2. To combine the two parcels, the 0.33-acre parcel needs to be rezoned to AR-2.
- There are currently other AR-2 parcels in close proximity, along with the R-1 subdivision of Shadowbrook adjacent to this parcel.
- The recombined parcel will be on private well and septic.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:
 - *Single Family (fee simple)*
 - *Single Family Detached*
 - *One-Additional Single Family Detached Dwelling*
 - *Disaster Emergency Housing*
 - *Home Occupation*
 - *Non-Conforming Uses*
 - *Mobile Homes*
 - *Manufactured Homes*
 - *Parks, Open Space, & Trails*
 - *Education Support Facilities*
 - *Fire and Rescue*
 - *Police*
 - *Emergency Management Agency*
 - *Emergency Medical Services*
 - *E-911*
 - *Places of Worship*
 - *Crop production*
 - *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)*
- Log Landing 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 to be Agricultural.
- At the August 12, 2025, Planning Board meeting, Mr. Neal Kessler motioned for approval. Mr. Walter Boykin 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.

Department Review: Development Services

FUNDING: N/A

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

2. Plat
3. Deed
5. Aerial photograph