

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: September 2, 2025

Item Description: **Rebecca B. Alford** requests to **rezone** +/- 2.5 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 163 Robin Road. **Map# 436 Parcel# 32** in the **Second 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 +/- 2.5 acres to AR-2.
- The parcel is a current non-conforming AR-1 parcel, as it is less than 5 acres.
- Since the applicant would like to subdivide the parcel, and the property lines will be adjusting, they must be rezoned to AR-2.
- There are currently multiple AR-2 zoned parcels nearby and substantial R-1 parcels as Lakewood Subdivision is adjacent to this parcel.
- 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*
 - *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)*
- Robin 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–Residential.
- At the August 12, 2025, Planning Board meeting, Mr. Jake Patrick motioned for approval. Ms. Lyndsay Smith seconded the motion, carrying 3-2, with Mr. Ryan Thompson and Mr. Neal Kessler 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.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment