

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: December 3, 2024

Item Description: Lynn Grimes requests to **rezone** +/- 3.21 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 1411 Goshen Road. **[Map# 451 Parcel# 24]**

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 3.21 acres to AR-2.
- Per the Effingham County Code of Ordinances, conforming AR-1 zoning shall have 5 + acres. Due to the 3.21 acres falling below the threshold, it must be rezoned to AR-2.
- 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*
 - *Short Term Vacation Rental*
 - *Veterinarians*
 - *Schools*
 - *Places of Worship*
- At the August 4, 2022, Board of Commissioners meeting, the 2.33 acres was rezoned to AR-2. The applicant and her daughter are now doing an exchange of property.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be Agricultural-Residential.
- At the November 12, 2024, Planning Board meeting, Mr. Alan Zipperer motioned for approval with Staff Recommendation. Mr. Peter Higgins seconded the motion and it carried unanimously.

Determination

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services, then recorded, for the zoning to take effect.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment