

## Staff Report

**Subject:** Rezoning (Second District)  
**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. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph