

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** June 3, 2025

**Item Description:** Anna Helmey requests to **rezone** +/- 0.50 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 615 Nease Road. **[Map# 375 Parcel# 35]**

### 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 +/- 0.50 acres to AR-2.
- The threshold for conforming AR-1 zoning is 5 acres; since this proposed lot will be less than that, the zoning will need to be changed to AR-2.
- Per the AR-2 zoning district, if the parcel is connected to public water, the minimum lot area can be ½ acre.
- There are multiple AR-2 zoned parcels in the area, including the parcels adjacent to this one. .
- 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*
  - *Room and Boarding*
  - *Rental Housing - Related*
  - *Parks, Open Space, & Trails*
  - *Fire and Rescue*
  - *Police*
  - *Emergency Management Agency*
  - *Emergency Medical Services*
  - *E-911*
  - *Religious Institutions*
  - *Residential Construction*
  - *Land Development and Subdivision*
  - *Crop production*
  - *Grain and Oilseed*
  - *Wheat*
  - *Corn*
  - *Rice*
  - *Soybean and Oilseed*
  - *Dry Pea and Bean*
  - *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)*
  - *Logging*
- Nease 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 May 13, 2025, Planning Board Meeting, Mr. Jake Patrick motioned for approval with staff recommendations. Ms. Lyndsay Smith 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

2. Plat

3. Deed

4. Ownership certificate/authorization

5. Aerial photograph