

Staff Report

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

Item Description: **Chris Ross** requests to **rezone** +/- 1.13 acres from **AR-1 to AR-2** to become an AR-2 conforming lot. Located at 4426 Midland Road. **[Map# 418 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 +/- 1.13 acres to AR-2.
- The parcel is a non-conforming AR-1 lot, and the applicant and their neighbor are doing a land swap. Since the property lines are adjusting, the lot must come into conformity, which is AR-2 zoning.
- 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*
- Midland 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. 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