

## Staff Report

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

**Item Description:** Tim O'Neill requests to **rezone** +/- 2 out 12.85 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Green Morgan School Road. **[Map# 363 Parcel# 14]**

### 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 out of 12.85 acres to AR-2.
- Since the 2 acres is below the minimum needed for AR-1, the acreage 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*
  - *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*
- Green Morgan School 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.
- At the May 13, 2025, Planning Board Meeting, Mr. Walter Boykin motioned for denial. He explained that his recommendation is based on the fact that the applicant can place the second home on the property without subdividing the land and that he didn't want to set a precedent for allowing AR-2 in that area.
- Mr. Jake Patrick 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