

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: May 13, 2025

Item Description: **James & Myrtle Hall** requests to **rezone** +/- 5.00 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 270 Cypress Point Road. **[Map# 367 Parcel# 7]**

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 +/- 5 acres to AR-2.
- Per the application, the applicant would like to give one acre to their grandson and one acre to their granddaughter.
- Since the applicant would like to subdivide the lot, the zoning will need to change to AR-2, as conforming AR-1 lots require 5 acres or more.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:

<ul style="list-style-type: none"> - <i>Single Family Detached</i> - <i>One-Additional Single Family Detached Dwelling</i> - <i>Disaster Emergency Housing</i> - <i>Mobile Homes</i> - <i>Manufactured Homes</i> - <i>Religious Housing</i> - <i>Youth Home</i> - <i>Room and Boarding</i> - <i>Rental Housing - Related</i> - <i>Parks, Open Space, & Trails</i> - <i>Fire and Rescue</i> - <i>Police</i> - <i>Emergency Management Agency</i> - <i>Emergency Medical Services</i> - <i>E-911</i> - <i>Religious Institutions</i> - <i>Residential Construction</i> 	<ul style="list-style-type: none"> - <i>Land Development and Subdivision</i> - <i>Crop production</i> - <i>Grain and Oilseed</i> - <i>Wheat</i> - <i>Corn</i> - <i>Rice</i> - <i>Soybean and Oilseed</i> - <i>Dry Pea and Bean</i> - <i>Vegetable Farming or Growing Services</i> - <i>Fruits and Trees</i> - <i>Greenhouse, Nursery, and Floriculture</i> - <i>Food crops grown under cover</i> - <i>Nursery and tree production</i> - <i>Floriculture production</i> - <i>Poultry and egg production and hatcheries</i> - <i>Apiculture (Bees, Wax, and related Operations)</i> - <i>Logging</i>
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- Cypress Point 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

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