

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: September 9, 2025

Item Description: **Charles Nettles** requests to **rezone** +/- 4.772 acres from **AR-1 to AR-3** to allow for permitted uses in AR-3. Located at 1246 McCall Road. **Map# 390 Parcel# 15** in the **Fourth District**.

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 +/- 4.772 acres to AR-3 (Agricultural – Residential, 2.5 acres or more) with the intent of giving the parcel to their children.
- Per the applicant and submitted plat, the parcel will be subdivided into two (2) parcels. One parcel being 5.103 acres and the other to 4.772 acres.
- The access for these parcels will be McCall Road.
- The surrounding parcels are zoned AR-1 and AR-2.
- McCall Road is a maintained road.
- This proposal aligns with Chapter 4 of the 2020-2040 Effingham County Joint Comprehensive Plan which states, “The predominant land use within the agricultural/residential category is for single-family and multi-family dwelling units organized into general categories of net densities...Residential zoning ensures that land is used appropriately for housing, taking into account factors like density, building types, and neighborhood character.”
- 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.
2. Any new encroachments onto McCall Road shall require an encroachment permit from Effingham County.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph