

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: April 1, 2025

Item Description: Aaron Jarman as agent for Sagar Patel requests to **rezone** +/- 2 out of 56.73 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 206 White Branch Road. **[Map# 393 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 +/- 2 out of 56.73 acres to AR-2.
- Per the Effingham County Code of Ordinances, conforming AR-1 zoning shall have 5 acres or more. Since the applicant would like to subdivide the parcel into a smaller lot, the zoning will need to change to AR-2.
- There are currently other AR-2 parcels to the south of this parcel along Low Ground Road.
- 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*
- The applicant would like to subdivide the land for an additional home so that family can live closer together.
- White Branch Road is a private road. According to the Effingham County Code of Ordinances:
"Private access roads may be unpaved but shall be designed based on county standards and sound engineering practices."
- 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 March 11, 2025, Planning Board Meeting, Mr. Neal Kessler motioned for approval with the following condition:
 - The subdivided lot shall maintain at least 2 acres.
- 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.

2. The subdivided lot shall maintain at least 2 acres.

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

FUNDING: N/A