

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** May 6, 2025

**Item Description:** **Edward Jovan** requests to **rezone** +/- 2.50 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 247 Pine Street. **[Map# 302 Parcel# 47]**

### 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 +/- 2.50 acres to AR-2.
- This parcel is a non-conforming AR-1 lot (less than 5 acres). The applicant would like to subdivide the 2.50 acres, and the zoning will need to change to AR-2.
- There are currently other AR-2 parcels across Pine Street.
- 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*
- Pine Street 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 April 8, 2025, Planning Board meeting, Mr. Neal Kessler motioned for approval. 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. Zoning Map Amendment