

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** March 4, 2025

**Item Description:** **Charlita Ablakwa** requests to **rezone** +/- 6.20 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located at 550 Brogden Road. **[Map# 319 Parcel# 23]**

### 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 +/- 6.20 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 smaller lots, the zoning will need to change to AR-2.
- There are currently other AR-2 parcels across Brogden Road and Williams 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 wants to keep the current home on the property as a 3.205-acre tract and create three 1-acre tracts along Williams Road.
- Williams 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.
- At the February 11, 2025, Planning Board Meeting, Mr. Neal Kessler motioned for approval. Mr. Walter Boykin seconded the motion, and it was carried unanimously.

### Determination

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. Development Services shall approve and sign the plat. The plat shall then be recorded for the zoning to take effect.
2. Wetlands Specialists shall delineate all wetlands before building permit issuance.

**Department Review:** Development Services

**FUNDING:** N/A

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

2. Plat  
3. Deed  
5. Aerial photograph