

Subject: Rezoning (Fourth District)
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Department: Development Services
Meeting Date: August 12, 2025

Item Description: **Ronald/Debbie Vickery** requests to **rezone** +/- 0.33 acres from **R-1 to AR-2** to allow for permitted uses in AR-2. Located on Log Landing Road. **Map# 428C Parcel# 1B** 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 +/- 0.33 acres to AR-2.
- The 0.33-acre parcel will be recombined with the 3.63-acre parcel which is already zoned AR-2. To combine the two parcels, the 0.33-acre parcel needs to be rezoned to AR-2.
- There are currently other AR-2 parcels in close proximity, along with the R-1 subdivision of Shadowbrook adjacent to this parcel.
- The recombined parcel will be on private well and septic.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:

- <i>Single Family (fee simple)</i>	- <i>Emergency Medical Services</i>
- <i>Single Family Detached</i>	- <i>E-911</i>
- <i>One-Additional Single Family Detached Dwelling</i>	- <i>Places of Worship</i>
- <i>Disaster Emergency Housing</i>	- <i>Crop production</i>
- <i>Home Occupation</i>	- <i>Vegetable Farming or Growing Services</i>
- <i>Non-Conforming Uses</i>	- <i>Fruits and Trees</i>
- <i>Mobile Homes</i>	- <i>Greenhouse, Nursery, and Floriculture</i>
- <i>Manufactured Homes</i>	- <i>Food crops grown under cover</i>
- <i>Parks, Open Space, & Trails</i>	- <i>Nursery and tree production</i>
- <i>Education Support Facilities</i>	- <i>Floriculture production</i>
- <i>Fire and Rescue</i>	- <i>Poultry and egg production and hatcheries</i>
- <i>Police</i>	- <i>Apiculture (Bees, Wax, and related Operations)</i>
- <i>Emergency Management Agency</i>	
- Log Landing 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 to be Agricultural.

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