

Subject: Rezoning (Third District)
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Department: Development Services
Meeting Date: October 08, 2024

Item Description: **Joshua Moody** as agent for **Lowell Morgan** requests to **rezone +/- 2** out of 22.63 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Hadden Lake. **[Map# 441 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 22.63 acres to AR-2.
- Per the Effingham County Code of Ordinances, conforming AR-1 zoning shall have 5 + acres. The two acres fall below the threshold and must be rezoned to AR-2.
- Per the Effingham County Table of Permitted Uses, the following uses are permitted by right in AR-2 zoning:
 - *Single Family Detached*
 - *One-Additional Single Family Detached Dwelling*
 - *Disaster Emergency Housing*
 - *Mobile Homes*
 - *Manufactured Homes*
 - *Religious Housing*
 - *Youth Home*
 - *Short term Vacation Rental*
 - *Veterinarians*
 - *Schools*
 - *Places of Worship*
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be agricultural/residential.

Determination

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

1. A plat shall be approved and signed by Development Services and then recorded before the rezoning 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