



Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: December 9, 2025

Proposed Zoning: AR-3 (Agricultural – Residential, 2.5 acres or more)

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 294-19

Parcel Size: 2.8 acres

Proposed Use: Permitted Uses in AR-3

Applicant: Timothy Parker
91 S Central Avenue
Guyton, GA 31312

Owner(s): Timothy Parker
91 S Central Avenue
Guyton, GA 31312

Location: 91 S Central Avenue

Existing Land Use and Zoning:

The parcel is located at 91 Central Avenue, just south of the roundabout at Springfield Avenue and Central Boulevard. According to the Tax Assessor's website, there are two dwellings situated on this property. Ingress and egress are off S Central Avenue.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties surrounding this parcel are all within the City of Guyton.



The Proposed Development:

The applicant seeks to rezone +/- 2.8 acres to AR-3 (Agricultural-Residential, 2.5 acres or more) to accommodate an addition to the existing second home on the property. Currently, the parcel is a non-conforming AR-1 parcel. The applicant would like to build an addition onto the existing second dwelling located on the parcel.

The following uses are also allowed within the AR-3 (Agricultural-Residential, 2.5 acres or more) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Mobile Homes, Manufactured Homes, Parks, Openspace & Trails, Education Support Facilities, Fire and Rescue, Police, Emergency management Agency, Emergency Medical Services, E-911, Crop Production, 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, Sheep and Goat Farming Establishments, Fish Hatcheries, Fisheries, and Aquaculture, Apiculture (Bees, Wax, and Related Operations), Forest Nurseries, Support Functions for Forestry, Fishing, and Hunting and Trapping, Game Retreats, and Game and Fishing Preserves.

Comprehensive Plan:

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. Any new encroachments onto that section of S Central Avenue must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.

Planning and Zoning Services

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