



**Staff Report**

Subject: 2<sup>nd</sup> Reading - Zoning Map Amendment  
 Author: Jennifer Rose, Planner I  
 Department: Development Services  
 Application: RZN-26-5  
 Meeting Date: May 5, 2026

Existing Zoning: AR-1 (Agricultural Residential; 5 acres)

Proposed Zoning: AR-3 (Agricultural Residential; 2.5 acres)

Map & Parcel: 405-26  
 Parcel Size: 8.49 acres  
 Location: 4169 Highway 119 North  
 Commissioner District: District 3 – Commissioner DeLoach

Proposed Use: Residential use consistent with AR-3 zoning standards

Applicant/Owner: Ritchie A. Dickey, Sr.  
 4169 Hwy 119 N  
 Clyo, GA 31303

**Rezoning Summary:**

<b>Item</b>	<b>Description</b>
<b>Applicant Request</b>	Rezone approximately 2.5 acres <b>from AR-1 to AR-3</b>
<b>Residual Tract</b>	Approximately 5.99 acres will remain AR-1
<b>Location</b>	4169 Highway 119 North
<b>Proposed Use</b>	Residential
<b>Future Land Use Map</b>	Agricultural–Residential
<b>Planning Board Recommendation</b>	Approval (April 14, 2026)



## Proposed Request:

The applicant is requesting to rezone approximately **2.5 acres from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-3 (Agricultural Residential; 2.5-acre minimum lot size).**

The request applies only to a portion of the existing **8.49-acre parcel**, specifically the area containing the **existing single-family residence and accessory structure**. The remaining approximately **5.99 acres will retain the current AR-1 zoning classification.**

As illustrated on the revised concept plan, the proposed configuration includes:

- **2.5 acres** containing the existing residence and accessory structure, and
- **5.99 acres** remaining as agricultural-residential land, including an existing barn

The purpose of the request is to allow the property owner to **establish a conforming residential tract** consistent with AR-3 lot size requirements, while maintaining the remaining acreage under the existing AR-1 designation for continued agricultural or low-density residential use.

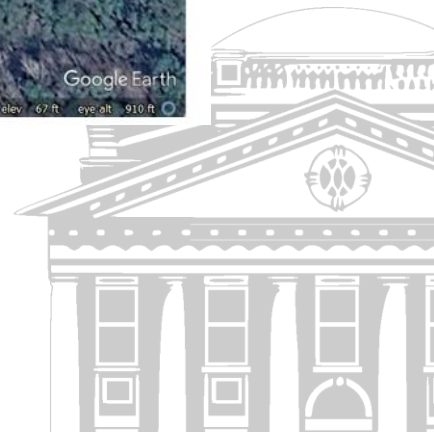
This request represents a **limited and site-specific adjustment** to the zoning of the property, allowing the existing residence to remain on a conforming lot without altering the overall development pattern or rural character of the surrounding area.

Rezoning Concept Plan 4169 HWY 119 N, Cloy GA: Property ID # 0450026



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### Existing Land Use and Zoning:

The subject parcel is located along **Highway 119 North** and consists of approximately **8.49 acres**.

The parcel is currently zoned **AR-1** (Agricultural Residential), which requires a minimum lot size of five acres.

According to the Effingham County Tax Assessor’s database, the property currently contains:

- One **single-family residence**, and
- Approximately **25-foot by 30-foot accessory structure**.

The property is accessed directly from **Highway 119 North** and is served by **private well and septic systems**, which are typical for rural residential development in this portion of Effingham County.

### Surrounding Development Pattern:

The subject property is located along **the Highway 119 corridor**, in an area characterized primarily by **agricultural-residential land uses and rural residential development**.

A review of the Effingham County zoning map indicates that the surrounding properties are predominantly zoned **AR-1 (Agricultural Residential)**, which supports low-density residential development on larger rural lots.

Based on the zoning map, the surrounding zoning pattern is as follows:

- **North:** AR-1 (Agricultural Residential)
- **South:** R-1 (Single-Family Residential)
- **East:** AR-1 (Agricultural Residential)
- **West:** AR-1 (Agricultural Residential)



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Development within the surrounding area consists primarily of **single-family residences on large lots, pastureland, and wooded tracts**, reflecting the **low-density rural residential character** of this portion of the county.

## **Rezoning Decision Criteria:**

### **Site Characteristics**

The subject parcel contains approximately **8.49 acres** and includes an existing residence and accessory structure.

The property is accessed via **Highway 119 North**.

A review of the Effingham County **GIS mapping system indicates that no wetlands or floodplains are present on the parcel**.

The site consists primarily of **open rural land with scattered tree coverage**, typical of agricultural-residential properties within the Highway 119 corridor.

### **Zoning Context**

The property is currently zoned **AR-1**, which requires a **minimum lot size of five acres**.

The requested **AR-3 zoning classification requires a minimum lot size of 2.5 acres**.

Rezoning **2.5 acres to AR-3 would allow the existing residence and accessory structure to remain on a conforming residential lot**, while the remaining **5.99 acres would retain the AR-1 classification** and remain available for rural residential or agricultural use.

The proposed zoning configuration maintains the **overall low-density character of the property while allowing a more practical division of the existing residential portion of the tract**.

### **Infrastructure and Services**

Access to the property is currently provided from **Highway 119 North**.

The property is served by **private well and septic systems**.

Any future development or subdivision activity will be required to comply with all applicable **Effingham County subdivision regulations** as well as **Georgia Department of Public Health Environmental Health requirements for private well and septic systems**.

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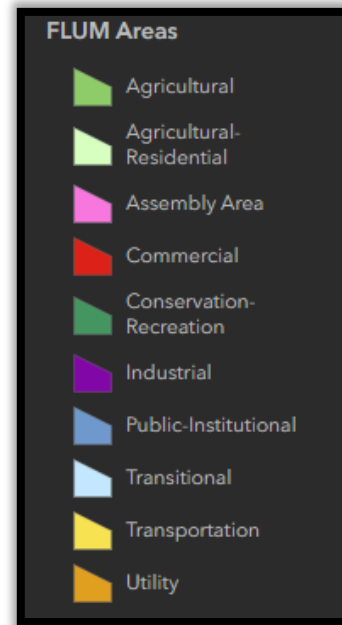
## Comprehensive Plan Consistency:

The subject parcel is designated **Agricultural** on the **Future Land Use Map (FLUM)** within the Effingham County **2020-2040 Joint Comprehensive Plan**.

The Agricultural designation is intended to:



*Future Land Use Map (FLUM)*



*(FLUM Legend)*

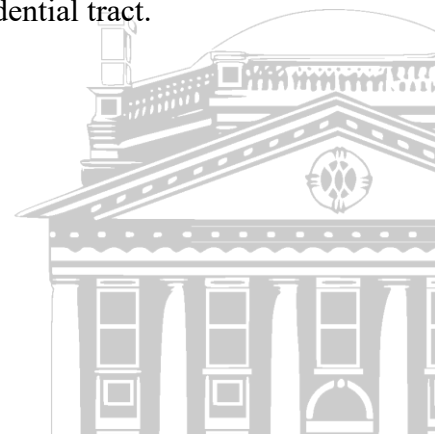
- Preserve rural landscapes and open space,
- Support agricultural uses and farming activities, and
- Accommodate **low-density rural residential development** that is compatible with surrounding farmland and agricultural operations.

Development within this category typically consists of **large residential lots, agricultural uses, timberland, pastureland, and rural residential homesites.**

The proposed rezoning of **2.5 acres to AR-3 while maintaining the remaining acreage as AR-1** continues to support **low-density residential development within a rural setting** and maintains compatibility with the Agricultural future land use designation and the rural character of the Highway 119 corridor while allowing the existing residence to remain on a conforming residential tract.

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## Staff Findings:

Based on review of the rezoning request and supporting materials, staff finds the following:

### 1. Consistency with the Comprehensive Plan

The request remains consistent with the Agricultural future land use designation, which supports rural residential development and agricultural land uses.

### 2. Compatibility with Surrounding Development

The surrounding area consists primarily of rural residential and agricultural properties, which are compatible with both AR-1 and AR-3 zoning classifications.

### 3. Limited Scope of Rezoning Request

The revised request applies only to the existing residential portion of the property, while the remaining acreage will remain zoned AR-1.

### 4. Infrastructure Considerations

The property will continue to rely on private well and septic systems, and any future development must comply with Environmental Health requirements.

## Planning Board Recommendation:

At the **April 14, 2026 Planning Board meeting**, the Planning Board conducted a public hearing on the requested rezoning application.

## Public Hearing Summary:

Staff presented the request to rezone approximately **2.5 acres from AR-1 (Agricultural Residential) to AR-3 (Agricultural Residential)** to allow the existing residence to remain on a **conforming lot**, while the remaining **5.99 acres would retain the AR-1 zoning classification**.

## Planning Board Action:

Following discussion regarding zoning classification, subdivision potential, and access considerations, the Planning Board voted to **recommend approval** of the rezoning request.

- **Motion by:** Mr. Walter Boykin
- **Seconded by:** Mr. Troy Smith
- **Vote:** Unanimous (Approval)

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## Staff Analysis and Recommendation:

Staff evaluated the rezoning request based on the Effingham County Zoning Ordinance, surrounding land use patterns, parcel configuration, infrastructure considerations, and the policies of the Effingham County 2020–2040 Joint Comprehensive Plan.

The applicant has revised the original request to rezone only **2.5 acres containing the existing residence and accessory structure**, while maintaining the remaining **5.99 acres under the AR-1 zoning classification**.

The proposed AR-3 zoning district requires a minimum lot size of 2.5 acres, which aligns with the size of the residential portion identified on the revised concept plan. This allows the existing residence to remain on a **conforming lot without requiring additional development or changes to the site**.

The request represents a **limited, site-specific adjustment to the zoning of the property**, rather than the introduction of new development or an increase in density beyond what is typical for the area.

The majority of the parcel will remain zoned AR-1, preserving the overall rural character of the property and maintaining consistency with surrounding agricultural-residential uses.

Based on the proposed configuration, compatibility with surrounding development, and consistency with the Future Land Use Map, staff finds the request appropriate.

The Board may approve the request, approve the request with conditions, or deny the request

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