



## Staff Report

Subject: Rezoning  
Author: Jennifer Rose, Planner I  
Department: Development Services  
Application: RZN-26-15  
Meeting Date: May 12, 2026

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

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

Map & Parcel(s): 291-25  
Parent Parcel Size: ±5.48 acres  
Location: Mt. Hope Road  
Commissioner District: 4th District

Proposed Use: Low-density residential (two-lot division)

Applicant/Owner: Whitney Pippin  
104 Shetland Court  
Guyton, GA 31312

## Rezoning Summary:

<b>Item</b>	<b>Description</b>
<b>Request</b>	Rezone ±5.48 acres from <b>AR-1</b> to <b>AR-3</b>
<b>Original Concept</b>	Four-lot subdivision (higher density)
<b>Revised Concept</b>	Two-lot subdivision (reduced density)
<b>Proposed Use</b>	Low-density residential
<b>Existing Use</b>	Vacant / wooded land
<b>Future Land Use</b>	Agricultural–Residential
<b>Utilities</b>	Private well & septic
<b>Location</b>	Mt. Hope Road



## Request Overview:

The applicant is requesting to rezone approximately 5.48 acres from AR-1 to AR-3 to allow a minor subdivision into two residential lots.

The original proposal included four lots; however, following staff review, the applicant revised the request to reduce density and maintain a development pattern consistent with surrounding properties.

The AR-3 zoning is required to permit the proposed division while maintaining functional lot sizes.

## Existing Land Use and Zoning:

The subject property consists of a mix of wooded and cleared areas. Surrounding properties are zoned AR-1 and include large-lot residential and agricultural uses.

The area retains a **predominantly rural development pattern**, with low density and minimal infrastructure.

## Surrounding Development Pattern:

Development along Mt. Hope Road follows a linear, low-density residential pattern, with homes situated on larger tracts.

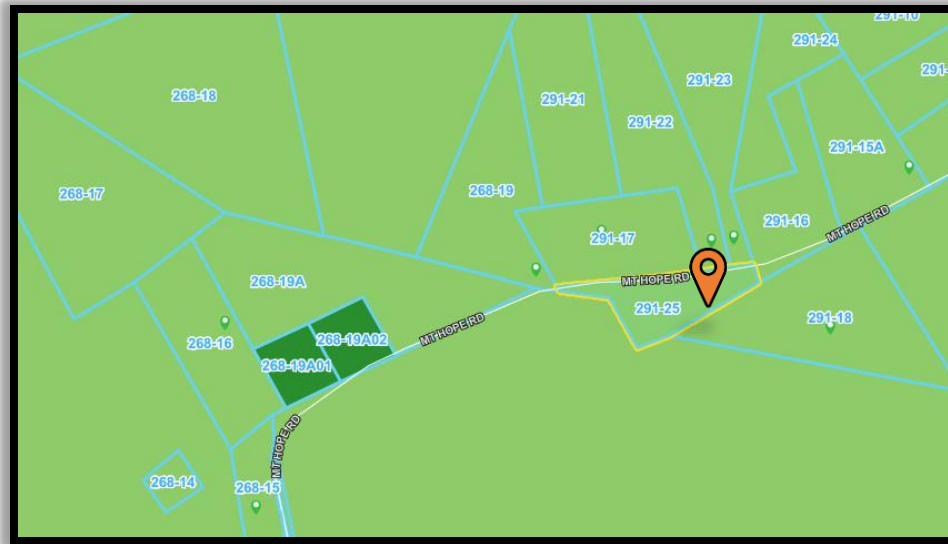
- **North:** AR-1 – Rural residential / agricultural
- **South:** AR-1 – Agricultural / timberland
- **East:** AR-1 – Large-lot residential
- **West:** AR-1 – Rural residential

---

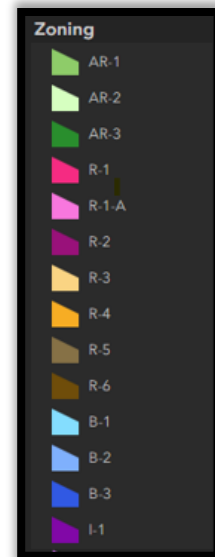
### Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org





(Zoning Map)



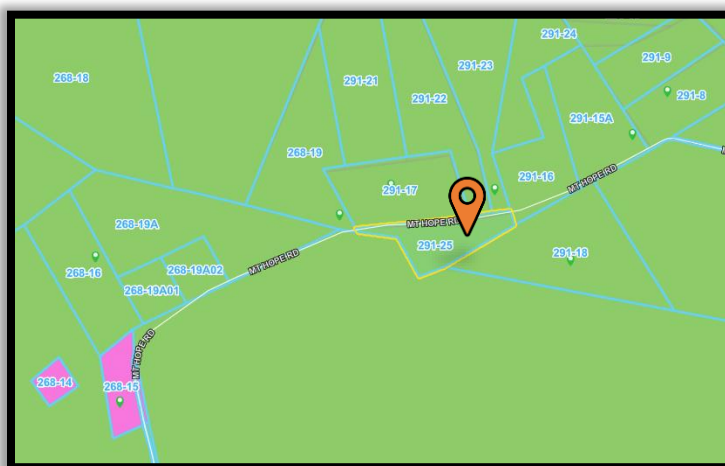
(Zoning Legend)

The revised two-lot configuration maintains a **scale and intensity comparable to surrounding properties**, avoiding introduction of smaller-lot subdivision patterns.

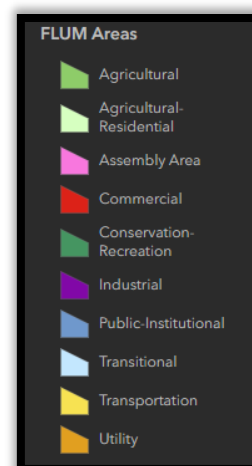
## COMPREHENSIVE PLAN CONSISTENCY

The Future Land Use Map designates the subject property as **Agricultural**, which supports:

- Rural residential development
- Agricultural and open land uses
- Low-density development patterns



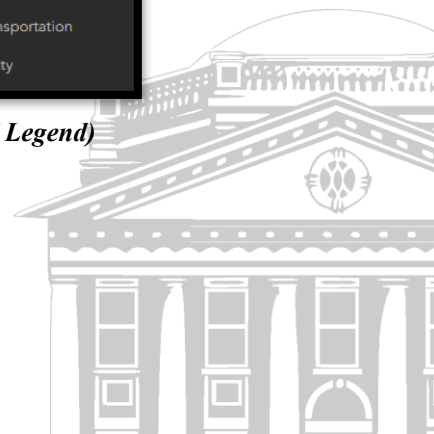
Future Land Use Map (FLUM)



(FLUM Legend)

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
 (912) 754-2128  
 effinghamcounty.org



The revised request maintains a low-density residential form and does not introduce a new land use type, but instead represents a minor adjustment to allowable density within a rural context. The proposed lot configuration remains generally consistent with the intent of the Agricultural designation.

## INFRASTRUCTURE AND SERVICES

The property is served by:

- **Private well systems**
- **On-site septic systems**

Access is provided via **Mt. Hope Road**, a local rural roadway.

The revised development plan results in **minimal infrastructure demand**, with impacts limited to:

- Individual septic system approvals
- Driveway access compliance

No public utilities are available in the area.

## ENVIRONMENTAL CONSIDERATIONS

### Wetlands

Wetland mapping indicates potential jurisdictional areas on the site. Development will require field verification, delineation, and compliance with applicable permitting requirements.



(Wetlands)

---

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org



## **Floodplain and Drainage**

No significant floodplain impacts are identified; however:

- Natural drainage patterns must be preserved
- Stormwater management will be required at time of development

## **PUBLIC HEALTH, SAFETY, AND WELFARE**

### **Traffic and Access**

The proposed two-lot subdivision will generate **minimal additional traffic**, consistent with existing rural residential use. Access will be subject to County standards for driveway placement and visibility.

### **Noise and Land Use Compatibility**

The proposed residential use is consistent with surrounding development and is not expected to create adverse impacts.

### **Environmental Health**

Development utilizing private well and septic systems must meet all applicable Health Department requirements, including:

- Soil suitability
- System spacing
- Lot configuration

Environmental features on the site will influence buildable area and layout.

### **Compatibility**

The revised proposal reflects a **reduction in development intensity** from the original concept and maintains a **lot configuration consistent with the surrounding rural pattern**.

---

## **Planning and Zoning Services**

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org



While AR-3 allows smaller minimum lot sizes, the proposed development does not introduce a level of intensity that would be out of character with the area.

## **STAFF ANALYSIS**

The request reflects a reduction in development intensity from the original proposal and maintains a lot configuration that is generally consistent with surrounding rural properties.

While the AR-3 zoning district allows smaller minimum lot sizes than existing AR-1 zoning, the proposed two-lot subdivision does not introduce a level of density that would be out of character with the area.

The request represents a modest adjustment to zoning to allow reasonable use of the property while maintaining compatibility with existing development patterns and infrastructure limitations.

---

### **Planning and Zoning Services**

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org

