



Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-4
Meeting Date: April 7, 2026

Proposed Zoning: AR-2 (Agricultural Residential; 1 acre)

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

Location: 211 Holly Lane
Map & Parcel No: 476-12
Commissioner District: Fifth District – Commissioner Kieffer
Parcel Size: 2.97 acres
Proposed Use: Residential use consistent with AR-2 zoning standards

Applicant/Owner: Teresa Burroughs
211 Holly Lane
Rincon, GA 31326

Rezoning Summary:

Item	Description
Applicant Request:	Rezone 2.97 acres from AR-1 to AR-2 to allow for residential subdivision.
Location:	211 Holly Lane
Proposed Use:	Residential subdivision
Future Land Use Map:	Agricultural–Residential
Staff Recommendation:	Approval with condition
Planning Board Recommendation:	Approval (March 10, 2026)



Item	Description
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REQUEST SUMMARY:

The applicant is requesting rezoning of approximately 2.97 acres from **AR-1 (Agricultural Residential; 5-acre minimum lot size)** to **AR-2 (Agricultural Residential; 1-acre minimum lot size)**.

The purpose of the request is to bring the subject property into conformity with the zoning ordinance and allow subdivision into two (2) residential lots that meet minimum lot size requirements.

The request does not introduce a new land use or significant increase in development intensity, but rather allows the property to be developed in a manner consistent with existing zoning standards and surrounding development patterns.

EXISTING LAND USE AND ZONING:

The subject property consists of approximately 2.97 acres located along Holly Lane. The parcel currently contains two mobile homes and is otherwise partially wooded.

The property is served by private well and septic systems. No public water or sewer infrastructure is available in this area.

Based on available GIS mapping, no wetlands or FEMA-designated floodplains are located on the subject property.

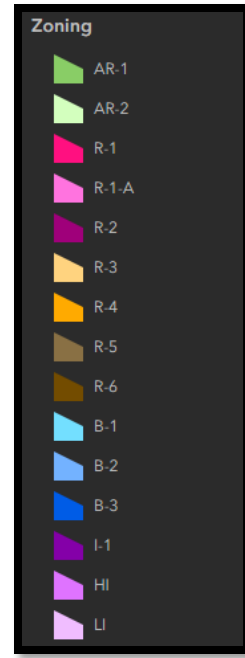
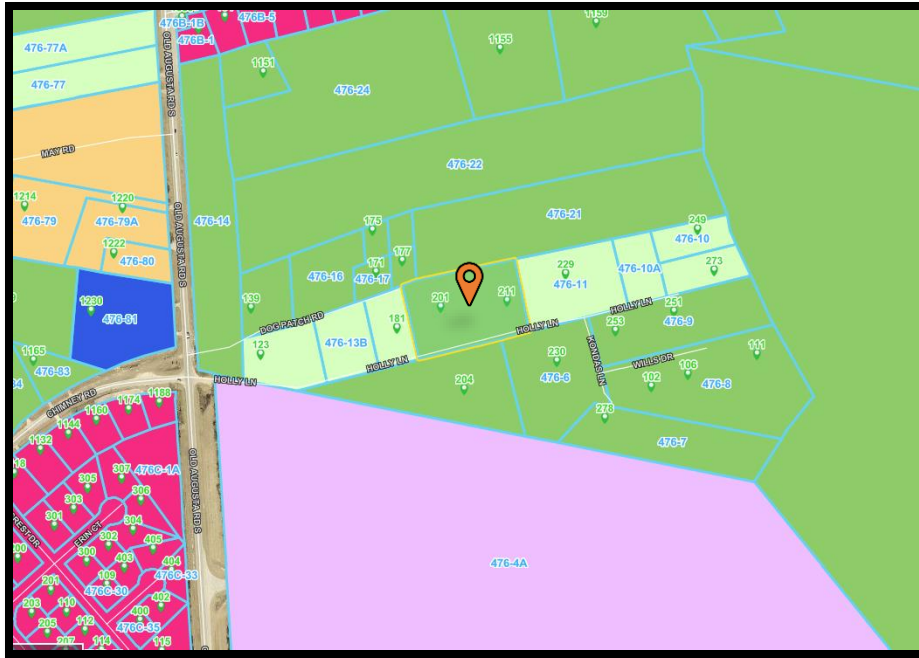
The parcel is considered a legal nonconforming lot under the current AR-1 zoning classification due to its size being less than the required five-acre minimum.

SURROUNDING DEVELOPMENT PATTERN:

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The subject property is located within a predominantly rural agricultural-residential area characterized by low-density residential uses and limited non-residential activity.

(Zoning Map)

(Zoning Legend)

Directional Zoning Breakdown:

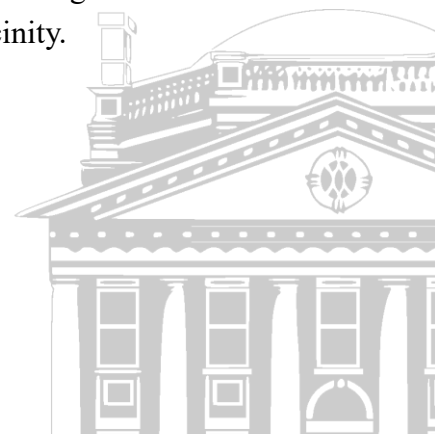
- **North:** AR-1 (Agricultural Residential)
- **South:** AR-1 and LI (Light Industrial)
- **East:** AR-2 (Agricultural Residential)
- **West:** AR-2 (Agricultural Residential)

The surrounding area consists primarily of rural residential properties and agricultural uses, with some transition toward light industrial development along the Old Augusta Road corridor.

The presence of adjacent AR-2 zoning to the east and west supports the requested zoning classification and indicates an established pattern of smaller residential lots in the immediate vicinity.

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THE PROPOSED DEVELOPMENT REQUEST:

The applicant proposes to subdivide the property into two (2) residential tracts:

- **Tract 1:** 1.292 acres
- **Tract 2:** 1.672 acres

Both proposed lots exceed the minimum lot size requirement of the AR-2 zoning district and are consistent with typical rural residential development patterns in the area.

The proposed subdivision does not increase overall development intensity beyond what is permitted under AR-2 zoning and represents a logical reconfiguration of the property to meet current zoning standards.

The proposal allows for improved compliance with zoning regulations while maintaining compatibility with surrounding properties.

FACTS AND FINDINGS:

Site Characteristics

The subject property contains approximately 2.97 acres and includes two existing residential structures. The site is served by private well and septic systems and has direct access to Holly Lane.

Zoning Context

The property is currently zoned AR-1 but does not meet the minimum lot size requirement, making it a legal nonconforming parcel. Rezoning to AR-2 would bring the property into compliance and allow subdivision into conforming lots.

Permitted Uses (Contextual Summary)

Pursuant to **Section 4.1A of the Effingham County Code of Ordinances**, the AR-2 zoning district permits:

- Single-family residential uses
- Accessory dwelling units
- Manufactured and mobile homes
- Home occupations
- Agricultural uses

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Conditional uses include limited residential-based and service-oriented activities.

These uses reflect a **low-intensity zoning classification compatible with surrounding properties.**

Infrastructure and Services

The property has adequate access and will continue to rely on private well and septic systems. Future development must comply with Effingham County Subdivision Regulations and Georgia Department of Public Health requirements.

COMPREHENSIVE PLAN CONSISTENCY:



The subject property is designated **Agricultural-Residential** on the Future Land Use Map (FLUM) and is located within the **Development – Suburban Node Character Area** of the Effingham County 2020–2040 Joint Comprehensive Plan.

(Node Legend)

*Future Land Use Map
(FLUM Map)*

(FLUM Legend)

The Development–Suburban Node Character Area is intended to support:

- Low-density residential development
- Residential growth compatible with surrounding land uses

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- Orderly development near infrastructure corridors

The proposed rezoning to **AR-2**:

- Maintains **low-density residential development**
- Brings the property into **compliance with zoning standards**
- Supports the **development pattern envisioned for the character area**

The proposed rezoning to AR-2 is consistent with the intent of the Comprehensive Plan and character area policies.

REZONING CONSIDERATIONS:

Existing Use of the Property

The property is currently developed with residential uses consistent with the surrounding area.

Suitability of the Property for Current Zoning

The property is not fully compliant under AR-1 due to its size. Rezoning to AR-2 would bring the property into conformity.

Compatibility with Surrounding Development

The presence of AR-2 zoning on adjacent properties supports compatibility. The proposed subdivision is consistent with surrounding residential development patterns.

Infrastructure Impacts

The property has adequate access and can be served by private well and septic systems without creating additional infrastructure burden.

Environmental Considerations

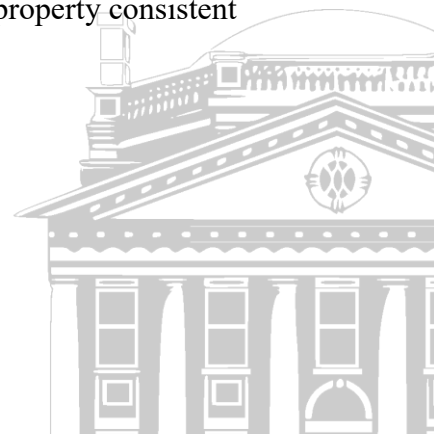
No environmental constraints have been identified.

Public Interest and Welfare

The request corrects a nonconforming condition and allows reasonable use of the property consistent with surrounding development.

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POTENTIAL CONSIDERATIONS:

Subdivision Compliance

Any subdivision must comply with Effingham County regulations and Environmental Health requirements.

Septic Suitability

Final lot approval will be subject to Georgia Department of Public Health review.

Infrastructure Limitations

The property is limited to private well and septic systems, which inherently restrict development intensity.

PLANNING BOARD SUMMARY – MARCH 10, 2026

The Planning Board conducted a public hearing on the request. Staff presented the application and explained that the purpose of the rezoning is to bring the parcel into conformity and allow subdivision into two residential tracts.

No members of the public spoke in favor of or in opposition to the request.

The Board discussed the zoning classification and the need for subdivision.

Following discussion, the Planning Board voted to recommend approval with staff conditions.

Motion: Approval with conditions

Made by: Smith

Seconded by: Boykin

Vote: Unanimous

STAFF ANALYSIS AND RECOMMENDATION:

Staff has evaluated the request in accordance with the Effingham County Zoning Ordinance, Comprehensive Plan consistency, and infrastructure considerations.

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The subject property is currently a legal nonconforming lot under AR-1 zoning. Rezoning to AR-2 would bring the property into compliance with minimum lot size requirements and allow reasonable subdivision of the parcel.

The surrounding area includes a mix of AR-1 and AR-2 zoning, and the request is consistent with the established development pattern. The proposal does not introduce new land uses or increase development intensity beyond what is typical for the area.

The request is consistent with the Agricultural-Residential designation and Development – Suburban Node Character Area policies.

The proposed rezoning is not expected to adversely impact public health, safety, or welfare and represents a reasonable and appropriate use of the property.

Based on these findings, staff recommends **approval with condition**.

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

RECOMMENDED CONDITIONS:

If approved, staff recommends the following condition:

1. Any subdivision of the property shall comply with all **Effingham County subdivision regulations** and **Department of Public Health (DPH) requirements** for private well and septic systems.

Effingham County Code of Ordinances, Section 4.1A – Permitted Use Table

The following uses are **allowed** or **conditioned** in the **AR-2 Zoning District**

Permitted (P)

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Single-Family (fee-simple)	Education Support Facilities	Fruits and Trees
Single Family Detached	Fire and Rescue	Greenhouse, Nursery, and Floriculture
One Additional Single-Family Detached Dwelling	Police	Food Crops Grown Under Cover
Disaster Emergency Housing	Emergency Management Agency	Nursery and Tree Production
Home Occupation	Emergency Medical Services	Floriculture Production
Non-Conforming Uses	E-911	Poultry and Egg Production and Hatcheries
Mobile Homes	Places of Worship	Apiculture (Bees, Wax, and Related Operations)
Manufactured Homes	Crop Production	
Parks, Open Space & Trails	Vegetable Farming or Growing Services	
Conditioned (C)		
Tiny Home (Single Family)	Graphic, Industrial, Interior Design Services	Campground (Tents and Campers less than 18ft)
Residential Businesses	Consulting Services (Management, Environmental, etc.)	Nursery and Preschool
Rural Businesses	Research and Development Services (Scientific)	Cemeteries
Domestic Violence Shelter	Advertising, Media, and Photography Services	Carpentry, Floor, and Tile Contractor
Fraternity/Sorority	Veterinary Services	Concrete Contractor
Religious Housing	Office and Administrative Services	Electrical Contractor
Transitional Housing	Travel Arrangement and Reservation Services	Glass and Glazing Contractor
Youth Home	Investigation and Security Services	Masonry and Drywall Contractors
Life Care or Continuing Care Services	Janitorial	Painting and Wall Covering
Bed and Breakfast Inn	Nail Salon	Plumbing, Heating, and Air-Conditioning
Rooming and Boarding (more than 4 unrelated people)	Hair Salon	Roofing, Siding, and Sheet Metal Contractors
Florist	Spa	Spraying, Dusting, and Other Related Services
Antique Shops, Flea Markets, etc.	Wireless Telecommunications	Crop Harvesting and Post Harvest Crop Activities (including Drying, Siloing, etc.)
Fruit and Vegetable Store	Hydroelectric	Beef Cattle Ranch Establishments
Cosmetic and Beauty Supplies	Drinking Water	Cattle Feedlot Establishments
Insurance-Related Establishment	Septic Tank and Related Services	Dairy Cattle and Milk Production
Property Management Services	Theater, Dance, or Music Establishment	Sheep and Goat Farming Establishments
Legal Services	Sports Team or Club	Horse and Equine Production
Accounting, Tax, Bookkeeping, Payroll Services	Fitness Recreational Sports, Gym, or Athletic Club	
Architectural, Engineering, and Related Services	Event Venue	

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