



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: November 4, 2025

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

Existing Zoning: AR-1 & AR-2 (Agricultural – Residential, 5 acres or more; & Agricultural – Residential, 1 acre or more)

Map & Parcel: 391-17

Parcel Size: 6.35 acres

Proposed Use: Permitted Uses in AR-3

Applicant: David Hildebrandt
1400 Old Dixie Highway
Clyo, GA 31303

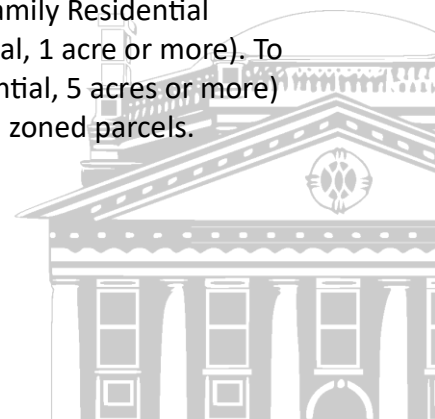
Owner(s): Theresa Hildebrandt
2647 Little McCall Road
Rincon, GA 31326

Location: Little McCall Road

Existing Land Use and Zoning:

The parcel is located at 2647 Little McCall Road. Currently, there is a site-built home and accessory structure on map/parcel 391-17 and a site-built home and accessory structure on map/parcel 391-18A. All parcels will have frontage on Little McCall Road.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north are zoned AR-2 (Agricultural–Residential, 1 acre or more) and R-1 (Single-Family Residential District). While the properties to the south are zoned AR-1 (Agricultural-Residential, 1 acre or more). To the west are R-1 (Single-Family Residential District) and AR-1 (Agricultural-Residential, 5 acres or more) zoned parcels, and to the east are AR-1 (Agricultural-Residential, 5 acres or more) zoned parcels.



The Proposed Development:

The applicant wants to rezone 6.35 acres to AR-3 (Agricultural-Residential, 2.5 acres or more). This application is for a subdivision and a recombination; map/parcel 391-18A will be subdivided into 2 parcels, with parcel #2 being 3.14 acres. Part of map/parcel 391-18A will be recombined with map/parcel 391-17 for a total of 3.21 acres, creating a total of 6.35 acres. Private wells and private septic systems will serve these parcels.

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).

Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, Mr. Neal Kessler motioned for approval. Mr. Jake Patrick seconded the motion and it carried unanimously.

Determination:

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

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. Any new encroachments onto Little McCall Road 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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