



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 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 268-19A

Parcel Size: 6.6 out of 26.4 acres

Proposed Use: Permitted Uses in AR-3

Applicant: Matt Anderson
P.O. Box 894
Statesboro, GA 30459

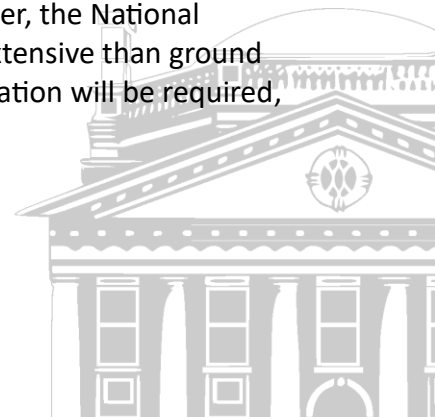
Owner(s): Robbie Lee Postell Executor of Holiday Postell Estate
2170 Highway 17 N
Guyton, GA 31312

Location: Mt. Hope Road

Existing Land Use and Zoning:

The two parcels that are being subdivided are 3.30 acres each, for a total of 6.60 acres. These will be taken out of the parent parcel, totaling 26.4 acres. Currently, the land is vacant, and the applicant would like to subdivide for two separate family members. Ingress and egress for both parcels will be Mt. Hope Road, which is a county-maintained road.

The surrounding zoning to the north, south, east, and west is AR-1 (Agricultural—Residential, 5 acres or more). This parcel is not located in the Special Flood Hazard Area; however, the National Wetlands Inventory (NWI) does show possible wetlands. The NWI can be more extensive than ground truth, so if the homes are placed in an area showing wetlands, a Wetlands Delineation will be required, or a buffer of 50 feet from the projected wetlands.



The Proposed Development:

The applicant would like to rezone the 6.60 acres to AR-3 (Agricultural—Residential, 2.5 acres or more) and subdivide the two parcels into 3.30 acres each. This zoning district allows the following uses: 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.

The application material states that this subdivision will be for two residential lots, with one single-family home on each lot, and will be for two siblings of the estate.

Comprehensive Plan:

This parcel falls within the Agricultural area of the Future Land Use Map (FLUM). This area does allow for low-density residential development that is compatible with nearby agricultural uses. Rural areas are characterized by low intensity development, larger lots, low pedestrian orientation and access, with a sizable amount of open space, and with a high degree of separation and deep setbacks (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, Mr. Walter Boykin motioned for approval. Mr. Neal Kessler seconded the motion, and it carried unanimously. The Planning Board specifically agreed that AR-3 was in alignment with the surrounding area.

Determination:

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

1. Development Services must review and sign the plat. Then, the plat must be recorded so the zoning can take effect.
2. Any encroachment permit must be reviewed and obtained from Effingham County for access to Mt. Hope Road.

Planning and Zoning Services

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