



Staff Report

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

Proposed Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

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

Map & Parcel: 313-3

Parcel Size: 5 acres

Proposed Use: Single-Family Residential

Applicant: Adam Wilkinson
1618 Airport Road
Hinesville, GA 31313

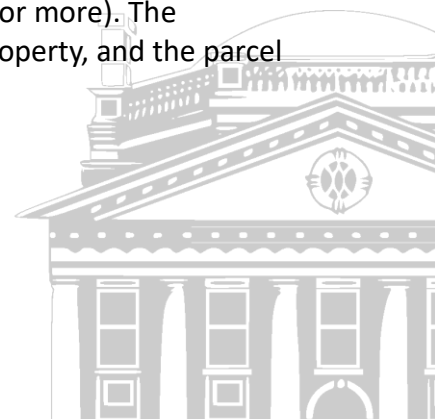
Owner(s): JAW Services, LLC
131 McArthur Drive
Hinesville, GA 31313

Location: 200 Clyo-Shawnee Road

Existing Land Use and Zoning:

The parcel totals 5 acres and is located at the intersection of Clyo-Shawnee Road, Old Dixie Highway South, and Springfield Road. Based on the information from the Tax Assessor's website, the parcel currently has two (2) single-family homes on it. The point of ingress and egress for the total 5 acre tract is located on Clyo-Shawnee Road.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). The properties to the north and south are also zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the east and west are zoned AR-2 (Agricultural – Residential, 1 acre or more). The National Wetland Inventory does not indicate the presence of wetlands on the property, and the parcel is located in Flood Zone X.



The Proposed Development:

The applicant is proposing to rezone +/- 5 acres to AR-2 (Agricultural – Residential, 1 acre or more) to subdivide the parcel into four (4) lots. These lots will be served by private wells and private septic systems.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, the following are allowed within the AR-2 (Agricultural – Residential, 1 acre 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, Places of Worship, 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, and Apiculture (Bees, Wax, and Related Operations).

At the April 1, 2025, Board of Commissioners meeting, this application was denied. However, since that time, the application has been adjusted to four (4) lots, and the applicant has stated that the 2023 state traffic counts for Clyo Shawnee have an AADT of 250 vehicles. The state GEARS website does not show any accidents in the last two (2) years at this intersection.

Comprehensive Plan:

The parcel falls within the Agricultural area on the Future Land Use Map (FLUM). This area allows for low-density residential development that is compatible with nearby agricultural uses. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, the Planning Board voted to deny this rezoning request. Mr. Walter Boykin motioned for denial, and Mr. Kessler seconded the motion, and it carried unanimously. Mr. Walter Boykin expressed that he would be more willing to approve the rezoning request if this were an application for AR-3.

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 encroachments onto Old Dixie Highway S, Clyo-Shawnee Road, or Springfield Road must be approved by the County Engineer.

Planning and Zoning Services

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