



## Staff Report

Subject: Rezoning (Third District)  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Meeting Date: November 12, 2025

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

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

Map & Parcel: 262-21A

Parcel Size: 1.06 acres

Proposed Use: Permitted uses in AR-2

Applicant: Morgan Taylor Stone & Layton Matthew Stone  
1700 Nixon Chapel Road  
Springfield, GA 31329

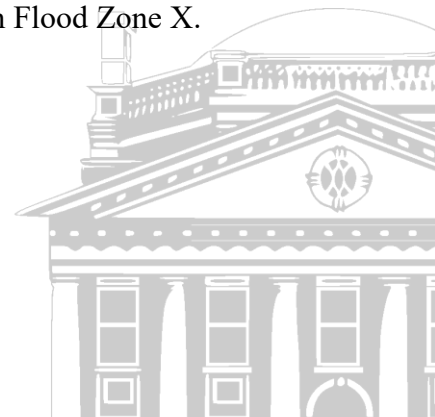
Owner(s): Morgan Taylor Stone & Layton Matthew Stone  
1700 Nixon Chapel Road  
Springfield, GA 31329

Location: Nixon Chapel Road

## Existing Land Use and Zoning:

The parcel totals 54.44 acres; however, the applicant would like to rezone only 1.06 acres of it. This parcel is located off of Nixon Chapel Road, just north of Ardmore Oaky Road. Based on the information from the Tax Assessor's website, the parcel is currently vacant.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). The properties surrounding this parcel are also zoned AR-1 (Agricultural – Residential, 5 acres or more); however, there are parcels zoned AR-2 (Agricultural – Residential, 1 acre or more) directly across Nixon Chapel Road. The National Wetland Inventory indicates the presence of wetlands on the property, although not where the applicant would like to subdivide the 1.06 acres. The parcel is located in Flood Zone X.



### **The Proposed Development:**

The applicant is proposing to rezone +/- 1.06 acres to AR-2 (Agricultural – Residential, 1 acre or more) to sell the acreage. This lot 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).

### **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).

### **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.

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## **Planning and Zoning Services**

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effinghamcounty.org

