



Staff Report

Subject: Rezoning (Third District)
Author: Jennifer Rose, Planner I
Department: Development Services
Meeting Date: February 17, 2026

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

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

Map & Parcel: 386-43

Parcel Size: 0.209 out of 5.22 acres

Proposed Use: Permitted uses in AR-2

Applicant: Stephen Lanier
170 Miriam Street
Guyton, GA 31312

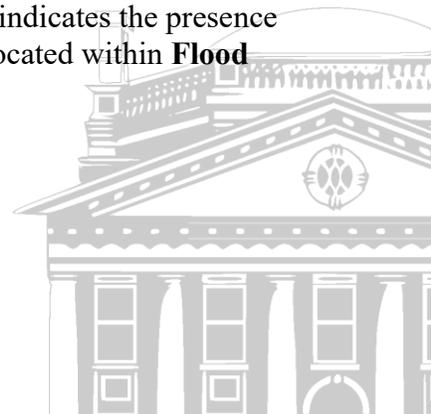
Owner(s): L & P Property Management LLC
3443 Seed Tick Road
Ellabell, GA. 31308

Location: 510 Sisters Ferry Road

Existing Land Use and Zoning:

The subject parcel is located at **510 Sisters Ferry Road**. According to the County Tax Assessor's records, a residential dwelling is located on the property. Ingress and egress are provided from Sisters Ferry Road.

The parcel is currently zoned AR-1 (Agricultural-Residential, minimum 5 acres). Adjacent properties to the north, east, and west are zoned AR-1 (Agricultural-Residential, minimum 5 acres) and AR-2 (Agricultural-Residential, minimum 1 acres), while properties to the south are zoned AR-1 (Agricultural-Residential, minimum 5 acres). The **National Wetlands Inventory** indicates the presence of **wetlands on the property**, identified as a **freshwater pond**, and the parcel is located within **Flood Zone X**.



The Proposed Development:

The applicant requests to rezone 0.209 acres of the 5.22 acres to AR-2 (Agricultural-Residential, minimum 1 acre) in order to incorporate the area into the adjacent property located at **506 Sisters Ferry Road (Parcel: 386-43A)** and increase the available front yard setback area. The remaining acreage will retain its current AR-1 (Agricultural-Residential, minimum 5 acres) zoning.

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–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. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Planning Board Recommendation:

At the January 13, 2026, Planning Board meeting, Mr. Neal Kessler motioned for approval. Ms. Lyndsay Smith seconded the motion, and it carried unanimously

Determination:

Staff has reviewed the application, and finds it to be complete, subject to the following condition:

1. **Plat Approval and Recording.** The plat must be reviewed and approved by Development Services. Following approval, the plat must be recorded prior to the zoning action taking effect.

Planning and Zoning Services

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