



Staff Report

Subject: Rezoning
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: RZN-26-29
Meeting Date: August 11, 2026

Existing Zoning: **AR-1 (Agricultural Residential; 5 acres)**
Proposed Zoning: **AR-2 (Agricultural Residential; 1 acre or more)**

Map & Parcel(s): 374-35A02
Total Acreage Affected ± 5.38 acres
Location: 516 Nease Road
Commissioner District: First District

Proposed Use: Residential Subdivision

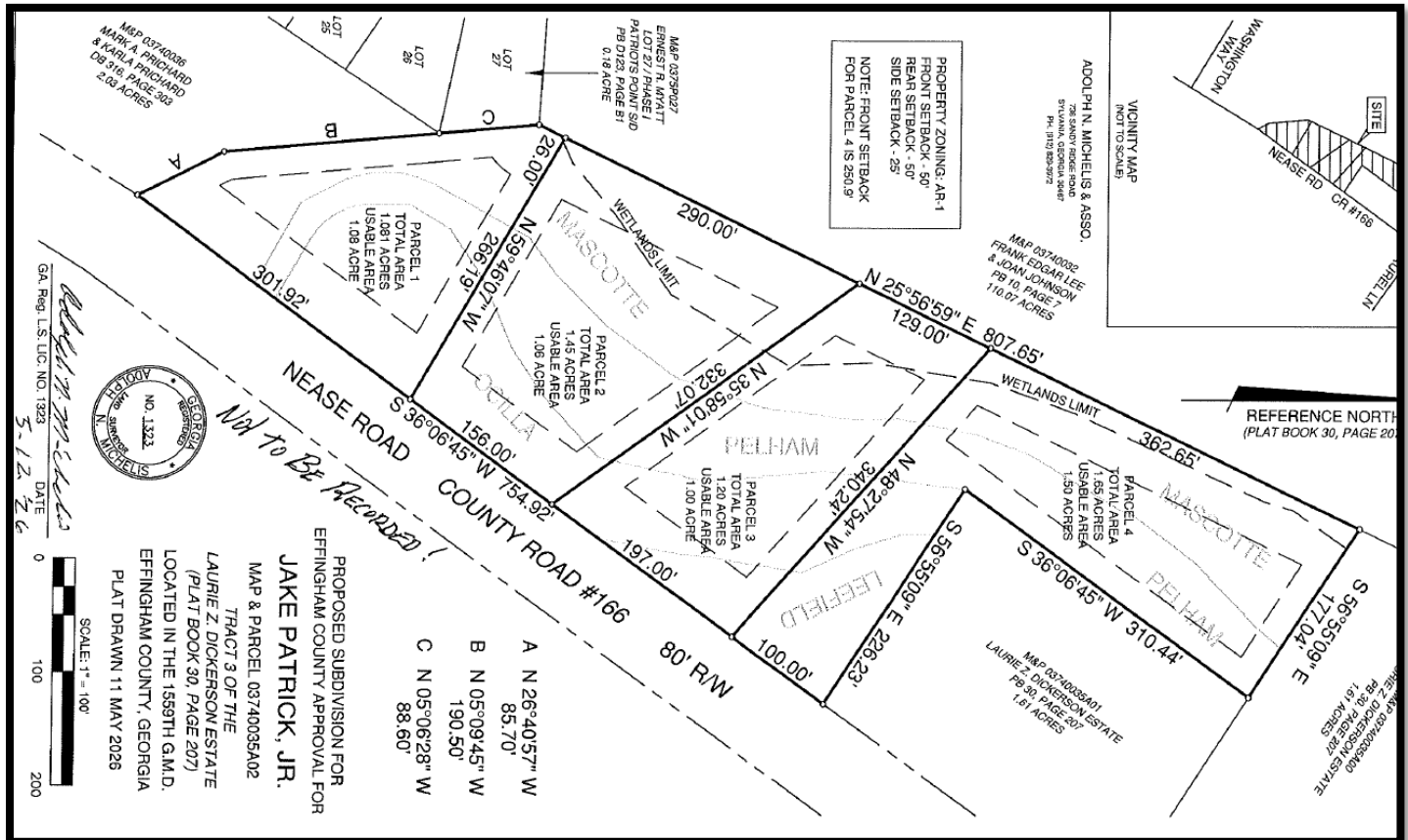
Applicant/Owner: Shannon Patrick
903 Nease Road
Guyton, GA 31312

Rezoning Summary:

Item	Description
Request	Rezone ± 5.38 acres from AR-1 to AR-2
Proposed Use	Residential Subdivision
Existing Use	Undeveloped Woodlands
Future Land Use	Agricultural Residential
Utilities	Private well & septic
Access	Nease Road



The applicant is requesting to rezone approximately **±5.38 acres** from **AR-1 (Agricultural Residential)** to **AR-2 (Agricultural Residential-2)**. The purpose of the request is to allow the applicant to subdivide the property into four residential lots. The intention is to construct stick-built homes on each lot for future sale.

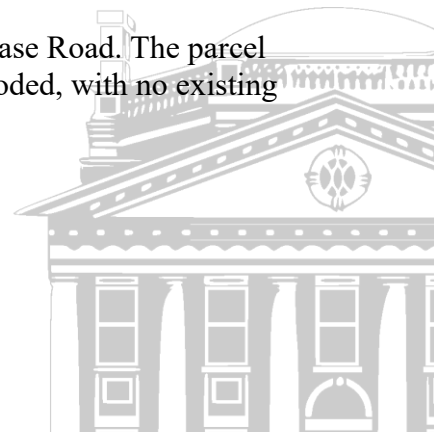


Zoning History

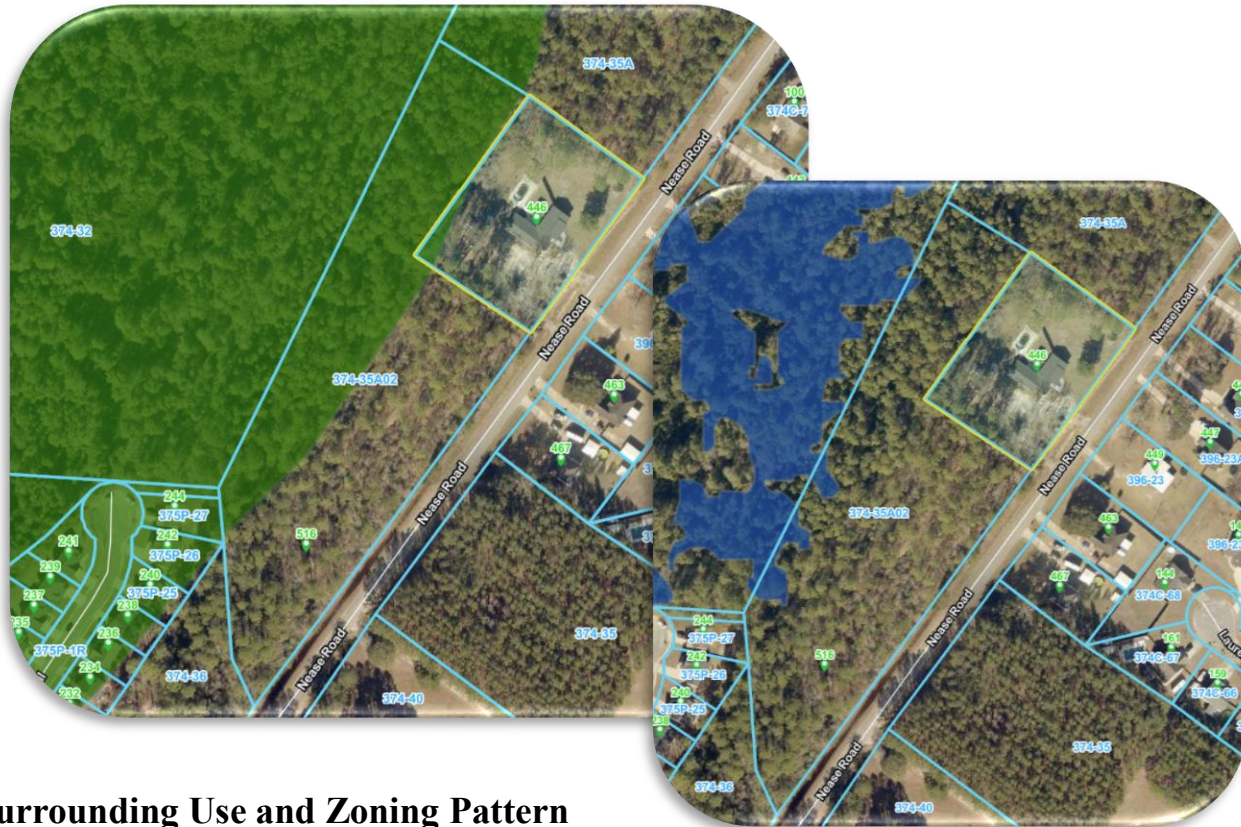
The subject property is currently zoned **AR-1 (Agricultural Residential)**. The property is associated with a prior zoning case. On August 5, 2025, the Board of Commissioners approved a rezoning of 1.61 acres from AR-1 to AR-2 on the parent parcel.

Existing Site Condition

The subject property consists of approximately **5.38 acres** and is located along Nease Road. The parcel has direct frontage on Nease Road. The property is currently undeveloped and wooded, with no existing structures or site improvements.



County GIS mapping indicates the presence of **wetlands and FEMA flood hazard** areas on portions of the property. A soil study has been completed to evaluate the proposed residential lots. Any future development will be required to comply with applicable wetland, floodplain, and Environmental Health requirements.



Surrounding Use and Zoning Pattern

Surrounding Neighborhood
• North: AR-1 (Agricultural-Residential, 5 acres or more)
• South: R-1 (Single-Family Residential) & AR-2 (Agricultural-Residential, 1 acre or more) & AR-1 (Agricultural-Residential, 5 acres or more)
• East: AR-1 (Agricultural-Residential, 5 acres or more) & PD (Planned Development) & AR-2 (Agricultural-Residential, 1 acre or more)
• West: AR-1 (Agricultural-Residential, 5 acres or more) & AR-2 (Agricultural-Residential, 1 acre or more)

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org



The surrounding area is predominantly residential in character and consists of a mix of established single-family dwellings and rural residential homesteads. The area has experienced continued residential growth, resulting in a broader range of lot sizes and increased residential density. Surrounding properties generally range from approximately one-quarter-acre parcels to larger rural tracts, reflecting an ongoing transition toward higher-density residential development patterns.

North

- ✚ Agricultural- residential homesteads (AR-1)
- ✚ Large tracts zoned (AR-1)

East / Southeast

- ✚ Agricultural -residential homesteads (AR-1 & AR-2)
- ✚ Patriots Point Subdivision (PD)

South

- ✚ Agricultural Residential homesteads (AR-1)
- ✚ Large tracts zoned (AR-1)
- ✚ Laurel Mill Subdivision (R-1)

West

- ✚ Agricultural Residential homesteads (AR-1 & AR-2)

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org





Zoning Development Standards for AR-2

Minimum lot area	1 acre
Maximum number of principal residences – one	1 unit
Maximum number of accessory dwelling units – one	1 unit
Minimum lot road frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street/road easement) setback	50 feet
Minimum side yard (secondary street) setback	25 feet

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
 (912) 754-2128
effinghamcounty.org



Zoning Classification

Agricultural Residential 2 is established to foster rural residential living while integrating open space and natural resource conservation. This district supports moderately sized lots (minimum 1 acre), encouraging low-density development that blends residential uses with the rural landscape. AR-2 provides a transitional zone between more intense development and larger-lot rural areas, maintaining moderate spacing between homes and limited pedestrian activity to preserve the rural atmosphere. This district is exclusively designated for family or estate subdivisions, ensuring that development remains consistent with the rural character.

Intensity of Use

The proposed rezoning from AR-1 (Agricultural Residential) to **AR-2 (Agricultural Residential)** represents a minimal increase in land-use intensity. The applicant proposes subdividing the property into four (4) residential lots for the construction of four single-family homes. The proposed rezoning will allow the property to be divided into smaller parcels while maintaining a low-density residential character that is consistent with the surrounding area. Although the requested zoning would permit additional residential development compared to the existing AR-1 classification, the anticipated intensity of use remains relatively low. It is compatible with the agricultural and rural residential nature of the area. The request does not propose multifamily or higher-intensity residential development but rather a limited increase in single-family residential use. The proposed homesites are compatible with the surrounding rural residential development pattern.

Infrastructure

The property is served by a **private well and septic, consistent with the** surrounding development.

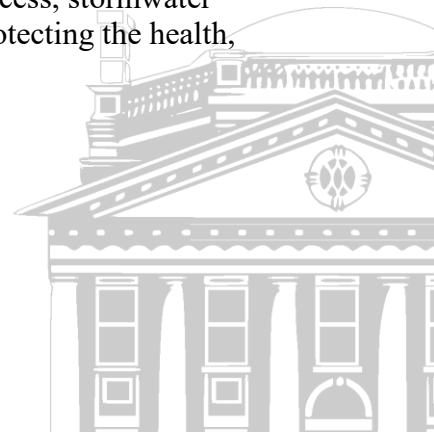
Road Routes: Nease Road is classified as a Local Road within Effingham County.

Public Health, Safety, and Welfare

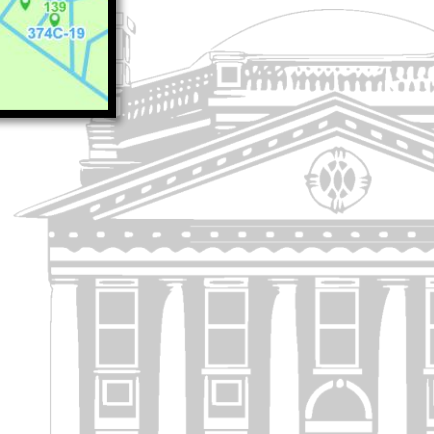
The proposed rezoning from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential) is not anticipated to affect public health, safety, or welfare adversely. The request will facilitate the subdivision of the property into four (4) residential lots for the construction of four single-family homes, representing a minimal increase in residential density that remains compatible with the surrounding rural residential character. The proposed development is expected to have minimal impacts on public services and infrastructure. Any future subdivision and construction will be required to comply with the Effingham County Zoning Ordinance, Subdivision Regulations, and Environmental Health requirements. Compliance with these regulations will help ensure that adequate access, stormwater management, environmental protection, and public services are provided while protecting the health, safety, and welfare of the surrounding community.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org



The subject property is designated **Agricultural Residential** on the **Future Land Use Map (FLUM)**. This designation supports agricultural activities, rural residential development, and low-density housing while preserving the County's rural character. The requested rezoning from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential) is generally consistent with the Agricultural Residential land use designation, as both zoning districts accommodate low-density residential development. Although AR-2 permits smaller minimum lot sizes than AR-1, the proposed rezoning remains compatible with the intent of the Comprehensive Plan by supporting rural residential growth while maintaining the area's agricultural-residential character.



STAFF ANALYSIS

Staff finds that the requested rezoning is compatible with the surrounding land use pattern and consistent with the intent of the AR-2 (Agricultural Residential) zoning district. The request is consistent with the Agricultural Residential designation of the Future Land Use Map. It supports the Comprehensive Plan's goal of accommodating low-density rural residential development while preserving the character of the surrounding area. The proposed rezoning will allow the property to be subdivided for residential use, representing only a minimal increase in development intensity. The request is not anticipated to adversely affect the public health, safety, or welfare of the surrounding community.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org

