



Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-15
Meeting Date: June 2, 2026

Existing Zoning: AR-1 (Agricultural Residential; 5 acres)

Proposed Zoning: AR-3 (Agricultural Residential; 2.5+ acres)

Map & Parcel(s): 291-25
Parent Parcel Size: ±5.48 acres
Location: Mt. Hope Road
Commissioner District: 4th District

Proposed Use: Low-density residential (two-lot division)

Applicant/Owner: Whitney Pippin
104 Shetland Court
Guyton, GA 31312

Rezoning Summary:

Item	Description
Request	Rezone ±5.48 acres from AR-1 to AR-3
Original Concept	Four-lot subdivision (higher density)
Revised Concept	Two-lot subdivision (reduced density)
Proposed Use	Low-density residential
Existing Use	Vacant / wooded land
Future Land Use	Agricultural–Residential
Utilities	Private well & septic
Planning Board Recommendation	Approval (Unanimous)



Request Overview:

The applicant is requesting to rezone approximately 5.48 acres from AR-1 to AR-3 to allow a minor subdivision into two residential lots.

The original proposal included four lots; however, following staff review, the applicant revised the request to reduce density and maintain a development pattern consistent with surrounding properties.

The AR-3 zoning is required to permit the proposed division while maintaining functional lot sizes.

Existing Land Use and Zoning:

The subject property consists of a mix of wooded and cleared areas. Surrounding properties are zoned AR-1 and include large-lot residential and agricultural uses.

The area retains a **predominantly rural development pattern**, with low density and minimal infrastructure.

Surrounding Development Pattern:

Development along Mt. Hope Road follows a linear, low-density residential pattern, with homes situated on larger tracts.

- **North:** AR-1 – Rural residential / agricultural
- **South:** AR-1 – Agricultural / timberland
- **East:** AR-1 – Large-lot residential
- **West:** AR-1 – Rural residential

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The revised request maintains a low-density residential form and does not introduce a new land use type, but instead represents a minor adjustment to allowable density within a rural context. The proposed lot configuration remains generally consistent with the intent of the Agricultural designation.

INFRASTRUCTURE AND SERVICES

The property is served by:

- **Private well systems**
- **On-site septic systems**

Access is provided via **Mt. Hope Road**, a local rural roadway.

The revised development plan results in **minimal infrastructure demand**, with impacts limited to:

- Individual septic system approvals
- Driveway access compliance

No public utilities are available in the area.

ENVIRONMENTAL CONSIDERATIONS

Wetlands

Wetland mapping indicates potential presence of jurisdictional wetlands on the site. Development will require field verification, delineation, and compliance with applicable permitting requirements.



(Wetlands)

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Soils and Septic

The property will be served by private well and septic systems. The applicant **has submitted** a soil report to the Department of Public Health (DPH) for septic evaluation. Final development will remain subject to Environmental Health approvals and applicable septic permitting requirements.

Floodplain and Drainage

No significant floodplain impacts were identified during staff review. Future development will be required to maintain natural drainage patterns and comply with applicable stormwater management requirements.

PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

The proposed two-lot subdivision will generate **minimal additional traffic**, consistent with existing rural residential use. Access will be subject to County standards for driveway placement and visibility.

Noise and Land Use Compatibility

The proposed residential use is consistent with surrounding development and is not expected to create adverse impacts.

Environmental Health

Development utilizing private well and septic systems must meet all applicable Health Department requirements, including:

- Soil suitability
- System spacing
- Lot configuration

Environmental features on the site will influence buildable area and layout.

Compatibility

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The revised proposal reflects a **reduction in development intensity** from the original concept and maintains a **lot configuration consistent with the surrounding rural pattern**.

While AR-3 allows smaller minimum lot sizes, the proposed development does not introduce a level of intensity that would be out of character with the area.

PLANNING BOARD RECOMMENDATION

At the May 12, 2026 Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application.

Staff presented the revised request, including the applicant's reduction in density from the original four-lot concept to a two-lot subdivision configuration.

Following discussion, the Planning Board voted **unanimously** to recommend approval of the request, citing the reduced development intensity, compatibility with surrounding rural development patterns, and consistency with the overall character of the area.

STAFF ANALYSIS / KEY CONSIDERATIONS

Key considerations associated with the request include the reduction in development intensity from the original four-lot proposal to a two-lot subdivision configuration, compatibility with the surrounding rural residential development pattern, and consistency with the existing agricultural-residential character of the area.

The subject property is located within an area characterized by large-lot residential and agricultural uses under predominantly AR-1 zoning. While the proposed AR-3 zoning district permits smaller minimum lot sizes than AR-1, the revised request maintains a low-density residential pattern similar to surrounding properties and does not introduce a new land use type into the area.

Additional considerations include infrastructure limitations associated with private well and septic service, as no public utilities are available in the area. The applicant has submitted a soil report to the Department of Public Health for septic evaluation. Future development will remain subject to Environmental Health approvals, driveway access standards, and any applicable environmental permitting requirements associated with potential wetlands identified on the property.

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