



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-3
Meeting Date: March 3, 2026

Proposed Zoning: AR-2 (Agricultural–Residential; 1 acres or more)

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

Map & Parcel: 373-5F

Parcel Size: 10.54 acres +/-

Proposed Use: Permitted uses in AR-2

Applicant: Kristopher Dalton Brewster
3165 Blue Jay Road
Guyton, GA 31312

Owner(s): Melissa Thompson
90 Drew Drive
Guyton, GA 31312

Location: Midland Road

Existing Land Use and Zoning:

The subject property consists of approximately **10.54 acres** and is located along **Midland Road**, just east of **Blue Jay Road**. According to the **County Tax Assessor’s records**, the parcel is currently **vacant**. Access (ingress and egress) to the proposed site will be provided from **Blue Jay Road**.

The parcel is currently zoned AR-1 (Agricultural–Residential; 5 acres or more). Property to the east is zoned PD (Planned Development), while the properties to the north, south and west are zoned AR-1 (Agricultural–Residential; 5 acres or more).



The Proposed Development:

The applicant requests to rezone **1.0 acre** from **AR-1** to **AR-2** (Agricultural–Residential; 1.0 acres or more) in order to **subdivide one (1) parcel from the existing 10.54-acre tract** and ensure the newly created parcel complies with the minimum lot size requirements of the zoning ordinance. The intended use is a **single-family residence**, with water and sewer provided by a **private well** and **private septic system**. The parent parcel is currently zoned **AR-1**; therefore, rezoning is requested in conjunction with the one-acre subdivision to bring the proposed tract into conformity with the County’s zoning regulations.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, the following are allowed within the **AR-2 (Agricultural–Residential; 1 acres 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 subject property is designated **Agricultural–Residential** and is located within the **Development–Suburban Node** 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. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Planning Board Recommendation:

At the **February 10, 2026, Planning Board meeting**, Mr. Neal Kessler motioned for approval. Mr. Walter Boykin seconded the motion, and the motion carried unanimously.

Determination:

Staff has reviewed the application, and finds it to be complete.

Planning and Zoning Services

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



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