



## Staff Report

Subject: 2<sup>nd</sup> Reading – Zoning Map Amendment  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Meeting Date: December 2, 2025

Proposed Zoning: AR-3 (Agricultural – Residential, 2.5 acres or more)

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

Map & Parcel: 252-21

Parcel Size: 11.43 acres

Proposed Use: Permitted uses in AR-3

Applicant: Michael Minard  
P.O. Box 629  
Ellabell, GA 31308

Owner(s): Michael Minard  
P.O. Box 629  
Ellabell, GA 31308

Location: 1899 Old Louisville Road

### Existing Land Use and Zoning:

The parcel totals 11.43 acres and is located on Old Louisville Road. Based on the information from the Tax Assessor's website, the parcel currently has a Mobile Home and an accessory structure located on it. The point of ingress and egress for the total 11.43 acres is an easement to Old Louisville Road.

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). The National Wetland Inventory does indicate the presence of wetlands on the property located at the front along Old Louisville Road. The majority parcel is located in Flood Zone X; however, mirroring the wetlands along the front of the parcel, adjacent to Old Louisville Road, is Flood Zone A.



## **The Proposed Development:**

The applicant is proposing to rezone +/- 11.43 acres to AR-3 (Agricultural – Residential, 2.5 acres or more) to subdivide the parcel into three (3) lots. These lots 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-3 (Agricultural – Residential, 2.5 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, 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, Sheep and Goat Farming Establishments, Fish Hatcheries, Fisheries, and Aquaculture, Apiculture (Bees, Wax, and Related Operations), Forest Nurseries, Support Functions for Forestry, Fishing, and Hunting and Trapping, Game Retreats, and Game and Fishing Preserves.

On September 29, 2025, the applicant did meet with the Staff for a Technical Review Committee meeting. In that meeting, we discussed the AR-3 zoning district and the requirements for that district, access, buffers, and the rezoning process.

## **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).

## **Planning Board Recommendation:**

At the November 12, 2025, Planning Board Meeting, Mr. Walter Boykin motioned for approval with the condition that each lot shall only have one principal dwelling. Mr. Jake Patrick seconded the motion, and it carried 4-1, with Mr. Neal Kessler opposing.

## **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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