



## Staff Report

Subject: Rezoning (Fifth District)  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Meeting Date: October 7, 2025

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

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

Map & Parcel: 460-48

Parcel Size: 10.44 out of 25.77 acres

Proposed Use: Single Family Residential

Applicant: Alice Hurst  
6636 GA Highway 21 S  
Rincon, GA 31326

Owner(s): Alice Hurst  
6636 GA Highway 21 S  
Rincon, GA 31326

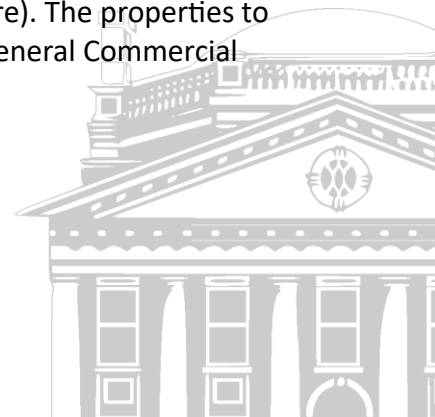
Location: 1369 Ebenezer Road

### Existing Land Use and Zoning:

The parcel is a total of 25.77 acres; however, the 10.44 acres will be subdivided from the parent parcel. Located at 1369 Ebenezer Road, on the corner property of the roundabout at Ebenezer Road and Long Bridge Road. The parcel currently has a site-built single-family residence. The new parcels will have road frontage along Long Bridge Road and Ebenezer Road. The applicant did state that they were willing to do shared driveways along Long Bridge Road to meet the Access Management Policy, and that the parcel along Ebenezer already had access.

The parcel is currently zoned AR-1 (Agricultural—Residential, 5 acres or more). The north, west, and east properties are also zoned AR-1 (Agricultural—Residential, 5 acres or more). The properties to the south are zoned AR-1 (Agricultural—Residential, 5 acres or more) and B-2 (General Commercial District).

### The Proposed Development:



The applicant has requested to rezone the 10.44 acres to AR-2 (Agricultural – Residential, 1 acre or more). This zoning district allows for the following; 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).

The application materials state that this subdivision will be for eight (8) one-acre parcels. Each parcel will have a private well and a private septic system.

### **Comprehensive Plan:**

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent land use 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). Furthermore, it falls within the Historic Overlay District, which states that the purpose of the district is to protect the residential character of the community (pg. 42). The Board has not approved the requirements for this Historic Overlay District to date, however, a workshop is being held to discuss this district at the September 16, 2025 Board of Commissioners meeting.

### **Planning Board:**

At the September 9, 2025, Planning Board meeting, Ms. Lyndsay Smith motioned for approval. Mr. Jake Patrick seconded the motion, which carried unanimously. The discussion focused on the Historic Overlay District, which the applicant stated at the meeting that they would be willing to abide by if the district were to be implemented. Also, further conversation by the Planning Board supported the rezoning because one-acre lots are more suitable for this area. Lastly, the discussion of access management resulted in the applicant being acceptable to a possible single entrance access road.

### **Determination:**

Staff has reviewed the application, and the application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. An encroachment permit shall be reviewed and obtained from Effingham County for access to Long Bridge Road and shall comply with the Access Management Policy.

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## **Planning and Zoning Services**

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