



Staff Report

Subject: Rezoning
 Author: Jennifer Rose, Planner I
 Department: Development Services
 Application: RZN-26-5
 Meeting Date: March 10, 2026

Proposed Zoning: AR-2 (Agricultural Residential; 1 acre)

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

Map & Parcel: 405-26
 Parcel Size: 8.49 acres
 Location: 4169 Highway 119 North
 Commissioner DeLoach: Third District

Proposed Use: Residential use consistent with AR-2 zoning standards

Applicant/Owner: Ritchie A. Dickey, Sr.
 4169 Hwy 119 N
 Clyo, GA 31303

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 4169 Hwy 119 N
 Clyo, GA 31303

Rezoning Summary:

Item	Description
Applicant Request	Rezone 8.49 acres from AR-1 to AR-2
Location	Hwy 119 North, Clyo
Proposed Use	Residential
Future Land Use Map	Agricultural–Residential
Staff Recommendation	Approval with conditions



Existing Land Use and Zoning:

The subject parcel is located along **Highway 119 North** and consists of approximately **8.49 acres**. The parcel is currently zoned **AR-1** (Agricultural Residential; 5 acre minimum lot size).

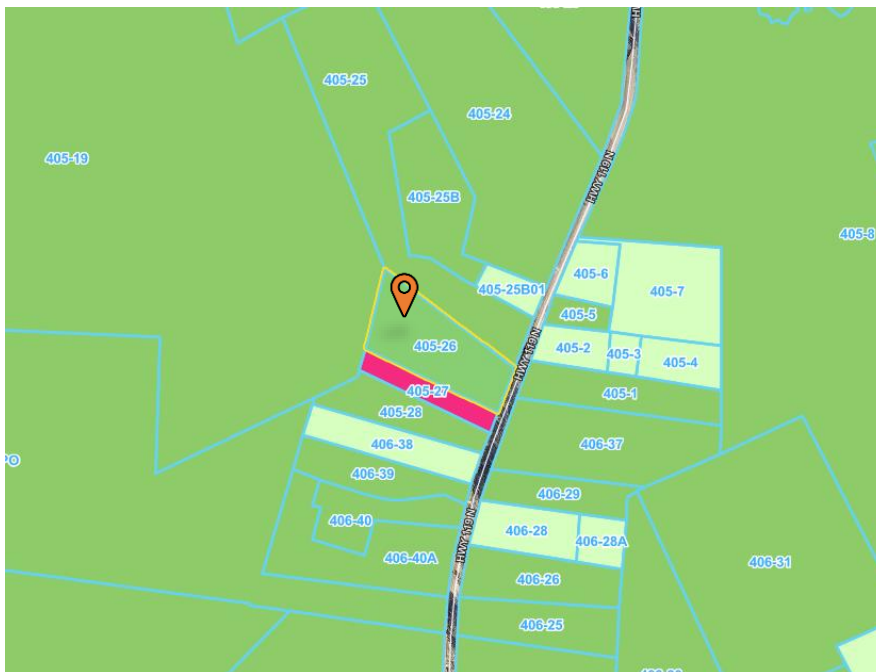
According to the **Effingham County Tax Assessor's database**, the property currently contains **one single-family residence and a 25' x 30' accessory structure**.

Surrounding Development Pattern:

The subject property is located along **the Highway 119 corridor**, in an area characterized primarily by **agricultural-residential land uses and rural residential development**. A review of the Effingham County zoning map indicates that the surrounding properties are predominantly zoned **AR-1 (Agricultural Residential)**, which supports low-density residential development on larger rural lots.

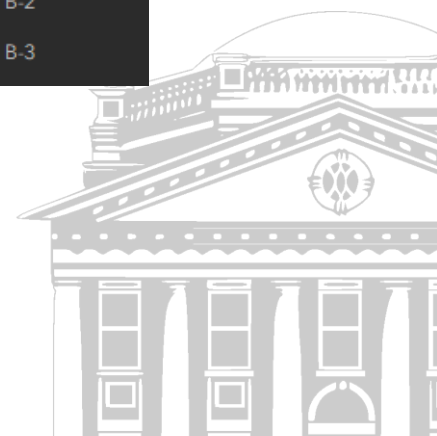
Based on the zoning map, the surrounding zoning pattern is as follows:

- **North:** AR-1 (Agricultural Residential)
- **South:** R-1 (Single-Family Residential)
- **East:** AR-1 (Agricultural Residential)
- **West:** AR-1 (Agricultural Residential)



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The surrounding area consists primarily of single-family residences, pastureland, and wooded tracts, reflecting the rural residential character of this portion of the county.

The Proposed Development Request:

The applicant is requesting to **rezone approximately 8.49 acres from AR-1** (Agricultural Residential; 5-acre minimum lot size) **to AR-2** (Agricultural Residential; 1-acre minimum lot size).

The purpose of the request is to **subdivide the property to divide the tract among heirs.**

Based on the concept plan submitted with the application, the property is proposed to be subdivided into **three tracts:**

- **Northern Tract:** Approximately 4.25 acres
- **Southwest Tract:** Approximately 2.24 acres
- **Southeast Tract:** Approximately 2 acres (existing residence)

The existing residence located on the southeastern portion of the property is intended to remain. The applicant has indicated that **a future residence may be constructed on the northern portion of the tract.**

Access to one of the proposed tracts would be provided through the property **access easement.**

Facts and Findings:

Site Characteristics

The subject parcel contains approximately **8.49 acres** and currently includes **an existing single-family residence and a 25' x 30' accessory structure**, according to the Effingham County Tax Assessor's database. The property is accessed from **Highway 119 North** and is served by **private well and septic systems**, which are typical for rural residential development in this area.

A review of the **Effingham County GIS mapping system indicates that no wetlands or floodplains located on the property..**

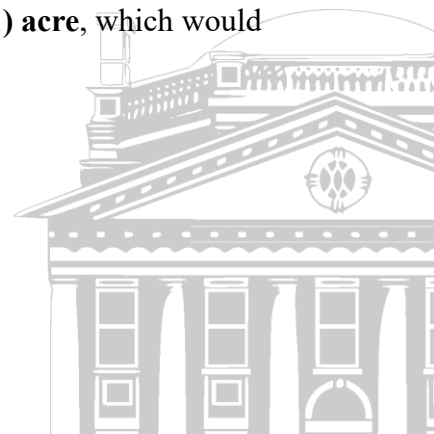
Zoning Context

The property is currently zoned **AR-1**, which requires a **minimum lot size of five (5) acres.**

The requested **AR-2 zoning classification requires a minimum lot size of one (1) acre**, which would allow the proposed subdivision of the property into three residential tracts.

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The proposed tract sizes of approximately **4.25 acres, 2.24 acres, and 2 acres** would meet the minimum lot size requirement of the AR-2 zoning district while maintaining compatibility with the surrounding agricultural-residential development pattern.

Infrastructure and Services

Access to the property is currently provided from **Highway 119 North**.

The property is served by **private well and septic systems**. Any future development or subdivision of the property will be required to comply with all applicable **Environmental Health Department requirements for private well and septic systems**.

Additionally, the proposed subdivision would require the establishment of a **60-foot-wide access easement** to provide access to interior tracts.

According to the Effingham County Code of Ordinances, Section 4.1A – Permitted Use Table, the following uses are **allowed** within the **AR-2** (Agricultural – Residential, 1 acre 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 Consistency

The subject parcel is designated **Agricultural** on the Future Land Use Map (FLUM) withing the Effingham County 2020-2040 Joint Comprehensive Plan.

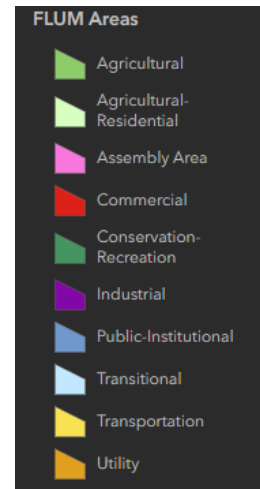
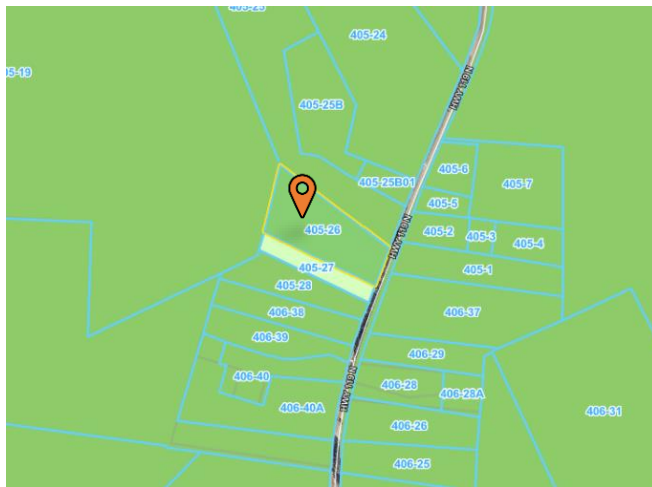
The **Agricultural** land use designation is intended to **preserve and support agricultural activities, rural residential development, and large-lot residential uses that maintain the rural character of the county**. This designation typically includes **working farms, pastureland, timberland, and low-density residential development**, while discouraging higher-density suburban or urban development patterns.

The Agricultural category is intended to **protect rural landscapes, maintain open space, and allow residential uses that are compatible with agricultural operations**. Development within this designation is generally characterized by **larger lot sizes, agricultural uses, and low-density residential development patterns**.

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The requested rezoning from **AR-1 to AR-2** would continue to support **low-density residential development within a rural setting** while allowing the property to be subdivided among heirs. The proposed tract sizes remain consistent with the **rural development pattern present along the Highway 119 corridor**.

Therefore, the proposed rezoning is **generally consistent with the Agricultural future land use designation** identified in the Effingham County 2020-2040 Joint Comprehensive Plan.

Staff Findings

Based on review of the rezoning request and supporting materials, staff finds the following:

1. Consistency with the Comprehensive Plan

The requested AR-2 zoning classification remains generally consistent with the Agricultural designation on the Future Land Use Map.

2. Compatibility with Surrounding Development

The surrounding area consists primarily of single-family residences, agricultural land, and rural residential properties, which are compatible with the proposed AR-2 zoning district.

3. Subdivision Intent

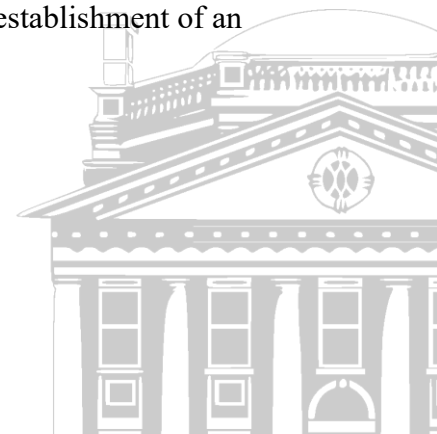
The applicant has indicated the intent to subdivide the property into three tracts to divide the property among heirs, while maintaining residential use of the property.

4. Infrastructure Considerations

Future development of the property will require compliance with Environmental Health Department regulations for private well and septic systems, as well as the establishment of an access easement for interior tracts.

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Staff Analysis and Recommendation

Staff evaluated the rezoning request based on the Effingham County Zoning Ordinance, surrounding land use patterns, parcel size, infrastructure considerations, and the policies of the Effingham County **2020-2040 Joint Comprehensive Plan**.

The subject property consists of approximately **8.49 acres currently zoned AR-1**, which requires a minimum lot size of five acres. The applicant is requesting to rezone the property to **AR-2** in order to subdivide the tract among heirs.

The proposed subdivision would create three residential tracts of approximately **4.25 acres, 2.24 acres, and 2 acres**, all of which would meet the minimum lot size requirements of the AR-2 zoning district.

The surrounding area is characterized by **rural residential development, agricultural uses, and large residential tracts**, which are compatible with the proposed zoning classification.

Additionally, the requested rezoning is **generally consistent with the Agricultural future land use designation** identified in the Effingham County 2020-2040 Joint Comprehensive Plan.

Based on the parcel size, surrounding land use pattern, and consistency with the Future Land Use Map, **staff recommends approval of the rezoning request from AR-1 to AR-2.**

The Board may approve the request, approve the request with conditions, or deny the request

Recommended Conditions (If Approved):

If the Board elects to approve the rezoning request, staff recommends the following condition:

1. A **60-foot-wide access easement** shall be established to provide access to interior tracts created through subdivision of the property.
2. Any subdivision of the property shall comply with all applicable **Effingham County subdivision regulations**.
3. Development of the property shall comply with all **Environmental Health Department requirements for private well and septic systems**.

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