



**Staff Report**

Subject: Rezoning  
 Author: Jennifer Rose, Planner I  
 Department: Development Services  
 Application: RZN-26-4  
 Meeting Date: March 10, 2026

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

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

Map & Parcel: 476-12  
 Parcel Size: 2.97 acres  
 Location: Holly Lane  
 Commissioner Kieffer: Fifth District

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

Applicant: Teresa Burroughs  
 211 Holly Lane  
 Rincon, GA 31326

Owner(s): Teresa Burroughs  
 211 Holly Lane  
 Rincon, GA 31326

**Rezoning Summary:**

<b>Item</b>	<b>Description</b>
<b>Applicant Request</b>	Rezone 2.97 acres from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-2 (Agricultural Residential; 1-acre minimum lot size)
<b>Location</b>	Holly Lane
<b>Proposed Use</b>	Residential
<b>Future Land Use Map</b>	Agricultural–Residential
<b>Staff Recommendation</b>	Approval



## Existing Land Use and Zoning:

The subject parcel is located along **Holly Lane** and consists of approximately **2.97 acres**. According to the **Effingham County Tax Assessor's database**, the property currently contains **two mobile homes**.

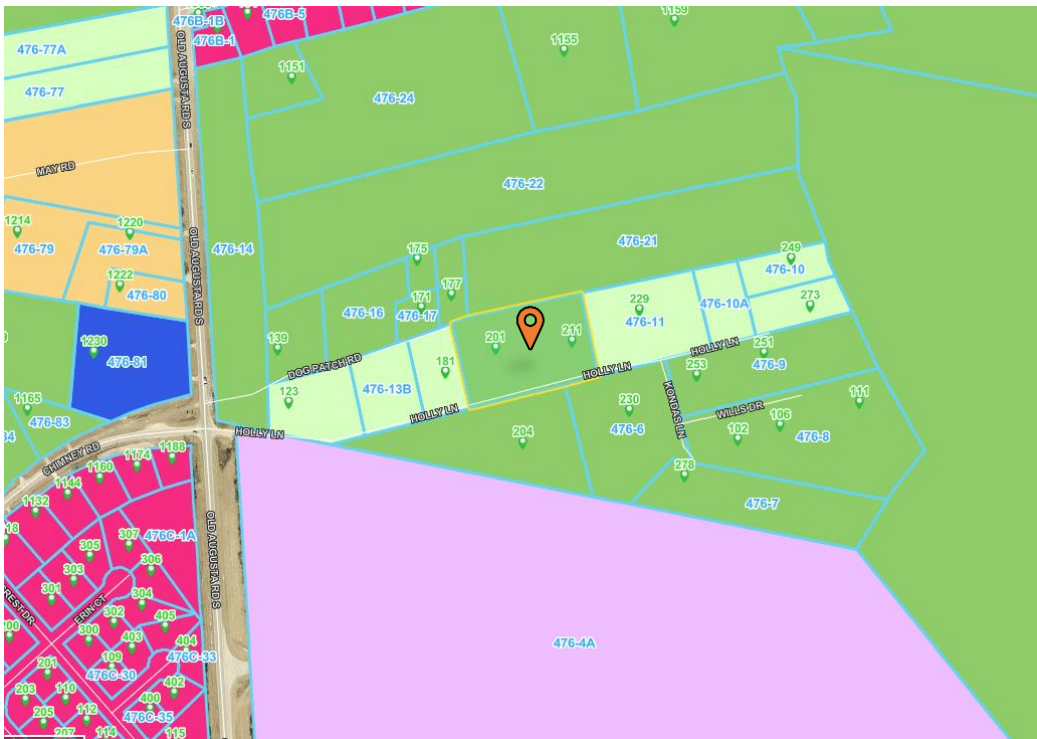
The parcel is currently zoned **AR-1 (Agricultural Residential)**, which requires a **minimum lot size of five (5) acres**. Because the parcel contains less than the required acreage, it is considered a **legal nonconforming lot under the current zoning classification**.

## Surrounding Development Pattern:

The subject property is located along **Holly Lane**, east of **Old Augusta Road**, 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. Property located south of the subject parcel is zoned **LI (Light Industrial)**.

- **North:** AR-1 (Agricultural Residential; 5-acre minimum lot size)
- **South:** AR-1 (Agricultural Residential; 5-acre minimum lot size) and LI (Light Industrial)
- **East:** AR-2 (Agricultural Residential; 1-acre minimum lot size)
- **West:** AR-2 (Agricultural Residential; 1-acre minimum lot size)



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The surrounding development pattern reflects a **predominantly rural residential area with agricultural-residential zoning districts surrounding the subject parcel**, while light industrial zoning exists to the south along the **Old Augusta Road corridor**.

### **The Proposed Development Request:**

The applicant is requesting to **rezone approximately 2.97 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 **bring the parcel into conformity with zoning requirements and facilitate the subdivision of the property into two tracts**.

The applicant has indicated the intent to subdivide the parcel as follows:

- **Tract 1:** 1.292 acres
- **Tract 2:** 1.672 acres

Both proposed tracts would **meet the minimum lot size requirement of the AR-2 zoning district while maintaining compatibility with the surrounding agricultural-residential development pattern**.

### **Facts and Findings:**

#### **Site Characteristics**

The subject parcel contains approximately **2.97 acres** and currently includes **two mobile homes**, according to the Effingham County Tax Assessor's database. The property is accessed from **Holly Lane** 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 there are 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**.

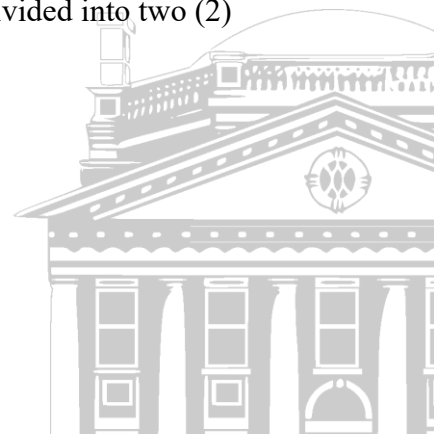
Because the parcel contains **approximately 2.97 acres**, it does not meet the minimum lot size requirement of the AR-1 zoning district and is therefore considered a **legal nonconforming lot**.

Rezoning the parcel to **AR-2**, which requires a **minimum lot size of one (1) acre**, would bring the property into **conformity with the zoning ordinance** and allow parcel to be subdivided into two (2) conforming residential lots.

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## Infrastructure and Services

Access to the property is provided via **Holly Lane**, a local residential roadway serving rural residential properties.

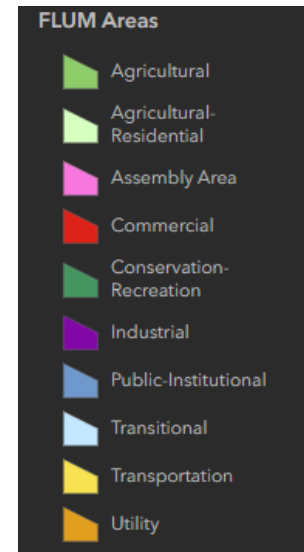
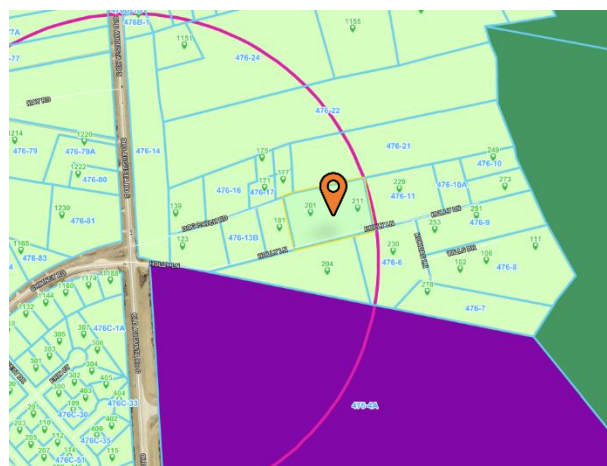
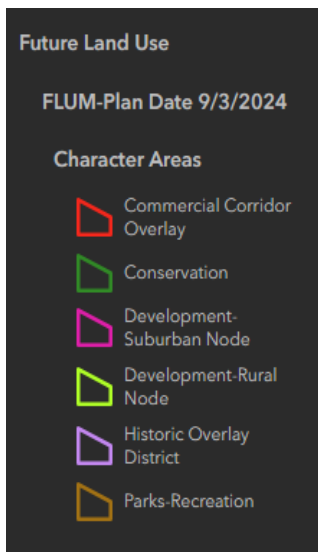
The property is served by **private well and septic systems**. Any future subdivision of the property will be required to comply with all applicable **Effingham County subdivision regulations and Environmental Health Department requirements for well and septic placement**.

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

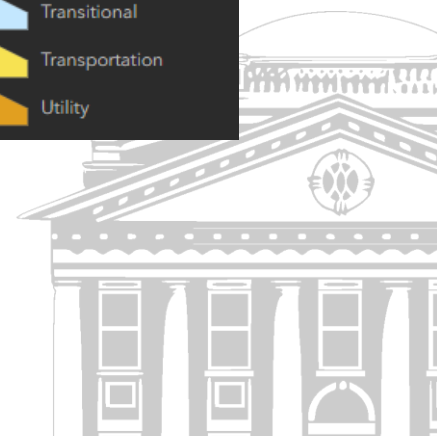
The subject parcel is designated **Agricultural-Residential** on the Future Land Use Map (FLUM) withing the Effingham County 2020-2040 Joint Comprehensive Plan.

The primary land use withing the Agricultural–Residential category consists of **single-family and multifamily residential development organized into general categories of net densities**. Residential zoning within this designation is intended to ensure land is used appropriately for housing while considering factors such as **density, building types, and overall neighborhood character** (Effingham County 2020–2040 Joint Comprehensive Plan, pg. 37).



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## Character Area Analysis

The subject parcel is located within the **Development – Suburban Node Character Area**, as identified in the Effingham County **2020–2040 Joint Comprehensive Plan**.

Development – Suburban Node areas are intended to accommodate **residential growth and supporting development patterns in areas that are accessible to transportation corridors and existing infrastructure**. These areas typically include a mix of residential development types while maintaining compatibility with surrounding land uses.

The requested rezoning from **AR-1 to AR-2** would allow the property to be subdivided into two residential tracts that meet the minimum lot size requirements of the AR-2 zoning district. This level of development remains **low-density in character and consistent with the rural residential development pattern present in the surrounding area**.

Additionally, the proposed rezoning supports the Comprehensive Plan’s intent for **orderly residential growth within designated development nodes**, while maintaining compatibility with surrounding agricultural-residential properties and nearby development along the **Old Augusta Road corridor**.

Based on these considerations, the proposed rezoning is **generally consistent with the Development – Suburban Node character area policies identified in the Effingham County 2020–2040 Joint Comprehensive Plan**.

## Staff Analysis and Recommendation

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

The subject parcel is currently zoned **AR-1 (Agricultural Residential)**, which requires a **minimum lot size of five (5) acres**. The parcel contains approximately **2.97 acres**, which does not meet the minimum lot size requirement of the AR-1 zoning district and is therefore considered a **legal nonconforming lot** under the current zoning classification.

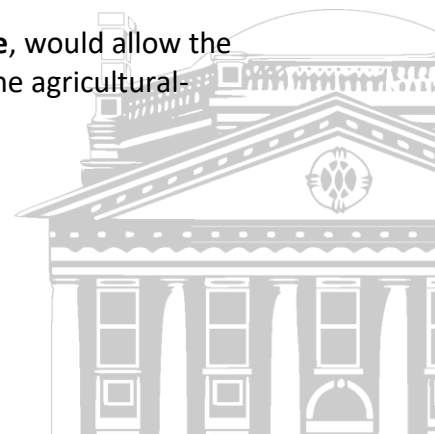
According to the **Effingham County Tax Assessor’s database**, the property currently contains **two mobile homes** and is served by **private well and septic systems**. The applicant has indicated the intent to subdivide the property into **two tracts consisting of approximately 1.292 acres and 1.672 acres**.

Rezoning the property to **AR-2**, which requires a **minimum lot size of one (1) acre**, would allow the parcel to be subdivided into **two conforming residential lots** while maintaining the agricultural-residential character of the surrounding area.

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The surrounding zoning pattern is primarily **AR-1**, with **Light Industrial (LI) zoning located to the south** along the Old Augusta Road corridor. The requested AR-2 zoning district remains compatible with surrounding agricultural-residential land uses and would continue to support low-density residential development consistent with the character of the area.

Additionally, the subject parcel is designated **Agricultural-Residential on the Future Land Use Map (FLUM)** and is located within the **Development – Suburban Node Character Area** of the Effingham County 2020–2040 Joint Comprehensive Plan.. The requested AR-2 zoning classification supports low-density residential development and is consistent with the development patterns envisioned for this character area.

Based on the parcel size, surrounding zoning pattern, and consistency with the Future Land Use Map and Comprehensive Plan policies, **staff recommends approval of the rezoning request from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential).**

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

### **Conditions (If Approved):**

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

1. Any future subdivision of the property shall comply with all applicable **Effingham County subdivision regulations and Environmental Health Department requirements for private well and septic systems.**

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