



Staff Report

Subject: Rezoning
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-6
Meeting Date: March 10, 2026

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

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

Map & Parcel: 445-19A
Parcel Size: 5 acres
Location: Long Bridge Road
Commissioner Kieffer: Fifth District

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

Applicant/Owner: Jose Manuel Navarro Hernandez
1100 Long Bridge Road
Rincon, GA 31326

Rezoning Summary:

Item	Description
Applicant Request	Rezone 5 acres from AR-1 to AR-2
Location	Long Bridge Road
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 **Long Bridge Road** and consists of approximately **five (5) acres**.

According to the **Effingham County Tax Assessor's database**, the property currently contains **one mobile home**, with the remaining portion of the tract consisting primarily of **wooded area**.

The parcel is served by a **private well and septic system**, which is typical for rural residential development in this area.

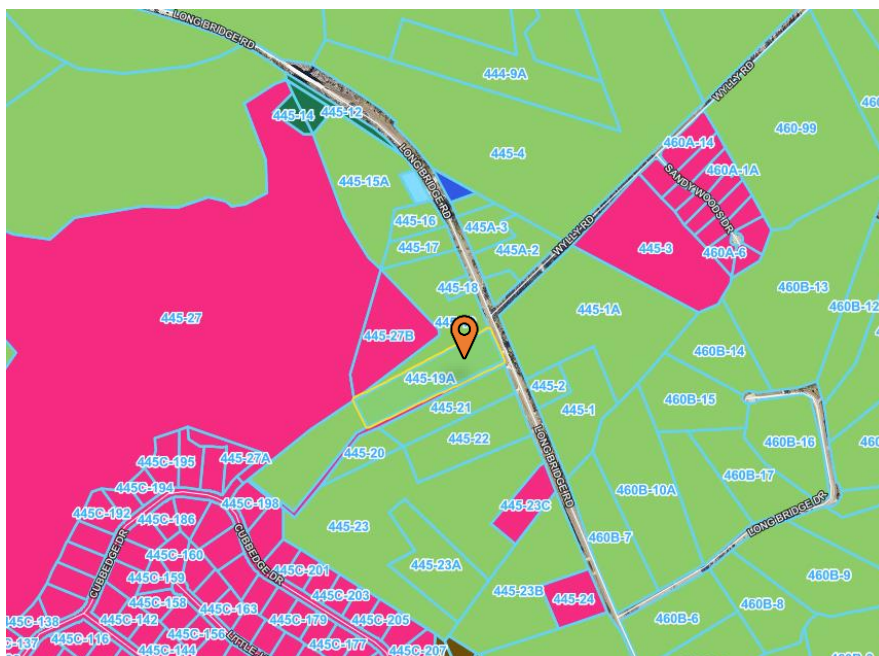
Surrounding Development Pattern:

The subject property is located along **the Long Bridge Road 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:** AR-1 and R-1 (Agricultural Residential and 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 homes on larger residential lots, wooded tracts, and rural residential properties**, reflecting the **agricultural-residential character of the Long Bridge Road corridor**.

The Proposed Development Request:

The applicant is requesting to **rezone approximately five (5) 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 allow the property to be **subdivided into smaller residential tracts for family members**. The concept plan submitted with the application illustrates the potential creation of **five (5) one-acre residential lots** accessed from **Long Bridge Road**.

According to the **Effingham County Tax Assessor's database**, the parcel currently contains **one mobile home**, with the remainder of the property consisting primarily of **wooded land**.

The applicant has also indicated that a significant portion of the wooded area may be cleared in order to prepare the property for future residential use.

Facts and Findings:

Site Characteristics

The subject property contains approximately **five acres** located along **Long Bridge Road**.

The parcel currently contains **one mobile home**, with the remaining portion consisting primarily of **wooded land**.

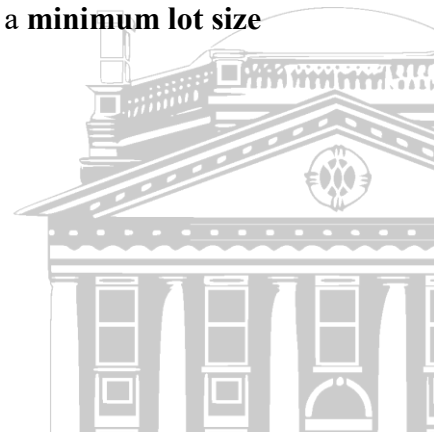
A review of the **Effingham County GIS mapping system** indicates that **no wetlands or floodplains are located on the subject parcel**.

Zoning Context

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

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The requested **AR-2 zoning classification allows a minimum lot size of one acre**, which would allow the property to be subdivided into smaller residential tracts.

While the concept plan submitted by the applicant illustrates **five one-acre lots**, consultation with the **Georgia Department of Public Health (DPH)** indicates that the proposed layout may not meet septic suitability requirements due to the need for **adequate suitable soil area for private septic systems**.

Additionally, the establishment of a **60-foot access easement** would reduce the usable acreage within each proposed lot.

As a result, the final number and configuration of lots may need to be modified during the subdivision review process to meet Environmental Health requirements.

Infrastructure and Services

Access to the property is currently provided from **Long Bridge Road**.

If the property is subdivided as proposed, a **minimum 60-foot access easement** will be required to provide access to interior tracts.

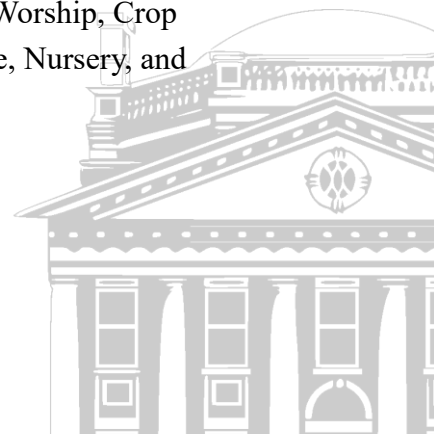
The property is currently served by **private well and septic systems**. Any future development or subdivision will be required to comply with all applicable **Georgia Department of Public Health Environmental Health regulations**.

The applicant has indicated that approximately **four acres of wooded area may be cleared**. Clearing activities exceeding county thresholds will require approval of a **Land Disturbance Activity (LDA) permit** prior to any land clearing.

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

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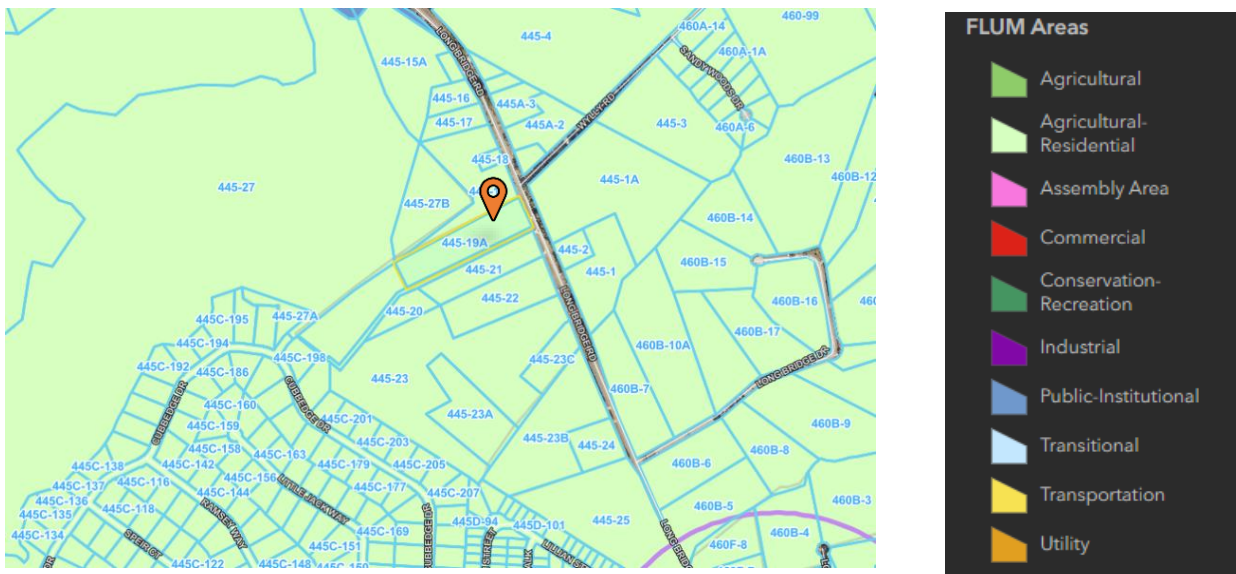


Floriculture, Food Crops Grown Under Cover, Nursery and Tree Production, Floriculture Production, Poultry and Egg Production and Hatcheries, and Apiculture (Bees, Wax, and Related Operations).

Comprehensive Plan Consistency:

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

The Agricultural-Residential designation is intended to **support agricultural uses and low-density rural residential development while preserving the rural character of the county**. Development within this designation typically includes **large residential lots, agricultural activities, and rural residential uses compatible with surrounding farmland and open space**.



The requested rezoning from **AR-1 to AR-2** would continue to support **low-density residential development within a rural setting**, although the proposed lot configuration may require adjustment during the subdivision review process to meet Environmental Health requirements.

Overall, the requested zoning classification is **generally consistent with the Agricultural-Residential designation identified in the Effingham County Comprehensive Plan**.

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Rezoning Considerations:

Staff evaluated the rezoning request using commonly applied zoning review criteria.

Existing Use of the Property

The property currently contains **one mobile home**, with the remainder of the tract consisting primarily of wooded land.

Suitability of the Property for the Current Zoning

The property can continue to function under its current **AR-1 zoning classification**, which requires a minimum lot size of five acres.

Compatibility with Surrounding Development

The surrounding area consists primarily of **rural residential properties and agricultural land**, most of which is zoned **AR-1**, with some nearby **R-1 residential zoning**. The requested AR-2 zoning classification remains generally compatible with these surrounding land uses.

Infrastructure Impacts

The property is accessed from **Long Bridge Road** and is served by **private well and septic systems**. Any future subdivision will require compliance with Environmental Health regulations and the establishment of appropriate access easements.

Environmental Considerations

No wetlands or floodplains are indicated on the parcel according to the Effingham County GIS mapping system.

Potential Considerations:

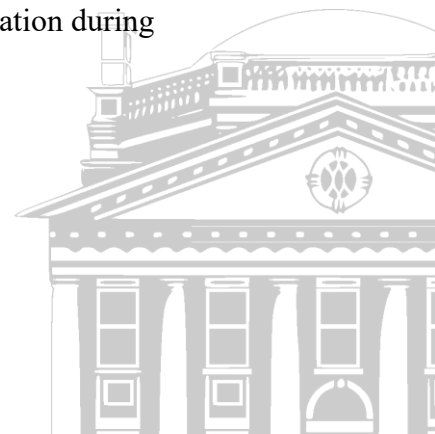
Staff has identified the following considerations that may affect future development of the property:

Septic Suitability Requirements

Due to private septic system requirements established by the **Georgia Department of Public Health**, the proposed five one-acre lots may not meet septic suitability standards once the **60-foot access easement** is established. The final lot configuration may therefore require modification during Environmental Health review.

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Access Easement Requirement

A **minimum 60-foot access easement** will be required to provide access to interior tracts created through subdivision.

Land Disturbance Activity Permit

Clearing of approximately **four acres of wooded land** will require approval of a **Land Disturbance Activity (LDA) permit** prior to land clearing.

Subdivision Approval

Rezoning approval does not authorize subdivision of the property. Any future subdivision must comply with all applicable **Effingham County subdivision regulations**.

Staff Analysis and Recommendation:

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

The subject property consists of approximately **five 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 property into smaller residential tracts for family members.

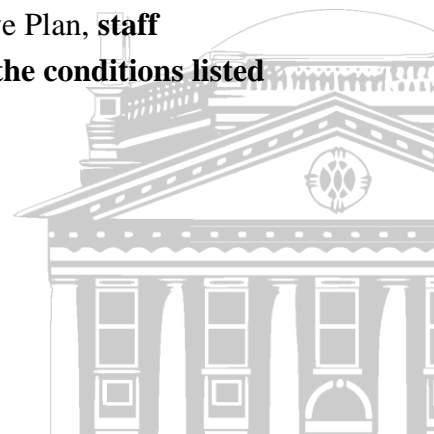
The requested zoning classification remains **generally compatible with the surrounding rural residential development pattern** and is **consistent with the Agricultural-Residential future land use designation** identified in the Comprehensive Plan.

However, the proposed concept plan illustrating five one-acre lots may require adjustment during the subdivision review process in order to meet **Environmental Health septic suitability requirements** and accommodate the required **access easement**.

Based on the surrounding land use pattern and consistency with the Comprehensive Plan, **staff recommends approval of the rezoning request from AR-1 to AR-2 subject to the conditions listed below**.

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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 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. The final subdivision layout shall comply with all Georgia Department of Public Health Environmental Health requirements for private well and septic systems.**
- 4. Clearing of wooded areas exceeding county thresholds shall require approval of a Land Disturbance Activity (LDA) permit prior to land clearing.**

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