



Staff Report

Subject: 2nd Reading-Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-25
Meeting Date: July 21, 2026

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

Proposed Zoning: AR-3 (Agricultural Residential; 2.5+ acres)

Map & Parcel(s): 233A-1
Parent Parcel Size: ±5.06 acres
Location: 110 Fourth Street
Commissioner District: 3rd District

Proposed Use: Two-Lot Residential Subdivision

Applicant/Owner: Timothy Peavy
95 Poplar Street
Guyton, GA 31312

Rezoning Summary:

Item	Description
Request	Rezone ±5.06 acres from AR-1 to AR-3
Proposed Use	Two-lot residential subdivision
Existing Use	Single-family residence
Future Land Use	Agricultural
Character Area	Development-Rural Node
Utilities	Private well and septic
Access	Fourth Street / Georgia Highway 17 North
Wetlands	Present on portions of the property
Floodplain	No mapped floodplain identified
Existing Residence	To remain on Parcel 1
Proposed Lots	2.56 acres and 2.50 acres
Planning Board Recommendation	Approval (Unanimous – June 9, 2026)



Request Overview:

The applicant is requesting to rezone approximately 5.06 acres from **AR-1** (Agricultural Residential; 5-acre minimum lot size) to **AR-3** (Agricultural Residential; 2.5-acre minimum lot size) to facilitate a minor two-lot residential subdivision. The proposal would create two parcels consisting of approximately 2.56 acres and 2.50 acres respectively. The existing single-family residence located on the property will remain on the larger parcel.

According to the pre-application meeting held on May 5, 2026, the applicant has coordinated with the Department of Public Health and submitted a soil report and subdivision plat, both of which have been reviewed and approved. Staff also discussed access requirements, including a requested driveway connection to Georgia Highway 17 North that is currently under review by the Georgia Department of Transportation (GDOT). Should direct access not be approved, the applicant indicated a willingness to provide a 60-foot access easement to serve the newly created parcel.

The request does not propose additional residential density beyond what would typically be expected in a rural residential setting, but instead facilitates a division of an existing residential tract into two lots that meet the minimum requirements of the AR-3 zoning district.

Existing Land Use and Zoning:

The subject property is currently zoned AR-1 and developed with a single-family residence. The remainder of the property consists primarily of wooded land and open yard areas.

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Surrounding properties are predominantly zoned AR-1 and are characterized by large-lot residential development, wooded tracts, agricultural uses, and rural homesteads. The area retains a predominantly rural development pattern with limited infrastructure and low residential density.

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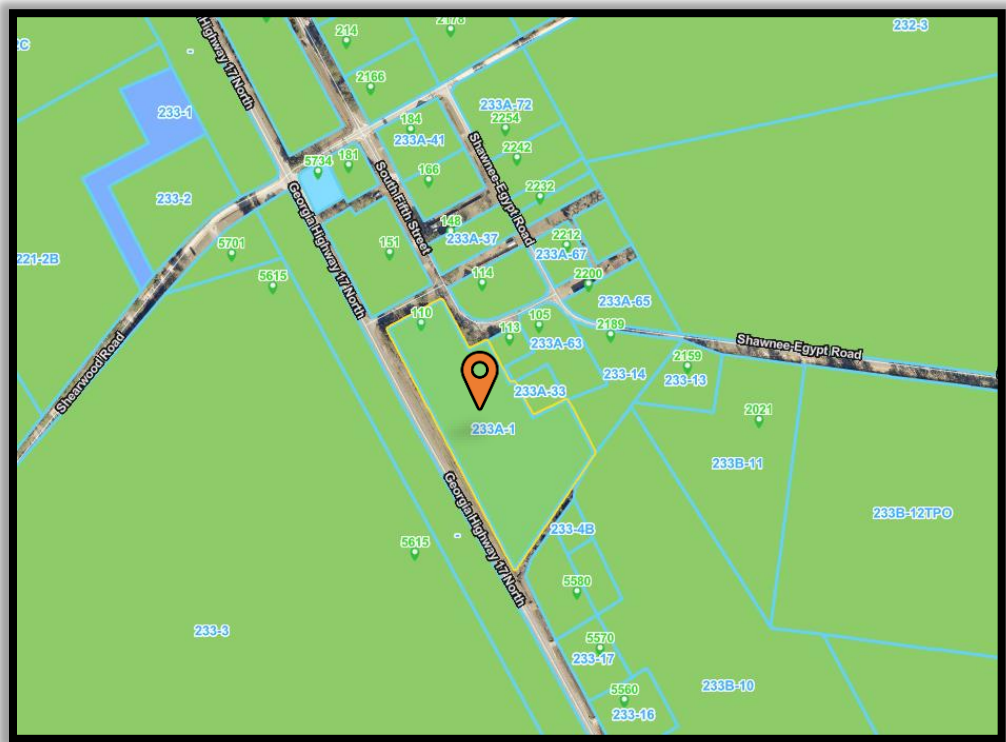


Surrounding Development Pattern:

Development in the vicinity of Georgia Highway 17 North, Fourth Street, and Shawnee Egypt Road is characterized by low-density residential development situated on larger lots.

Surrounding Zoning and Land Uses

Direction	Zoning	Existing Land Use
North	AR-1	Rural residential / agricultural
South	AR-1	Rural residential / wooded tract
East	AR-1	Large-lot residential
West	AR-1	Agricultural / rural residential

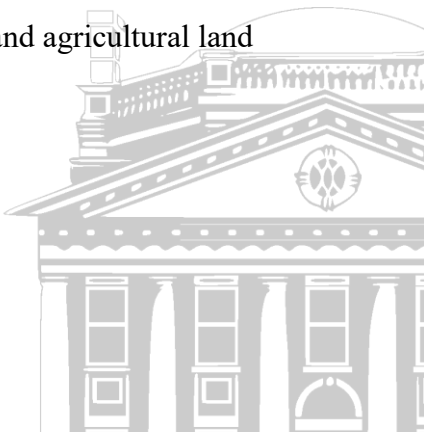


(Zoning Map)



(Zoning Legend)

The surrounding area remains largely rural in character and consists of residential and agricultural land uses that are consistent with the County's rural growth patterns.



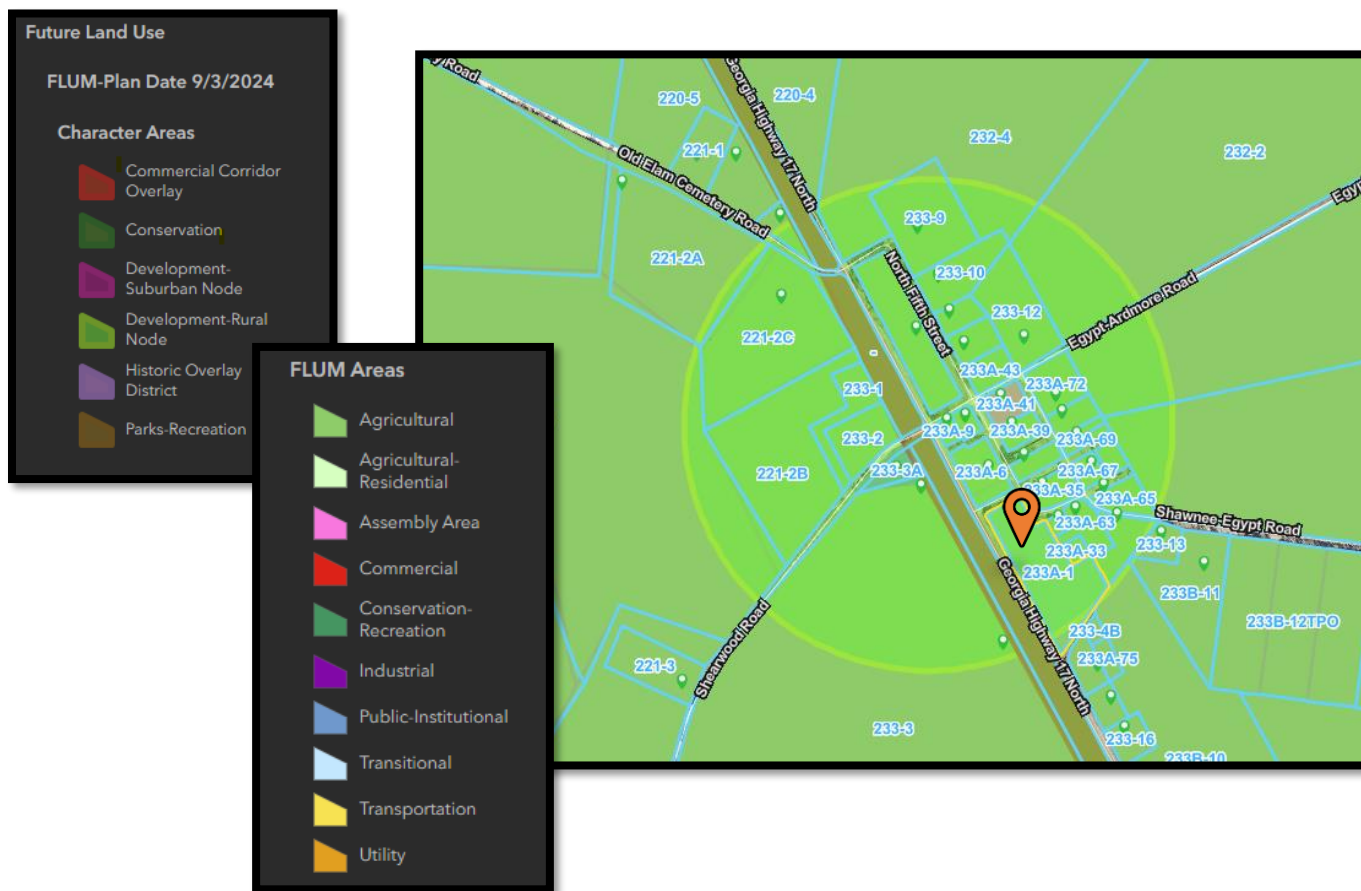
COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map (FLUM)

The Future Land Use Map designates the property as **Agricultural**.

The Agricultural designation is intended to support:

- Agricultural uses
- Rural residential development
- Open space preservation
- Low-density development patterns



(FLUM Legend)

Future Land Use Map (FLUM)

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Character Area

The property is located within the **Development-Rural Node Character Area**.

This character area recognizes existing rural communities and supports limited residential growth that maintains the established rural character of the area.

The proposed rezoning would not introduce a new land use category and would maintain residential use of the property. The proposed two-lot configuration remains generally consistent with the intent of both the Agricultural Future Land Use designation and the Development-Rural Node Character Area.

INFRASTRUCTURE AND SERVICES

The property is currently served by:

- Private well
- Private septic system

The applicant has indicated that the Department of Public Health has reviewed and approved the submitted soil report and subdivision layout.

Access is currently proposed from Fourth Street, with a requested access point to Georgia Highway 17 North under review by GDOT.

Should GDOT deny direct access, the applicant has indicated a willingness to provide a 60-foot access easement to ensure legal access to the newly created parcel.

The proposed subdivision is not anticipated to create significant demands on public infrastructure or County services.

ENVIRONMENTAL CONSIDERATIONS

Wetlands

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County GIS mapping identifies wetlands on portions of the property, primarily along the eastern and southeastern areas of the tract.

Future development activities may require wetland delineation and compliance with all applicable state and federal permitting requirements. The proposed lot configuration appears capable of accommodating future residential development while avoiding significant impacts to mapped wetland areas.



(Wetlands)

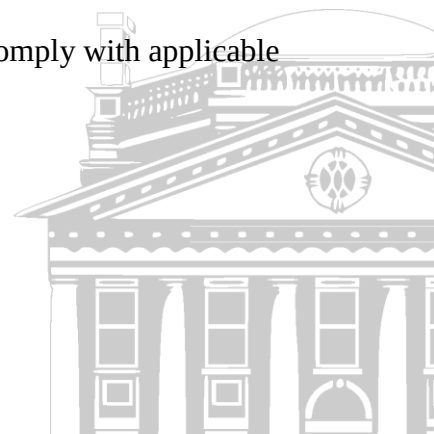
Floodplain and Drainage

Based on County GIS mapping, no mapped floodplain areas are located on the subject property.

Future development shall be designed to preserve existing drainage patterns and comply with applicable stormwater management requirements.

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PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

The proposed two-lot subdivision is anticipated to generate minimal additional traffic and is generally consistent with existing rural residential development patterns in the area.

Access will remain subject to all County and GDOT driveway permitting requirements.

Environmental Health

Any future residential development utilizing private well and septic systems must comply with all applicable Department of Public Health requirements, including:

- Soil suitability
- Septic system spacing
- Well setbacks
- Lot configuration requirements

Compatibility

The proposed rezoning would facilitate a minor subdivision while maintaining a development pattern generally consistent with surrounding properties.

Although AR-3 allows smaller minimum lot sizes than AR-1, the proposed subdivision remains low-density and does not introduce a level of intensity that would be out of character with the surrounding area.

PLANNING BOARD RECOMMENDATION

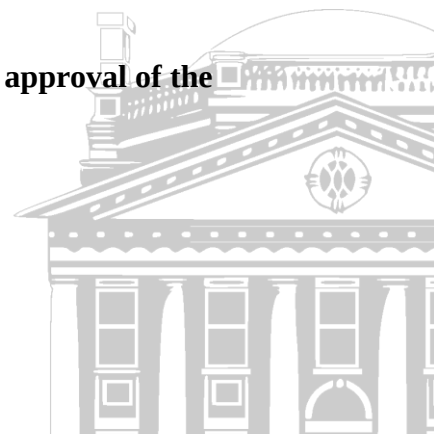
At the **June 9, 2026**, Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately ± 5.06 acres from AR-1 to AR-3 to allow for permitted uses in AR-3.

Discussion included the zoning classification, easements, and driveway access.

Following the discussion, the Planning Board voted **unanimously to recommend approval of the request.**

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STAFF ANALYSIS

The request represents a minor adjustment to the existing zoning classification to facilitate subdivision of an existing residential tract into two lots that meet the minimum dimensional requirements of the AR-3 zoning district.

The proposed rezoning does not introduce a new land use and would maintain the residential character of the property. Surrounding development patterns are predominantly rural residential and agricultural in nature, and the resulting lot sizes remain generally compatible with nearby properties.

The proposal appears consistent with the Agricultural Future Land Use designation and Development-Rural Node Character Area, both of which support low-density residential development within a rural setting.

Primary considerations associated with the request include:

- Consistency with the Agricultural Future Land Use designation;
- Preservation of the existing rural development pattern;
- Compliance with Department of Public Health requirements; and
- Final access approval from GDOT.

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